

FOR LEASE

8961 RESEARCH DRIVE, IRVINE CA
SUITE 200 - 5,123 SF



NEWMARK



8961 RESEARCH

THE OFFERING

Newmark, as exclusive advisor, is pleased to present 8961 Research Avenue (the Property) an individual two-story property that is part of a larger association consisting of low rise professional office buildings, known as Brenexus Ltd Edition Phase 2. The campus is situated near the intersection of Irvine Center Drive and Bake Parkway just down the street from the Irvine Spectrum Center.

\$2.50/SF FSG

PRICE

5,123 SF

SQUARE FEET

2nd

FLOOR

PROPERTY HIGHLIGHTS



Freestanding 2 story office building



Second floor available for Lease – 5,123 SF



Creative office with above-standard finishes



Zoning: 5.4A zoning (Tenant to confirm use)

PROPERTY SUMMARY

2004

YEAR BUILT

5,123

SQUARE FEET

2nd

FLOOR

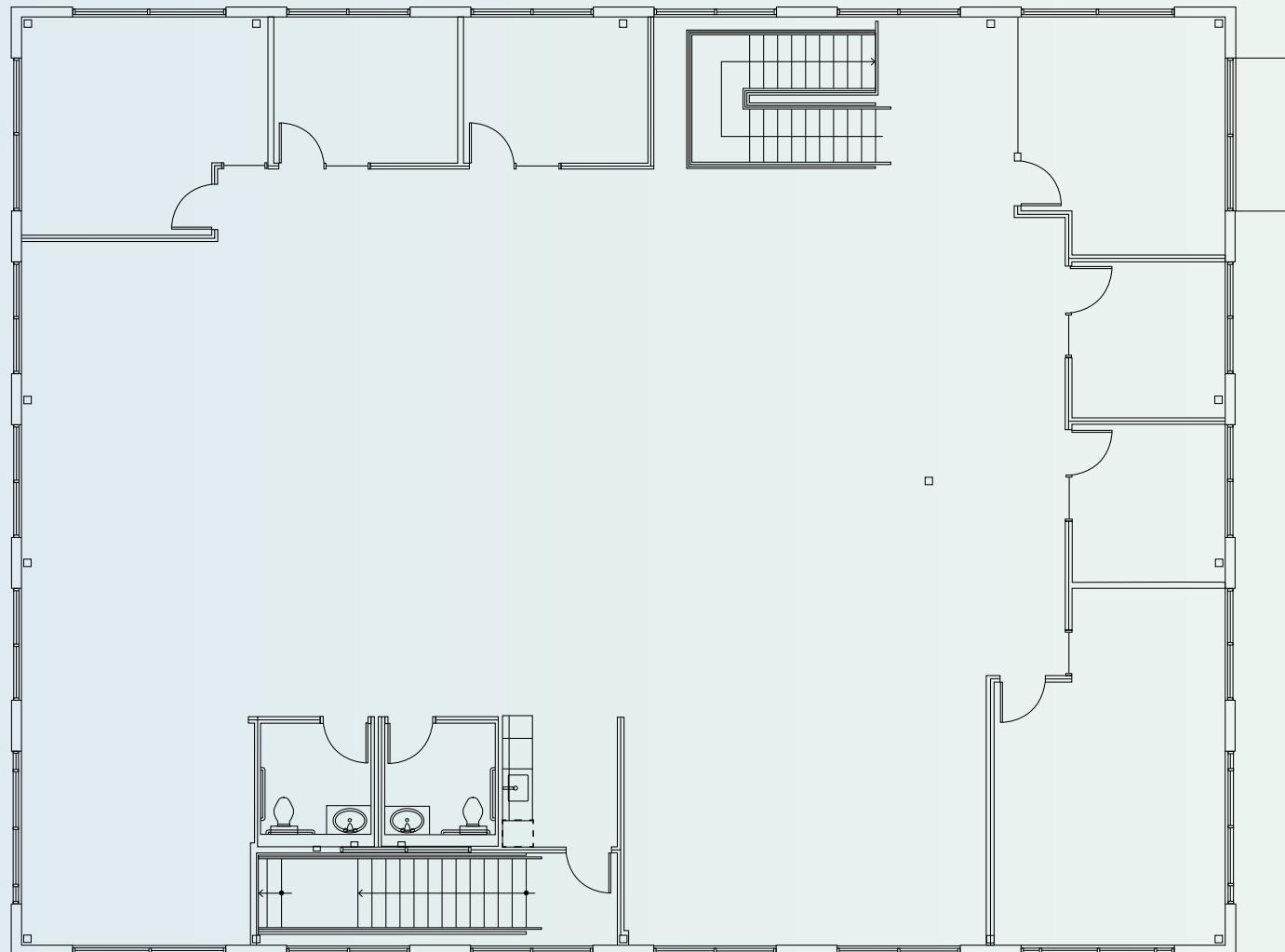
8961 RESEARCH



STACKING PLAN



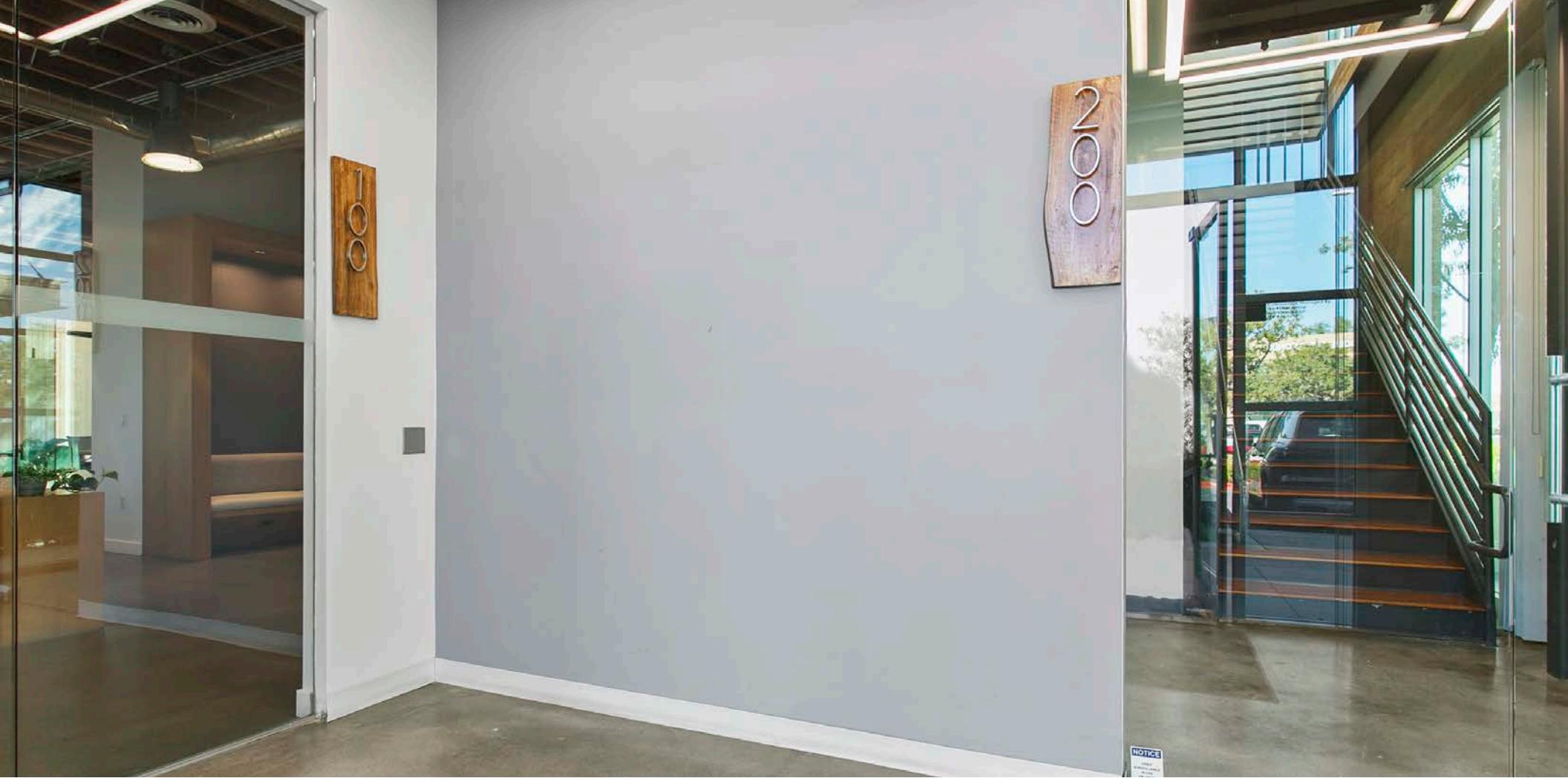
SECOND FLOOR PLAN



Second Floor
SUITE 200 - 5,123 SF



Video Tour
Suite 200



AERIAL

8961 RESEARCH



8961
RESEARCH

IRVINE CENTER DRIVE

NEWMARK



RICHARD SUNG
Managing Director
t 949-608-2178
richard.sung@nmrk.com
CA RE Lic. #01953211



ANDREW ROBBEN
Managing Director
t 949-608-2073
andrew.robben@nmrk.com
CA RE Lic. #01372891

8961 RESEARCH

8961 RESEARCH DRIVE, IRVINE CA



CORPORATE LICENSE #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK