

RARE FREEWAY FRONTAGE
INDUSTRIAL OPPORTUNITY

F O R L E A S E

9755

RESEARCH DRIVE
IRVINE SPECTRUM

±35,000 -
78,578 SF



CBRE

PROPERTY OVERVIEW / HIGHLIGHTS

High Image Corporate
Headquarters

±5-20,000 SF of Single
Story Office Space

Three (3) Dock High
Doors

Three (3) Ground Level
Doors

Part of a Larger
±78,578 SF Building

Abundant
3:1 Parking Ratio

Fully Fire Sprinklered
(.60 GPM/2,000 SF)

±2,000 amps, 277/480
volt (expandable)

LED Lighting

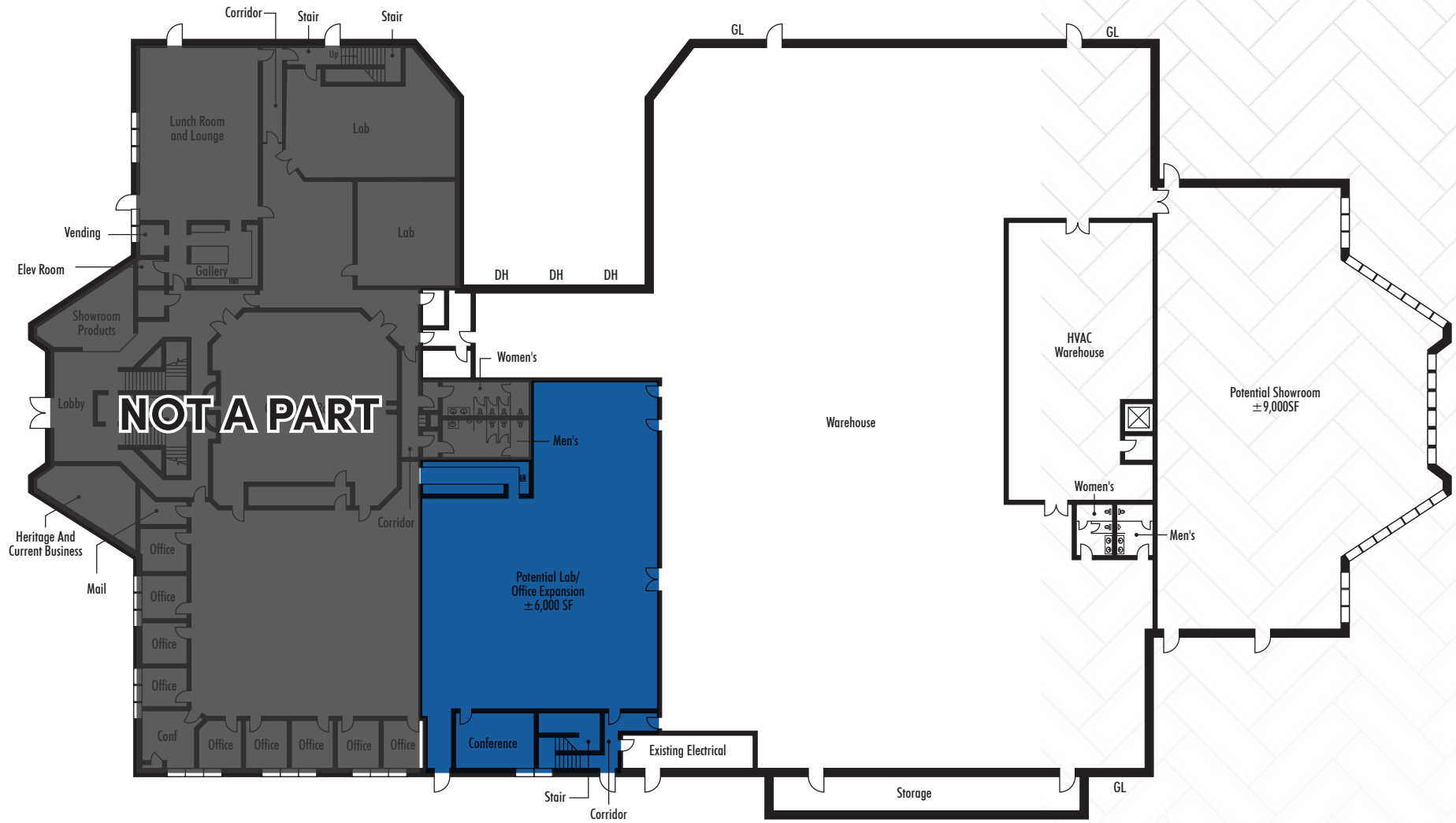
Expansion Space
Available

