

FOR SALE or LEASE

±4,950 SF OFFICE BUILDING

8911
Research Drive



EXCLUSIVELY OFFERED BY:

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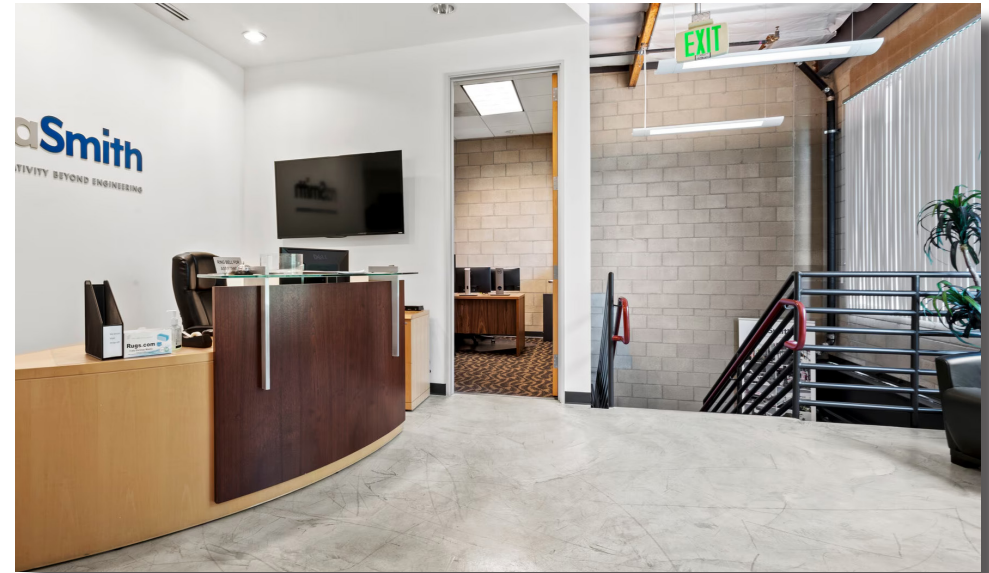
Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

PROPERTY FEATURES

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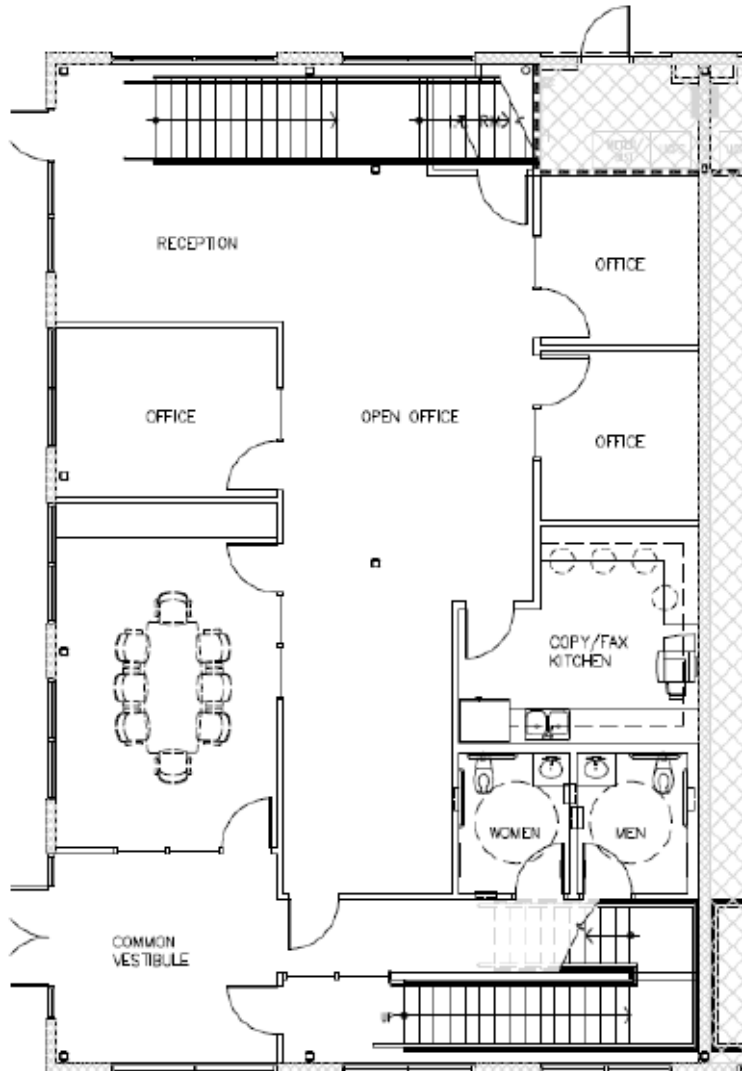
- ±4,950 SF CREATIVE FREESTANDING OFFICE BUILDING
 - 1st Floor: ±2,300 SF
Available for Lease: \$2.15 MG
 - 2nd Floor: ±2,650 SF
- CLASS A FINISHES WITH CONTEMPORARY DESIGN
- BUILDING SIGNAGE
- PARKING: 3.5:1,000 SF
- RECEPTION AREA, 7 PRIVATE OFFICES, 2 KITCHEN AREAS, 2 CONFERENCE ROOMS, 3 RESTROOMS
- BUILDING TOP SIGNAGE
- ZONING: 5.4A GENERAL INDUSTRIAL (DESIGN PROFESSIONAL)
- ASSOCIATION DUES: \$569 PER MONTH
- PROPERTY TAX RATE: 1.0315%
- EASY ACCESS TO 5 AND 405 FREEWAYS, AS WELL AS THE 73 AND 133 TOLL ROADS
- WALKING DISTANCE TO AMENITIES SUCH AS WHOLE FOODS, PUESTO'S, ANGELINA'S AND IRVINE SPECTRUM SHOPPING CENTER



