

FOR SALE

7-9 HUBBLE

IRVINE, CA

3D INFOTECH

7

9

Offered Exclusively By:

ZCA INC.
ZUVICH CORPORATE ADVISORS

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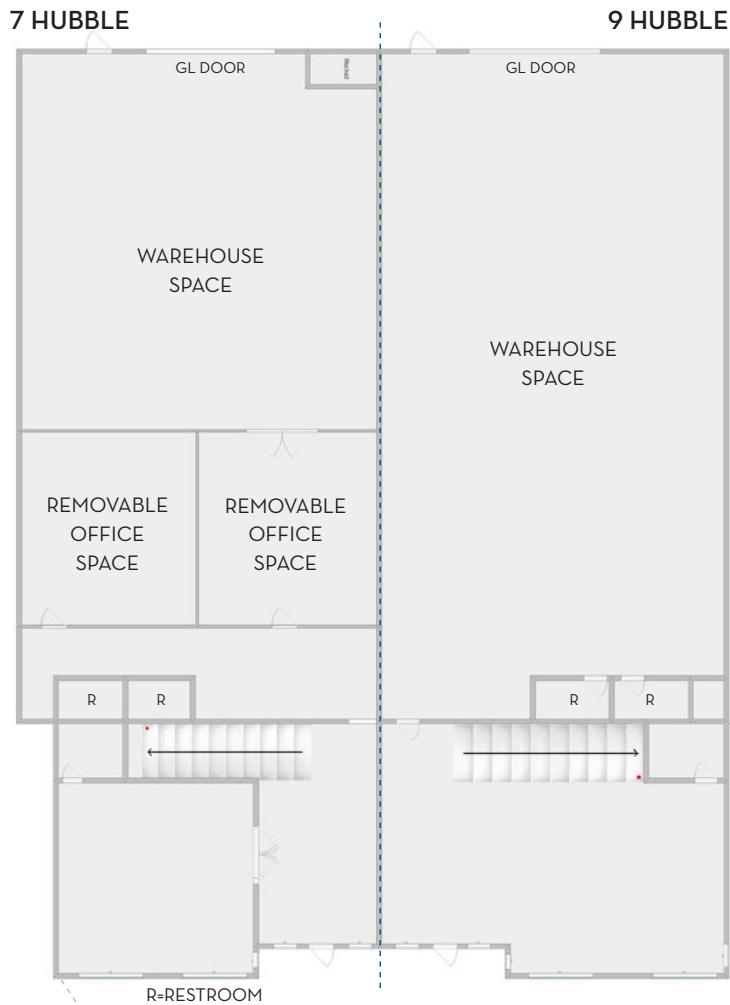


ZCA is pleased to offer two high-quality flex/industrial condos at 7 and 9 Hubble in the Irvine Spectrum, available individually or as a combined $\pm 9,630$ square foot opportunity. Built in 2002, the $\pm 4,940$ SF unit at 7 Hubble and the $\pm 4,690$ SF unit at 9 Hubble each provide a well-designed mix of two-story office, warehouse, and showroom/R&D space, featuring 24-foot warehouse clearance, ground-level loading, fire sprinklered warehouse, and flex areas for added functionality. With convenient reserved parking directly in front and a strong 3:1,000 parking ratio, these units are ideal for owner-users or investors seeking flexibility and efficiency. Strategically located within walking distance to Los Olivos Marketplace and just minutes from Irvine Spectrum Center and major freeways, this offering presents a rare opportunity to acquire premium industrial space in one of Orange County's most sought-after business locations.

