

# OFFERING MEMORANDUM

01



EPITOME COMMERCIAL REAL ESTATE



**OWNER-USER  
OPPORTUNITY**

**±4,960 SF  
Available**

Ideal for Professional Office,  
Medical, or Corporate  
Headquarters



9960 RESEARCH DRIVE

IRVINE, CA

Epitome Commercial Real Estate

# EXECUTIVE SUMMARY

02

<b>BUILDING SIZE</b>	<b>+/- 4,960 SF</b>	<b>PARKING RATIO</b>	<b>4:1,000 SF</b>
<b>BUILDING TYPE</b>	<b>Professional Office</b>	<b>STORY</b>	<b>Two</b>
<b>LOT SIZE</b>	<b>0.11 AC</b>	<b>YEAR BUILD</b>	<b>2005</b>

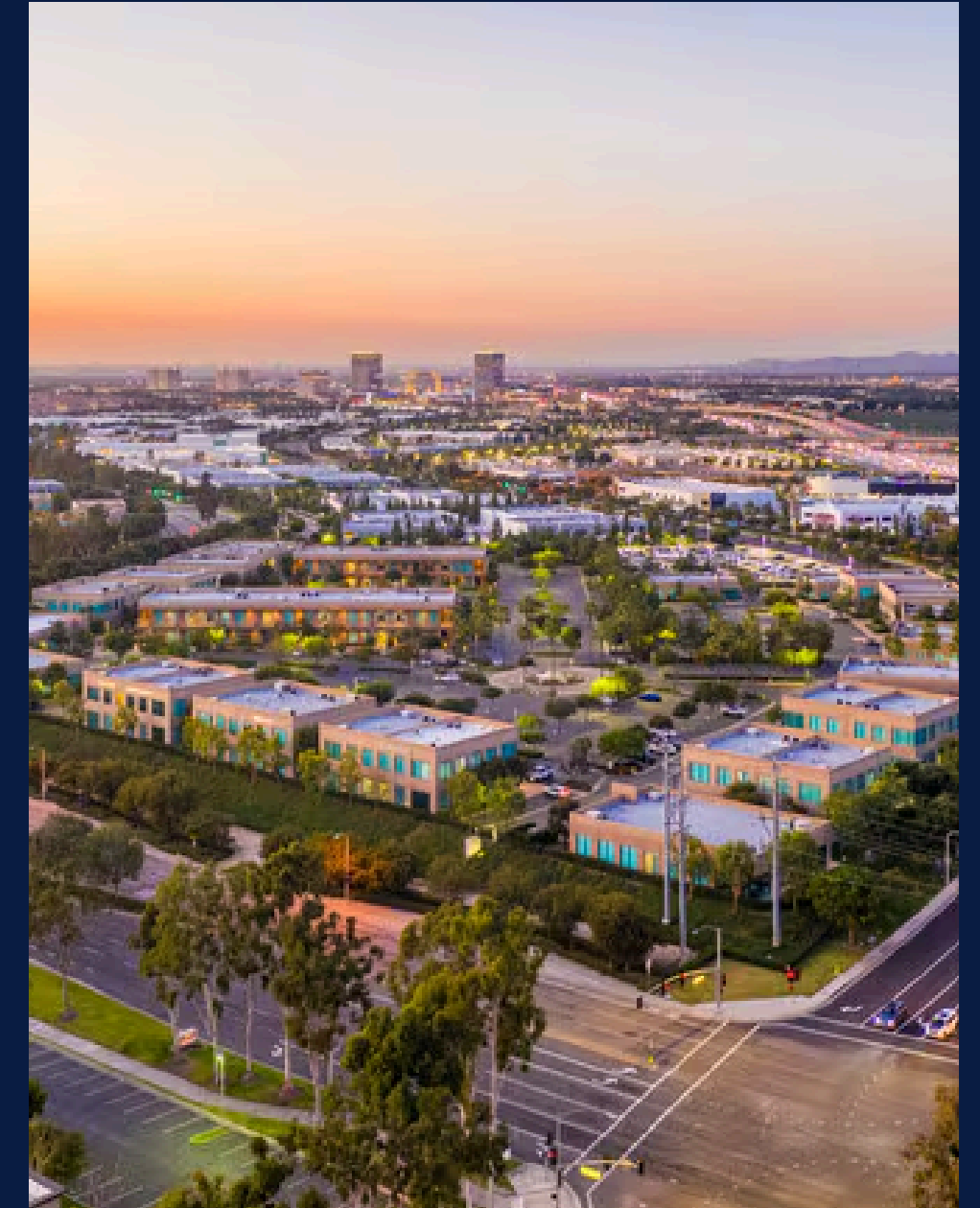


## PROPERTY DESCRIPTION

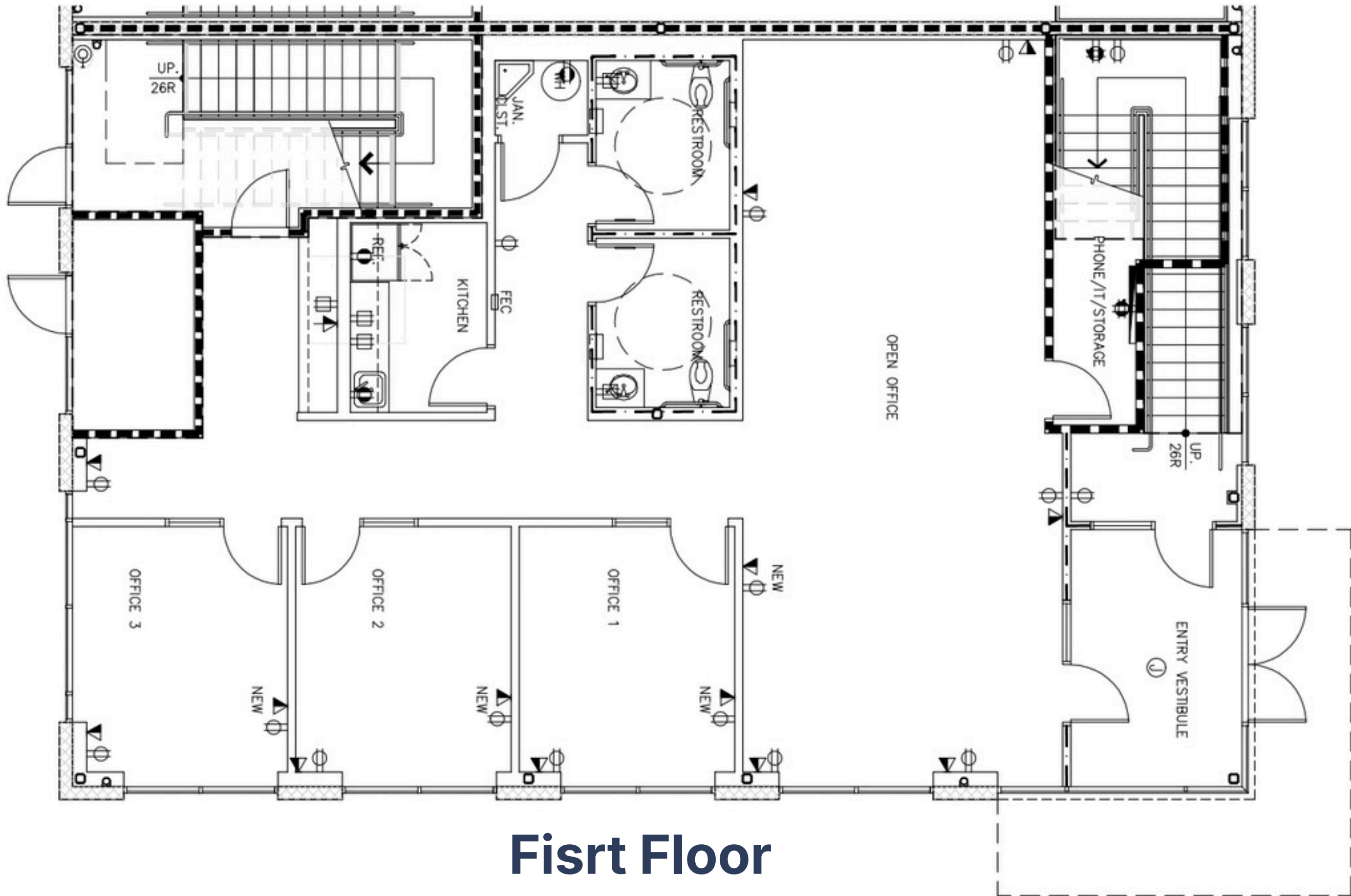
Owner User Opportunity! High-image two-story office building totaling  $\pm 4,960$  SF in the heart of Irvine. Built in 2005, the property features upgraded interiors, abundant natural light, building-top signage, and a 4:1,000 SF parking ratio. Now 100% occupied by two tenants; leases expire on 10/31/2026 and 1/31/2027. Ideally located adjacent to the Irvine Spectrum Center with convenient access to the I-5, I-405, SR-73, and SR-133, providing excellent connectivity and access to nearby retail, dining, and residential amenities. Professionally managed and well-suited for a variety of professional office users.

# INVESTMENT HIGHLIGHTS

- **Prime Irvine Spectrum Location** – Adjacent to Irvine Spectrum Center with immediate access to major retail, dining, and entertainment amenities.
- **Excellent Freeway Connectivity** – Convenient access to I-5, I-405, SR-73, and SR-133, providing regional connectivity throughout Orange County.
- **Professional Office Environment** – Upgraded interiors, abundant natural light, and prominent building-top signage enhance corporate image and employee experience.
- **Ample Parking & Efficient Layout** – Two-story  $\pm$  4,960 SF office building with a 4:1,000 SF parking ratio and highly functional floor plans.