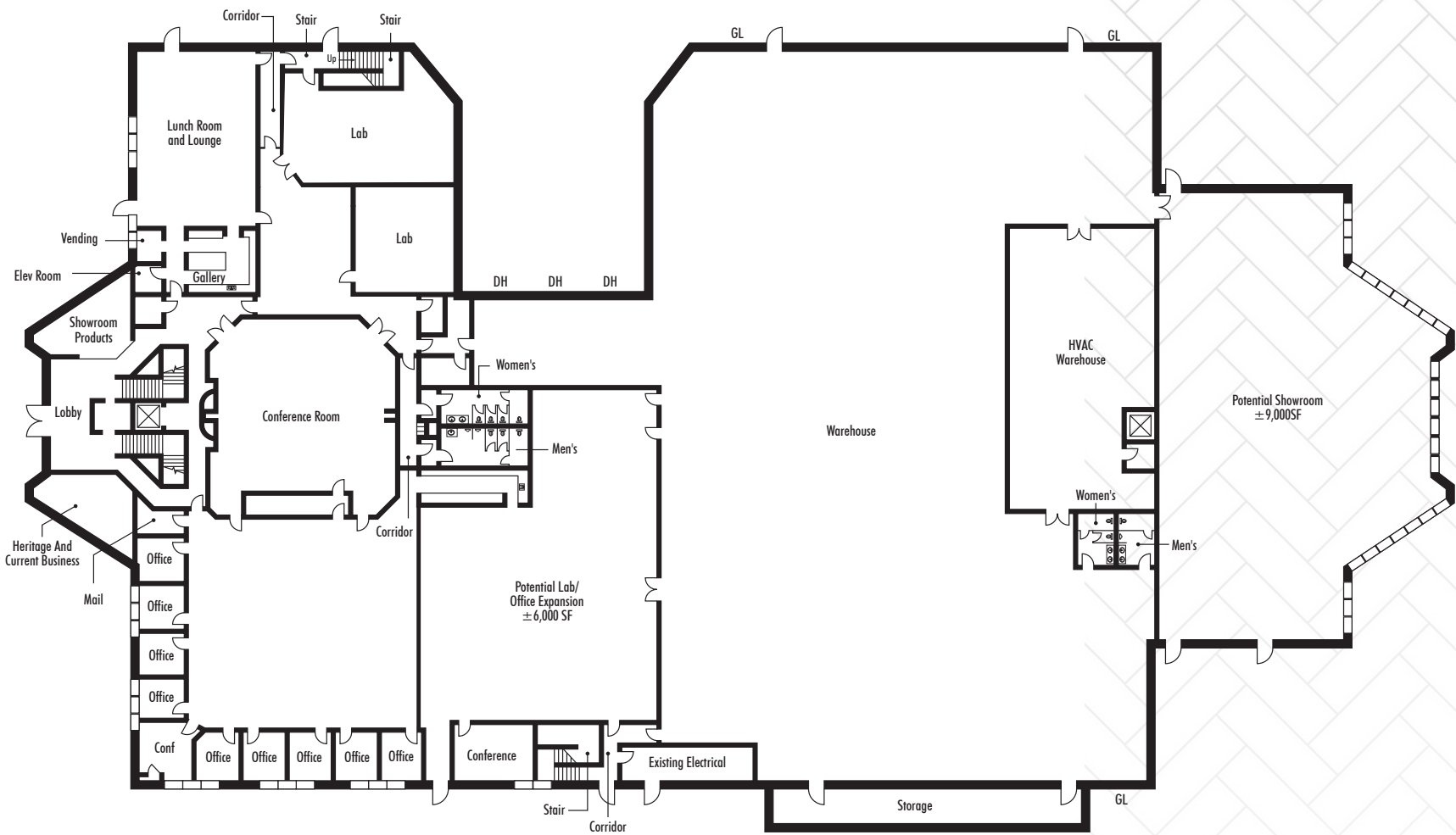
- › Building Top Signage Visible on the 5/405 Freeway
- › 100% HVAC Potential
- › Clean rooms and Lab space Available
- › Dedicated High Clear (±24') Air Conditioned Warehouse Area (±3,000 SF)
- › In Rack Sprinkler System in Place
- › Back-up generator
- › Potential shared training room and kitchen area
- › Close Proximity to the Irvine Spectrum Center, Southern California's most Popular Entertainment and Shopping Destination
- › Immediate access to Interstate (5) Freeway via Bake Parkway Interchange or Lake Forest Drive