7 HUBBLE & 9 HUBBLE CAN BE SOLD SEPARATELY OR TOGETHER

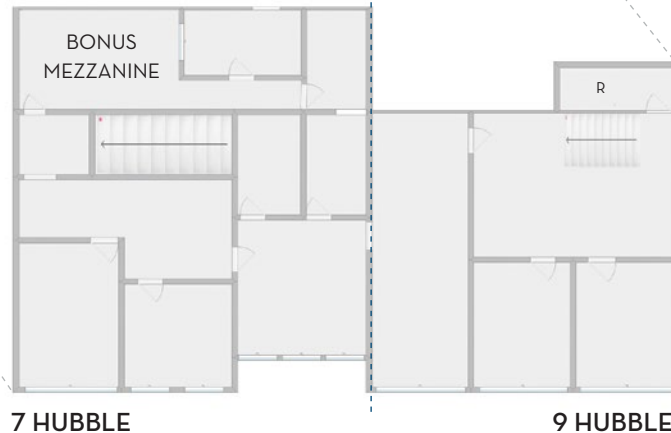
($\pm 9,630$ SQUARE FEET COMBINED)

FIRST FLOOR



*FLOOR PLANS ARE NOT TO SCALE.

SECOND FLOOR



FLOOR PLAN

PROPERTY HIGHLIGHTS

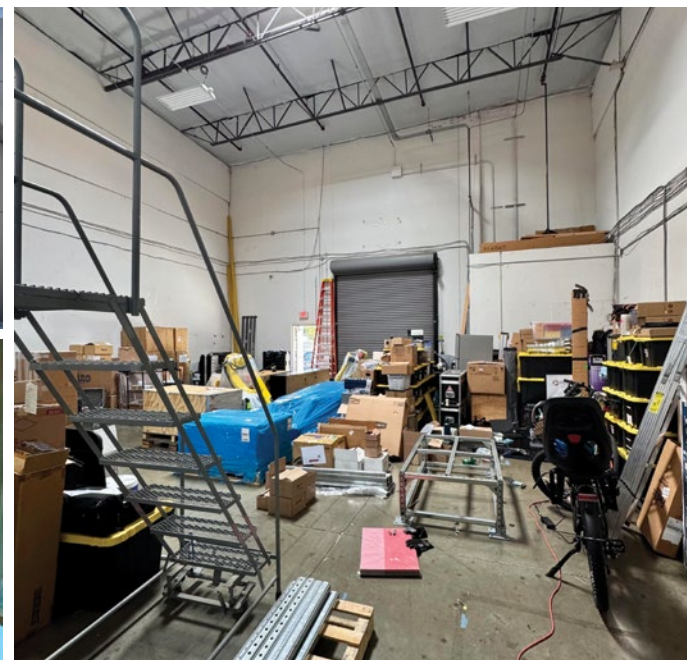
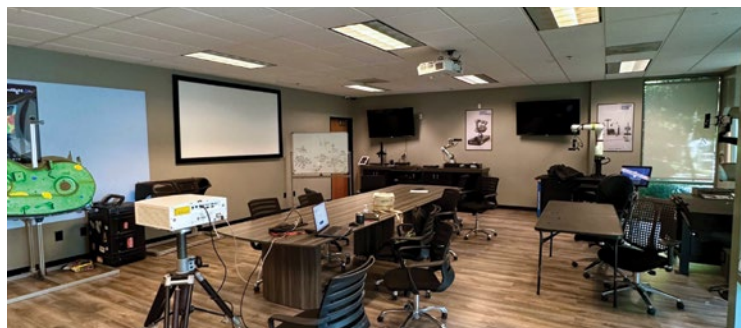
7 HUBBLE

- ± 4,940 Square Foot Flex/R&D Condo for Sale
- Office, Warehouse, and R&D Area
- Built in 2002
- 24' Warehouse Clearance
- One (1) Ground Level Loading Door (10' x 12')
- Fire Sprinklered
- Bonus Mezzanine Area
- 3:1,000 Parking Ratio and Six (6) Reserved Parking Spaces in Front
- Walking Distance to Los Olivos Marketplace
- Minutes away from Irvine Spectrum Center and 5/405/133 Freeways

9 HUBBLE

- ± 4,690 Square Foot Industrial Condo for Sale
- Mix of Office, Showroom, and a large Warehouse Area
- Built in 2002
- 24' Warehouse Clearance
- One (1) Ground Level Loading Door (10' x 12')
- Fire Sprinklered
- 3:1,000 Parking Ratio and Five (5) Reserved Parking Spaces in Front
- Walking Distance to Los Olivos Marketplace
- Minutes away from Irvine Spectrum Center and 5/405/133 Freeways

Contact me at 949.453.9900, ext. 36



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