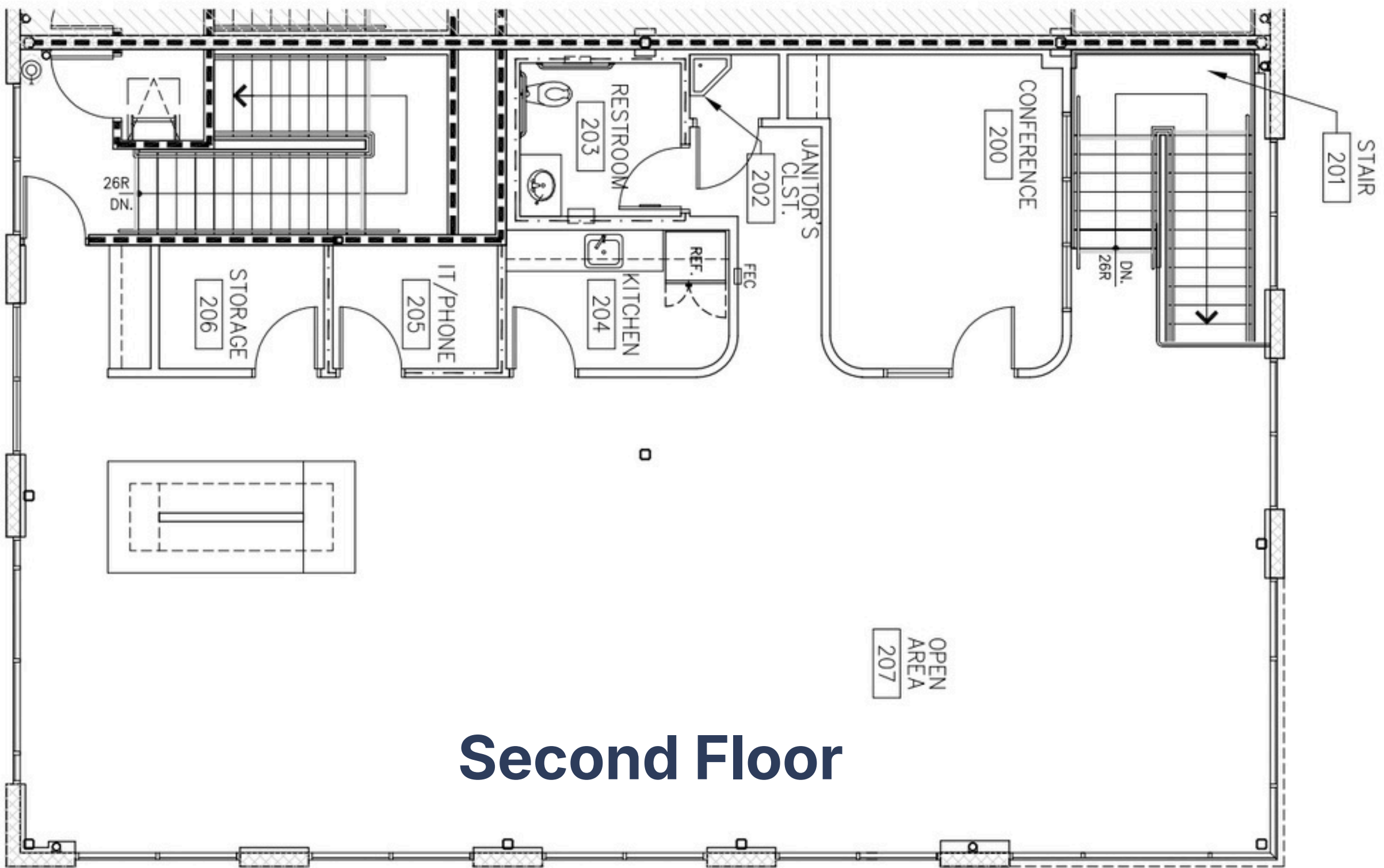


# Floorplan



**Fisrt Floor**

# Floorplan



## Second Floor

# LOCATION HIGHLIGHTS

- **Premier Irvine Spectrum Location**

Adjacent to Irvine Spectrum Center, one of Orange County's premier retail, dining, and entertainment destinations.

- **Exceptional Regional Connectivity**

Immediate access to I-5, I-405, SR-73, and SR-133, providing convenient connectivity throughout Southern California.

- **Strong Business Environment**

Surrounded by major corporate offices, business parks, and Irvine's highly educated workforce.

- **Amenity-Rich & Growing Trade Area**

- o Near Irvine Spectrum's newest residential developments, supporting employee convenience and long-term business growth.







# Geoffery Huang



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