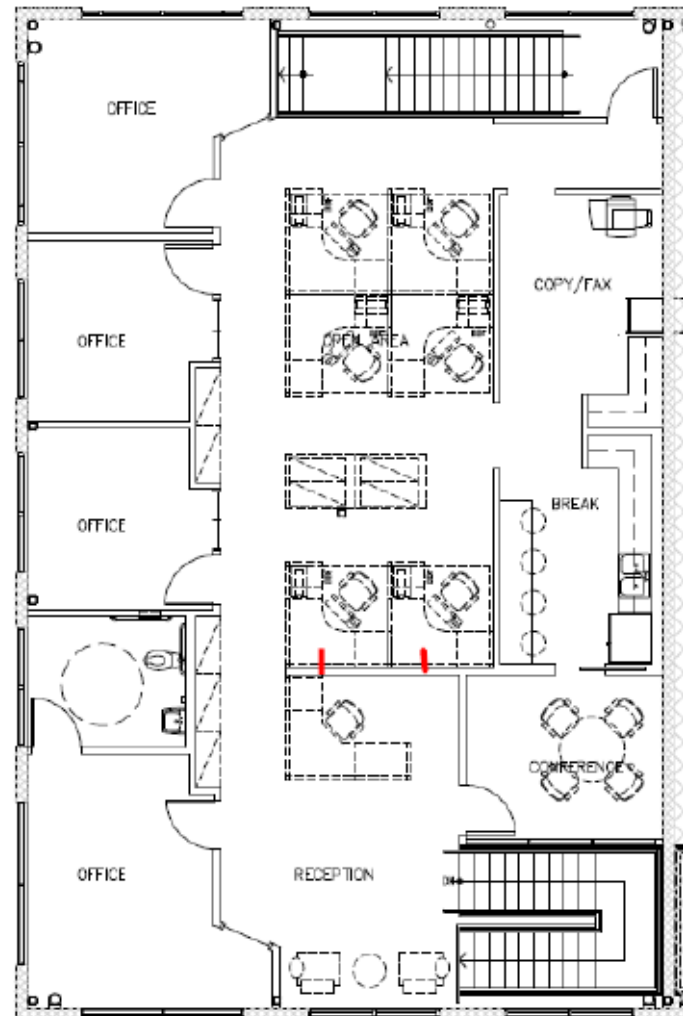
FLOOR PLAN

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FIRST FLOOR



SECOND FLOOR



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