



Commercial Lease



8900 Research Dr.
Irvine, CA 92618

14,773 SF
IRVINE

FLEX SPACE

AVAILABLE
Sept. 2026

Download
Spec Sheet



Schedule
a tour



Video
Tour



Pacific

Sotheby's
INTERNATIONAL REALTY



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AVANTTEAM
ELEVATING REAL ESTATE

+ 8900 Research Dr., Irvine, CA 92618






- Additional Features:**
- Clearance 24'
 - 21 Parking Spaces
 - Water & Trash included
 - Built 2002
 - \$1.87/SF NNN

14,773 SF Commercial Lease Available July 2022

14,773 SF Flex-space. Well built warehouse & optional racks, modern office and conference rooms, Loading Dock, Exterior Door Docks. Ideal for Light Manufacturing, Office+Warehouse, Logistics, & Storage in Heart of Irvine Ctr. Dr. and Research Dr. Large Offices, 2 Bathrooms, Kitchen, Machinery Room. Easy in, Easy out. Parking on site.



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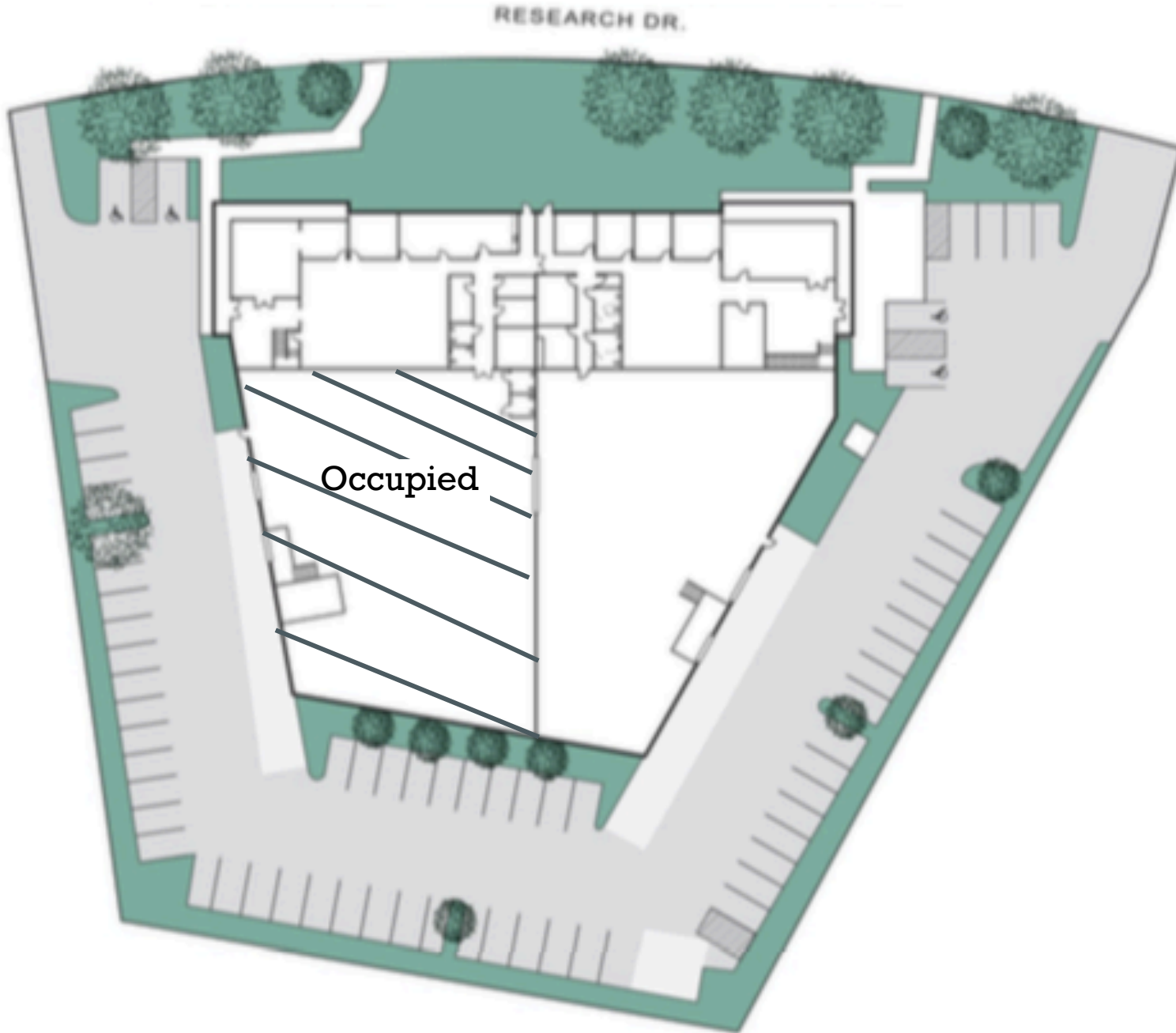
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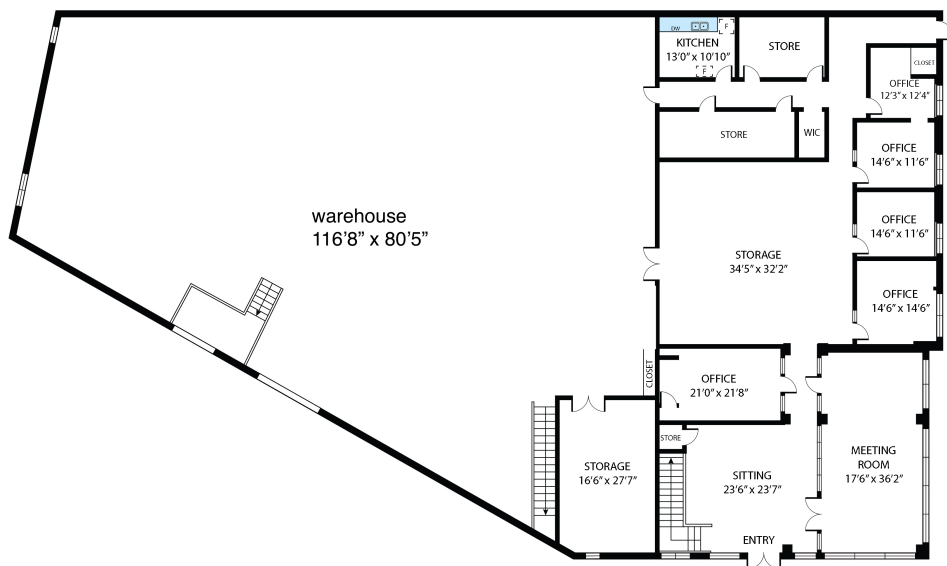
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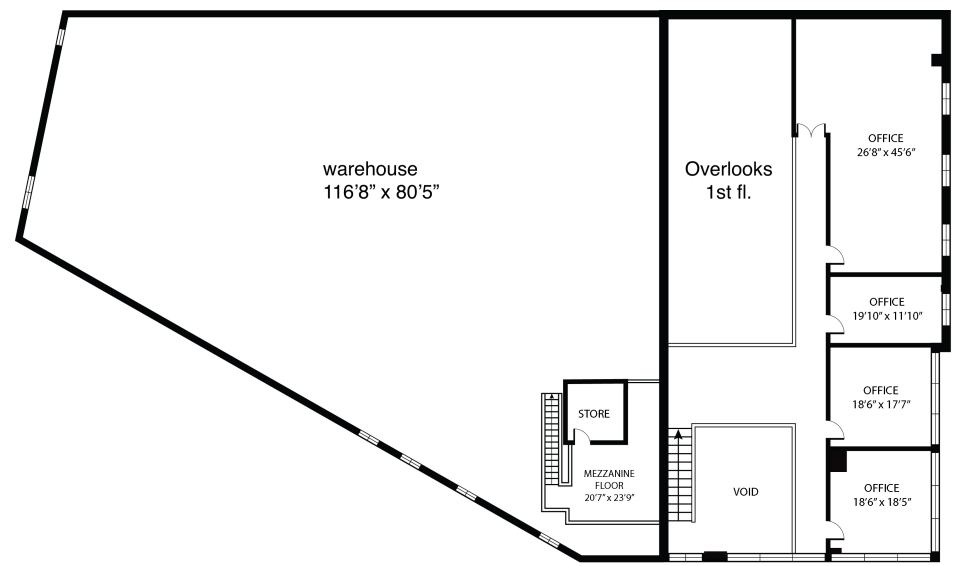




Site Plan



FIRST FLOOR



SECOND FLOOR

