



FOR LEASE

BRENEXUS OFFICE EDITION

9891 IRVINE CENTER DR, SUITE 180 | IRVINE SPECTRUM | ±1,419 SF | \$2.55 NNN

CONTACT

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

TRAVIS WATTS
SENIOR ASSOCIATE
LICENSE ID# 01927498
949.790.3140
TWATTS@LEEIRVINE.COM

PROPERTY FEATURES

- High Image Professional Office Condo.
- Corner Unit with Extensive Window Line.
- Part of a Larger ±30K SF Multi-Condo Elevator Served Office Project.
- Modern Architecture & Newer Age Construction – Built in 2006.
- Efficient Layout, Exposed Ceilings, Polished Concrete & Upgraded Improvements.
- Double Door Ground Floor Entrance off the Parking Lot.
- Building Signage Providing Company Identity.
- Prestigious Irvine Spectrum Location & Flexible Zoning.
- Free Surface Parking (4:1,000 SF).
- 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.

AVAILABILITY



SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
180	±1,419	\$2.55 NNN*	GROUND FLOOR SUITE W/ ENTRANCE OFF THE PARKING LOT – 4 LARGE PRIVATE OFFICES, CONFERENCE ROOM, RECEPTION, KITCHENETTE & BUILT-IN WORK/SUPPLY ROOM

*NNN EXPENSES = ±\$0.90 PSF

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 SMITH | FRYER | WATTS

DAVE SMITH
 SENIOR VICE PRESIDENT
 LICENSE ID# 01195186
 949.790.3134
 DSMITH@LEEIRVINE.COM

MATT FRYER
 SENIOR VICE PRESIDENT
 LICENSE ID# 01333079
 949.790.3122
 MFRYER@LEEIRVINE.COM

TRAVIS WATTS
 SENIOR ASSOCIATE
 LICENSE ID# 01927498
 949.790.3140
 TWATTS@LEEIRVINE.COM

9891

IRVINE CENTER DR
SUITE 180

IRVINE SPECTRUM
CALIFORNIA

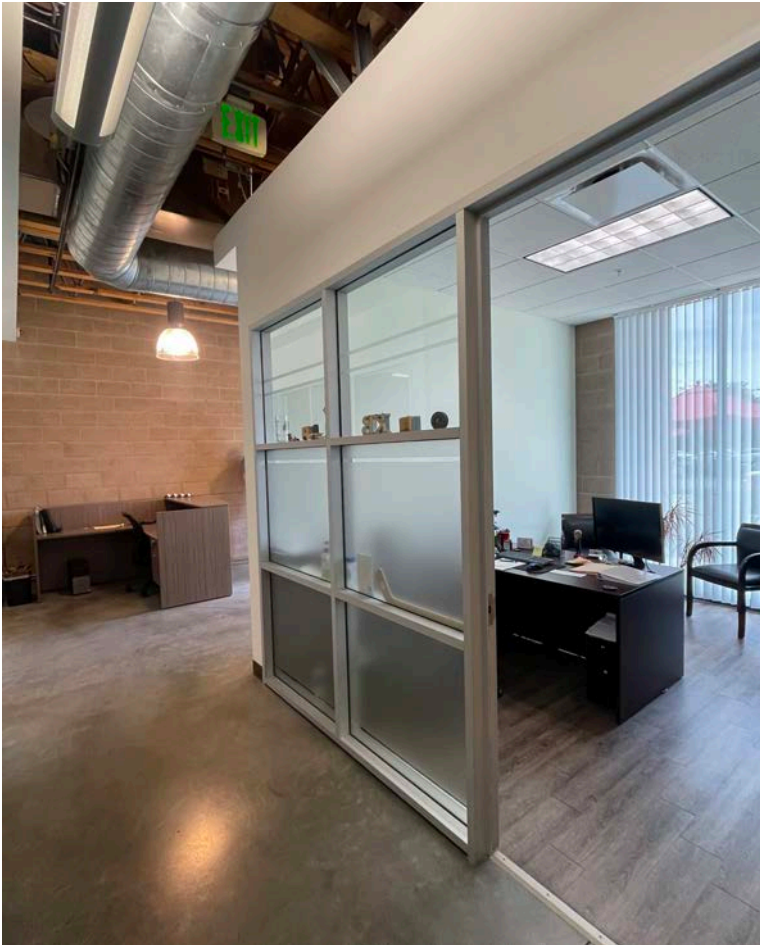
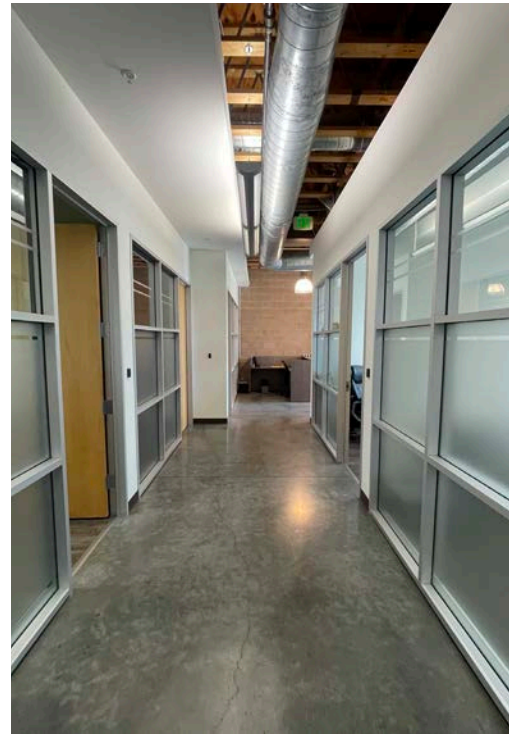
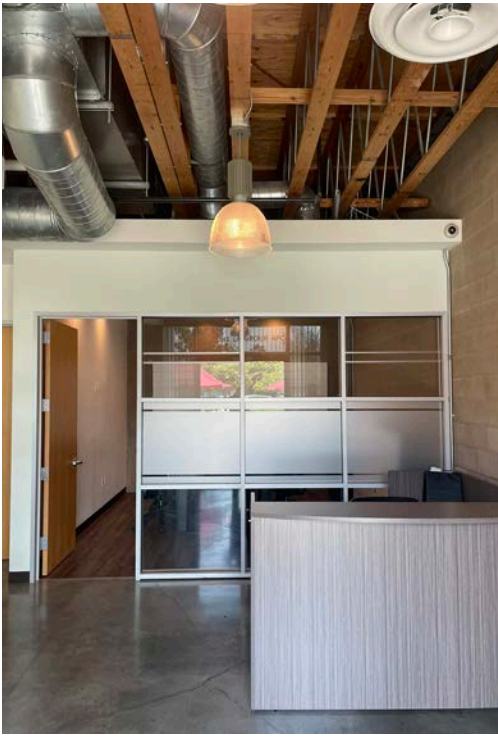


