



FOR SALE/LEASE

KOLL CENTER II

**9661 IRVINE CENTER DRIVE | IRVINE SPECTRUM | ±2,313 SQUARE FEET | CALL FOR PRICING**

**DAVE SMITH**  
SENIOR VICE PRESIDENT  
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# PROPERTY OVERVIEW

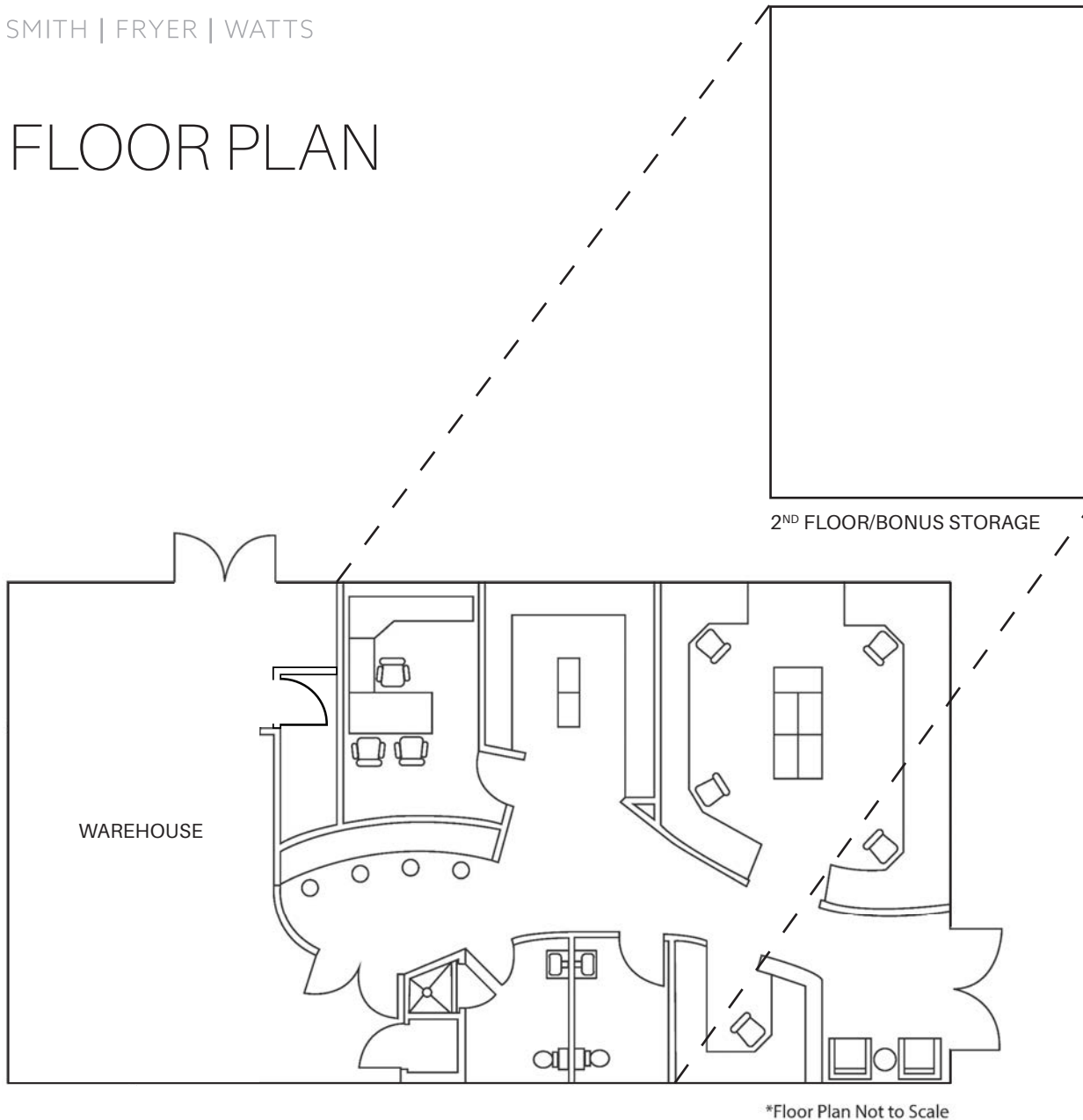
9661 IRVINE CENTER DRIVE | IRVINE

- Rare ±2,313 SF High Image Single Story Flex/R&D Condo
  - » ±1,713 SF of Office
  - » ±600 SF of Warehouse
- End Unit with Extensive Window Line
- Exceptional Owner/User, Investment or Leasing Opportunity
- Modern Architecture & Newer Age Construction – Built in 2006
- Creative Build Out w/ Exposed Ceilings, Hard Ducting & Polished Concrete Flooring
- Primarily Open Layout w/ One (1) Large Private Office, Restrooms/Shower, Kitchen & Reception Area
- Glass Double Door Warehouse Entrance & ±600 SF of Permitted Attic Storage Space (Not Included in the Square Footage)
- Double Door Ground Floor Entrance off the Parking Lot
- Highly Desirable Irvine Spectrum Location/Address
- Free Surface Parking (3:1,000 SF) – Two (2) Reserved Stalls
- Close Proximity to Irvine Spectrum Entertainment Center & Los Olivos Marketplace
- Situated Near Irvine Spectrum’s Newest Residential Developments
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Aggressive SBA lending (10% down)
- Professionally Managed Business Park
- **ASKING LEASE RATE: TBD - CALL FOR PRICING**
- **ASKING SALE PRICE: TBD - CALL FOR PRICING**



SMITH | FRYER | WATTS

# FLOOR PLAN



2<sup>ND</sup> FLOOR/BONUS STORAGE

WAREHOUSE

\*Floor Plan Not to Scale

**9661**  
IRVINE CENTER DR

IRVINE, CALIFORNIA



# INTERIOR IMAGES

9661 IRVINE CENTER DRIVE | IRVINE



# EXTERIOR IMAGES

9661 IRVINE CENTER DRIVE | IRVINE





### LAGUNA HILLS RETAIL CENTER



### SPECTRUM CROSSROADS



**9661**  
IRVINE CENTER  
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### PLAZA DEL LAGO



### LAKE FOREST GATEWAY



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