

93 ⁰⁷/₀₉

RESEARCH DRIVE
IRVINE, CA 92618



FOR SALE
3,877 SF Flex Condo



PROPERTY SUMMARY



CONTACT INFORMATION:

John Manion
President

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PROPERTY DESCRIPTION:

Located in the Irvine Spectrum Koll 3, this beautiful two-condo portfolio is now available For Sale. Situated on Research Drive in one of Irvine's most prestigious business parks, this building offers excellent visibility and easy access to potential clients. The building's interior features seven private offices, open/collaborative working areas, private restrooms, full kitchen, and large conference room.

Moreover, the business park is surrounded by a bustling community, including several business parks, residential areas, and high traffic amenities. It is centrally located with close proximity to the Irvine Spectrum, John Wayne Airport, and Los Olivos Marketplace. With immediate access to the 405/5/133 freeways, it the perfect location for your clients and employees commuting from various locations.

PROPERTY HIGHLIGHTS:



3,877 SF Flex
Condo



7 Private Offices /
Conference Room



Located in the
Irvine Spectrum



Easy Acces to
405/5/133 Freeways



Open / Collaborative
Layout

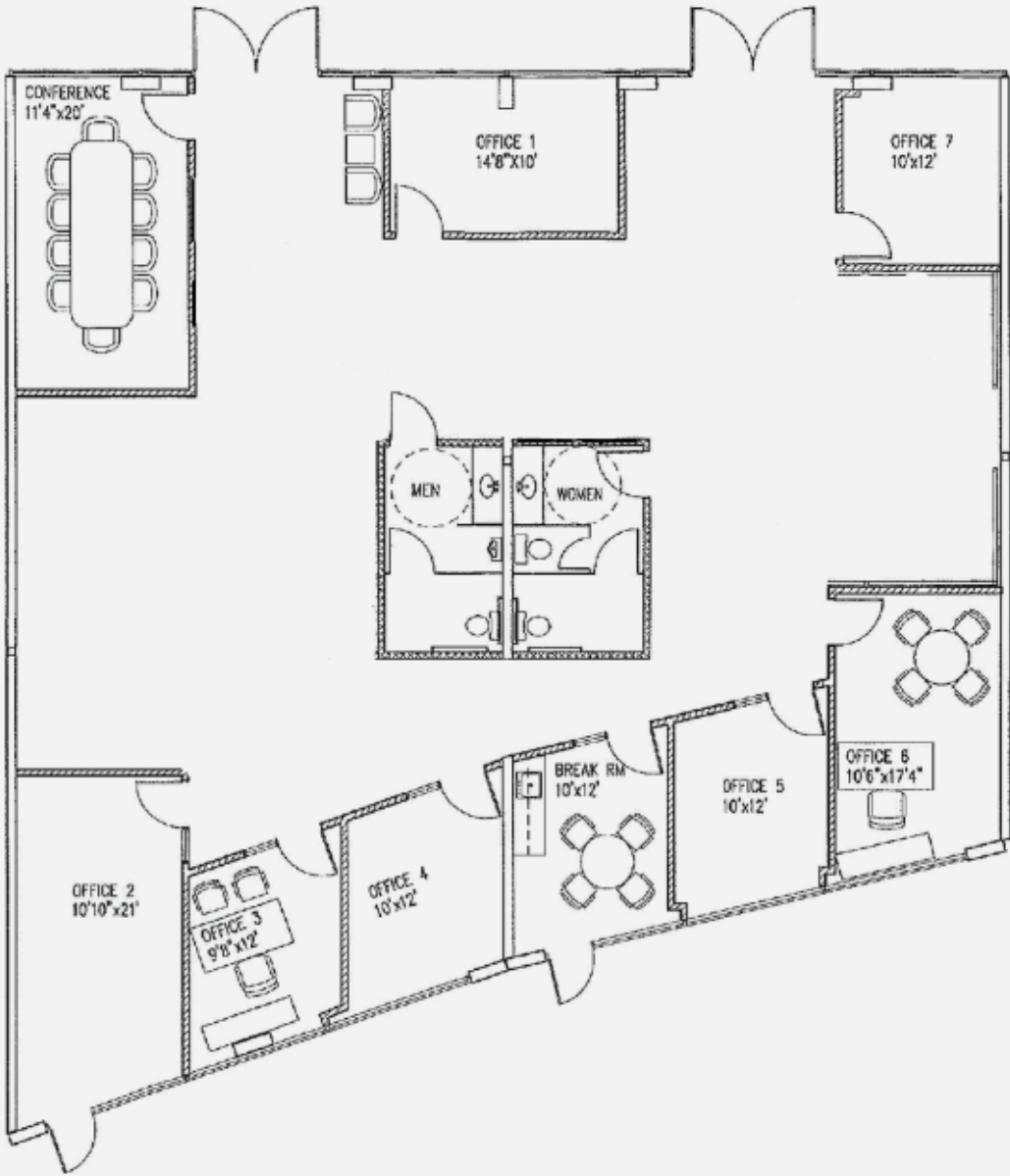


Nearby Shopping &
Dining Amenities

PROPERTY PHOTOS



FLOOR PLAN



SALE COMPS



SALE COMPS

	Address	Sale Date	Bldg. SF	Sale Price	\$/PSF	Buyer	Seller	Bldg. Class	Year Built	# of Stories
1	9213 Research, Irvine	8/2022	2,524	\$1,650,000	\$653.72	Scott Williams	Amber River, LLC	B	2008	1
2	9279 Research, Irvine	1/2022	2,257	\$1,475,000	\$653.52	Liu Family Trust	Beta Holdings, LLC	B	2008	1
3	9215, 9217, 9219, 9221 Research, Irvine (Portfolio Sale 4 buildings, average size 2,767)	5/2023	11,069	\$6,840,642	\$618.00	Irvine Church	International Grace Ministry	B	2008	1
4	9265-9271 Research	9/2022	2,256	\$1,350,000	\$598.40	X5LL, LLC	Nexus West, LLC	B	2008	1
5	9207/9209 Research, Irvine	12/2024	3,673	\$1,946,690	\$530.00	QM Capital LLC	Calbion Acquisitions, LLC	B	2008	1
TOTALS:			21,779	\$13,262,332	\$610.73 PSF Average					

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