FLOOR PLAN

±35,000 SF



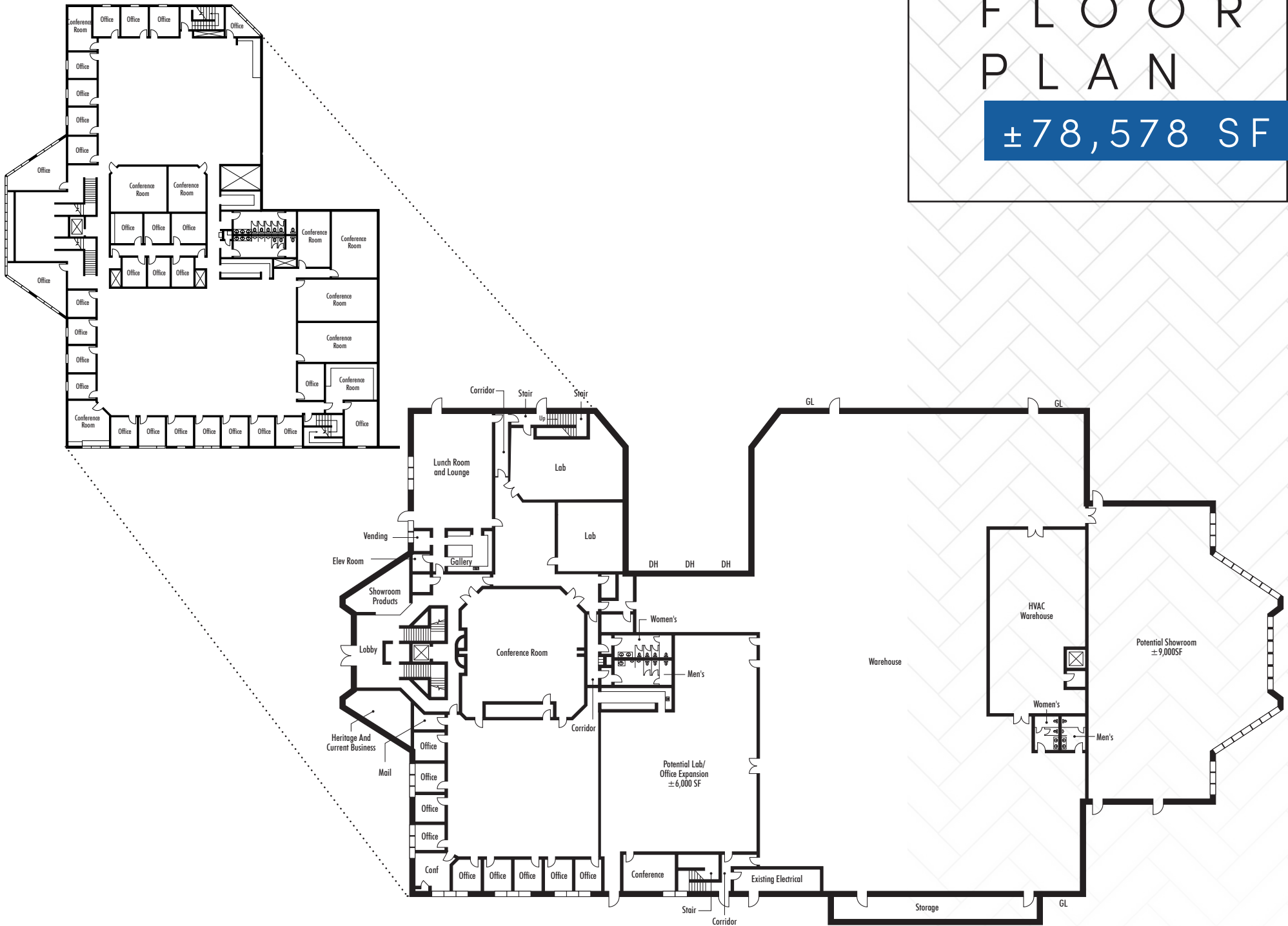


FLOOR PLAN

±55,000 SF

FLOOR PLAN

±78,578 SF





NEWPORT BEACH



COSTA MESA

FASHION ISLAND
 The Cheesecake Factory
 BARNES & NOBLE BOOKSELLERS
 ANTHROPOLOGIE
 LOFT
 NORDSTROM
 macy's
 pinkberry
 Lucky
 TESLA
 VICTORIA'S SECRET
 Yard House

IRVINE SPECTRUM CENTER

THE MARKET PLACE

Bath & Body Works BEST BUY NORDSTROM RACK TARGET
 Lowe's IN-N-OUT CHASE Famous Footwear Pier 1 Imports
 OfficeMax OLD NAVY See's CANDIES VANS Total Wine
 SPIRITS-BEER & MORE

24 FITNESS Apple AT&T Wireless FOREVER 21
 California Chips NORDSTROM HOLLISTER NIKE Lucky
 EDWARDS THEATRES OLD NAVY P.F. CHANGS & SEVE'S TARGET verizon



9755
 RESEARCH DRIVE
 IRVINE SPECTRUM



RESEARCH DRIVE

IRVINE CENTER DRIVE

HUBBLE

ALTON PARKWAY

BARRANCA PKWY.

ROCKFIELD BLVD.

BAKE PARKWAY

MARCONI

MUIRLANDS

HOLLAND

JERONIMO



**FREeway SIGNAGE
OPPORTUNITY**

**YOUR NAME
HERE**

CBRE

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