

8871 RESEARCH DR, IRVINE CA 92618



Sarah Lee

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DRE# 01754361

J&C Investment Group Inc

Asking Price:
\$4,790,000



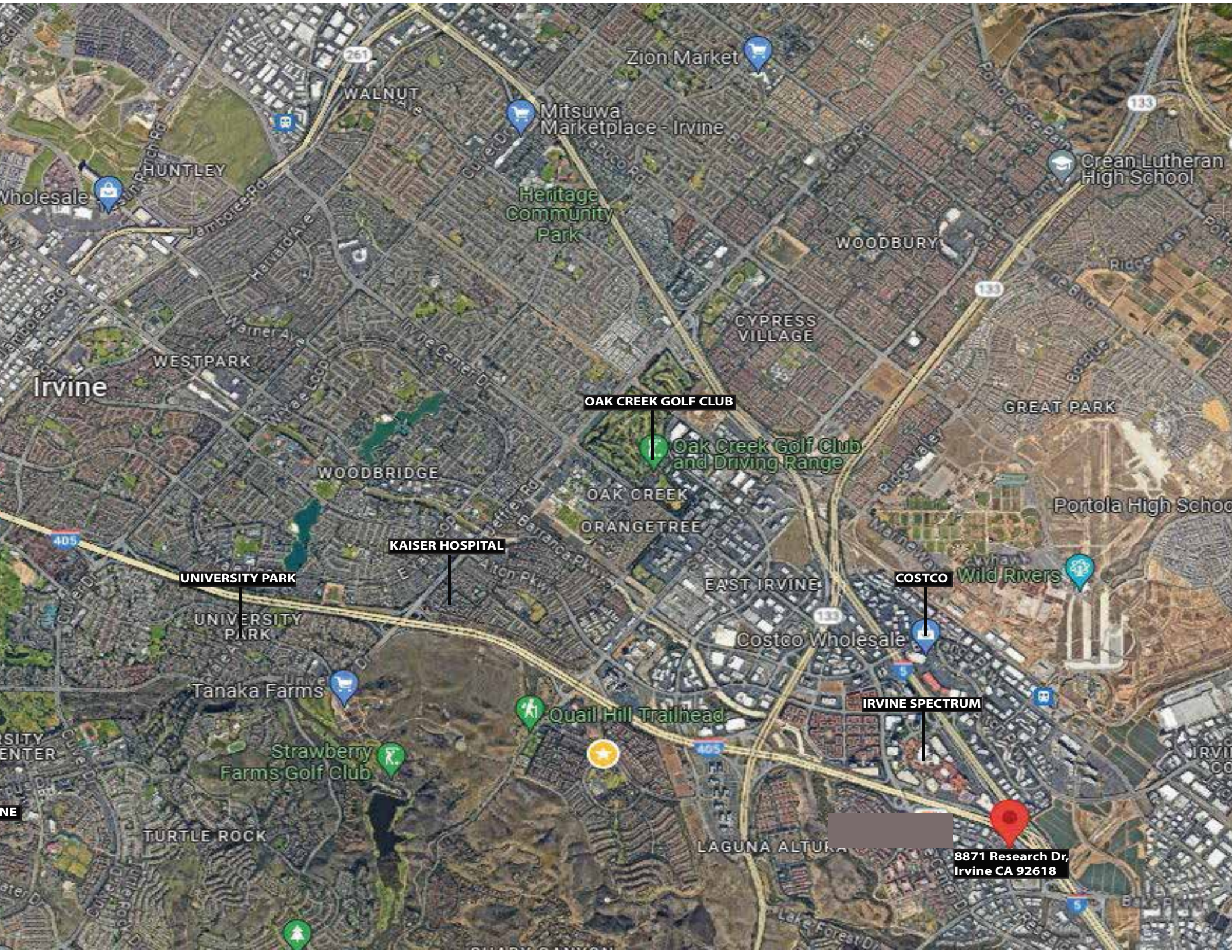
2023 J&C Investment Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, and buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



PROPERTY DESCRIPTION

- *Asking Purchase Price: \$5,299,000*
- *±9,900 SF Upgraded Two-Story Office Building*
First Floor: ±4950 SF & Second Floor: ±4950 SF
- *Two Signage-One Face Freeway, Other Face Parking Available*
- *Private Restrooms & Shower*
- *Prime Location-Irvine Spectrum Shopping Center & Market Place*
- *Reception Area*
- *Immediate Access to 5, 55, 405 Freeway*
- *Great Investment Opportunity*
- *Fully Built Out as Standard Office Space*





Irvine

Zion Market

Mitsuwa Marketplace - Irvine

Heritage Community Park

Crean Lutheran High School

WOODBURY

CYPRESS VILLAGE

WESTPARK

OAK CREEK GOLF CLUB

Oak Creek Golf Club and Driving Range

GREAT PARK

WOODBIDGE

OAK CREEK
ORANGETREE

Portola High School

KAISER HOSPITAL

COSTCO

Wild Rivers

UNIVERSITY PARK

EAST IRVINE

Costco Wholesale

UNIVERSITY PARK

IRVINE SPECTRUM

Tanaka Farms

Quail Hill Trailhead

Strawberry Farms Golf Club

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TURTLE ROCK

LAGUNA ALTURA