

FOR LEASE

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

Layton Construction

8965

NEWMARK

8961 RESEARCH



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)**

8961 RESEARCH

PROPERTY SUMMARY

2004
YEAR BUILT

5,123
SQUARE FEET

2nd
FLOOR



STACKING PLAN

**SUITE
200**

Vacant
5,123 SF

Video
Tours Suite



Layton Construction

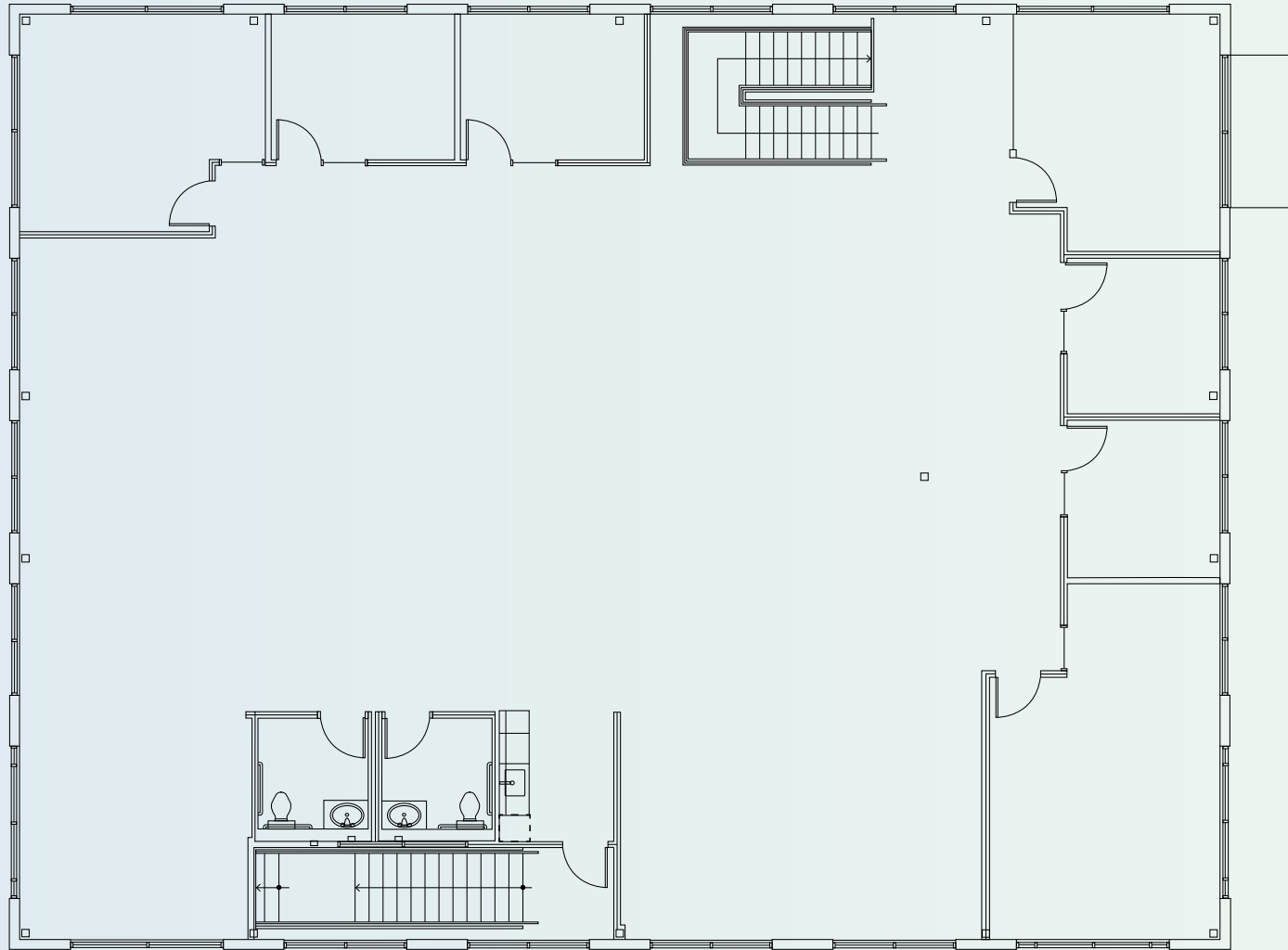
8961

8965

**SUITE
100**

Leased

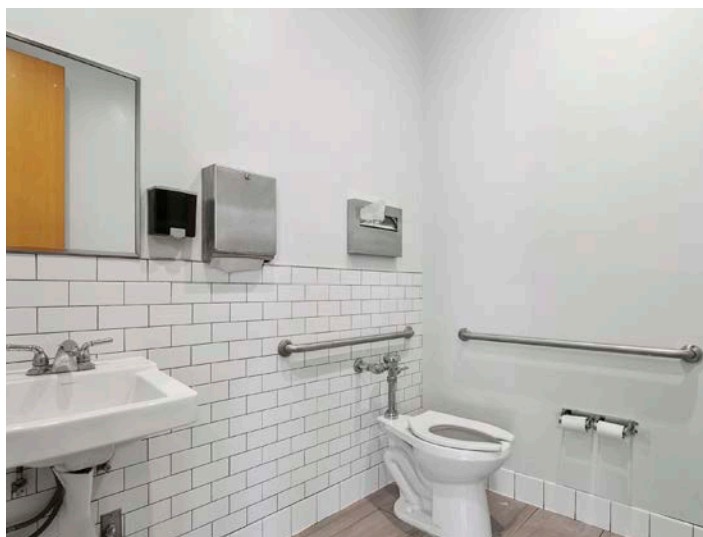
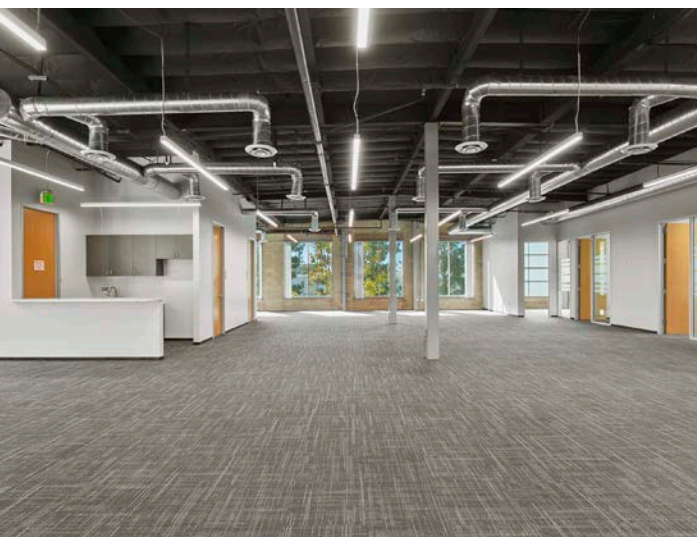
SECOND FLOOR PLAN



Second Floor
SUITE 200 - 5,123 SF



Video Tour
Suite 200



AERIAL

8961 RESEARCH



BAKE PARKWAY

8961
RESEARCH

IRVINE CENTER DRIVE

NEWMARK



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