SUITE 180: ±1,419 SF



INTERIOR IMAGES

9891 IRVINE CENTER DR, STE 180 | IRVINE SPECTRUM



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
SMITH | FRYER | WATTS

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

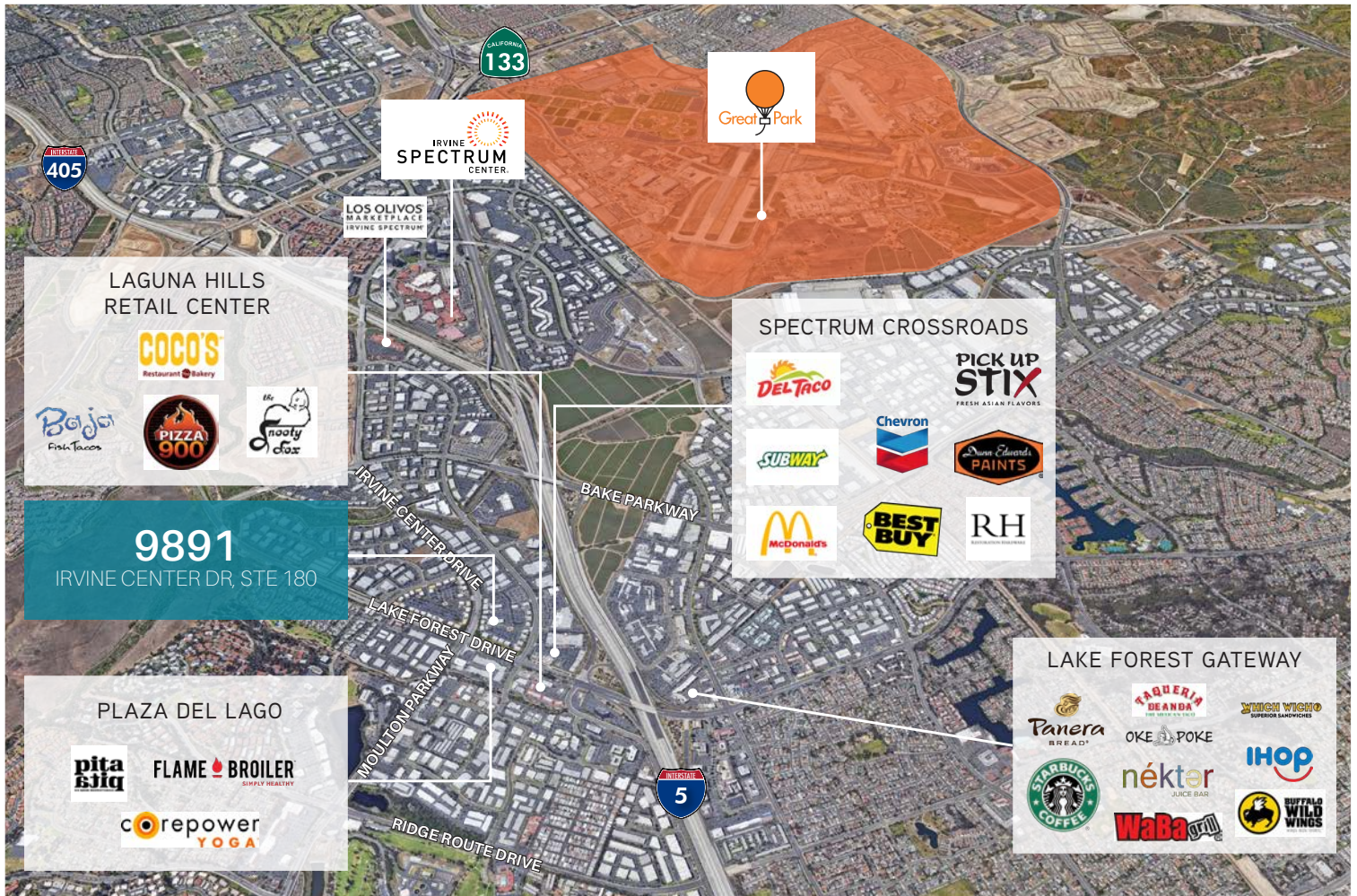
TRAVIS WATTS
SENIOR ASSOCIATE
LICENSE ID# 01927498
949.790.3140
TWATTS@LEEIRVINE.COM



9891

IRVINE CENTER DR
SUITE 180

IRVINE SPECTRUM
CALIFORNIA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
SMITH | FRYER | WATTS

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

TRAVIS WATTS
SENIOR ASSOCIATE
LICENSE ID# 01927498
949.790.3140
TWATTS@LEEIRVINE.COM