

FOR SALE

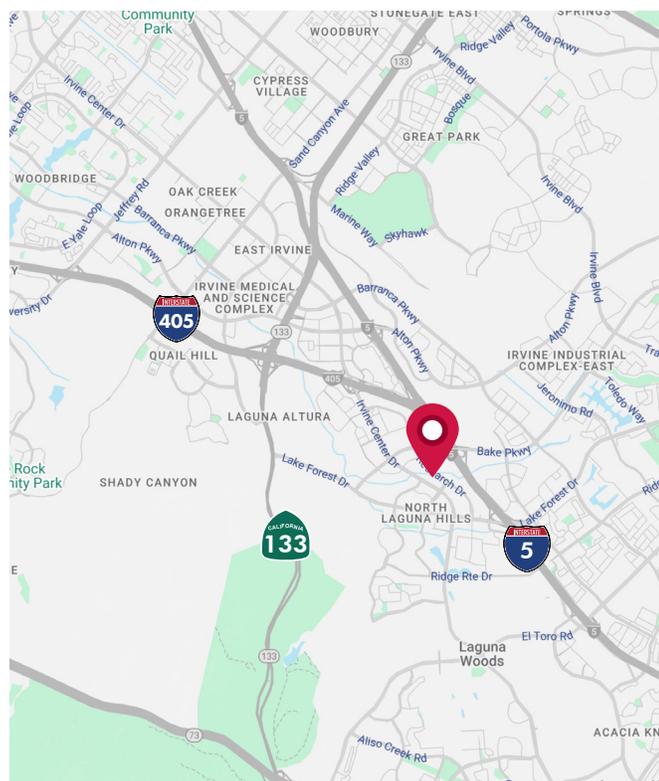
9640 RESEARCH DRIVE, IRVINE

±2,158 SF SINGLE-STORY OFFICE CONDO



PROPERTY FEATURES

- ±2,158 SF Single-Story Office Condo
- Open Floorplan Concept
- ±1,500 SF Climate Controlled Storage Space – Previously Used for Private Wine Storage
- 3:1 Parking Ratio
- 5.4A Zoning (Design Professional)
- Year Built: 2007
- **Asking Price: \$1,294,800 (\$600 PSF)**



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

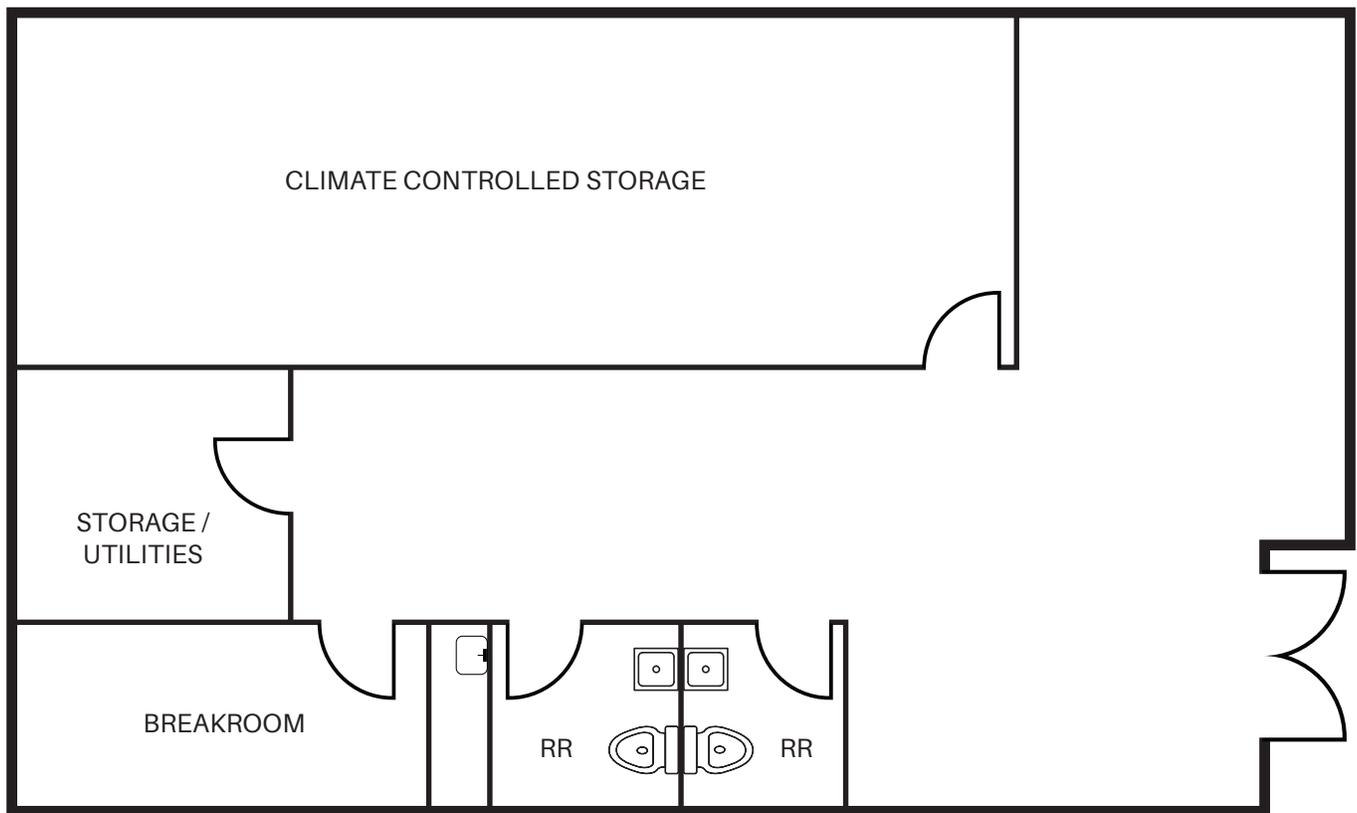
ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



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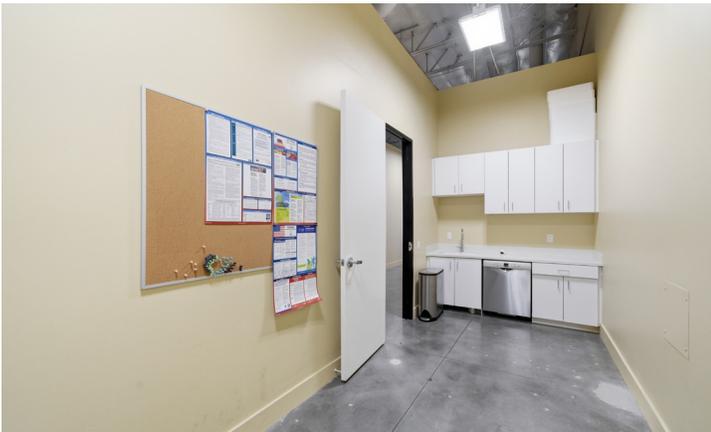
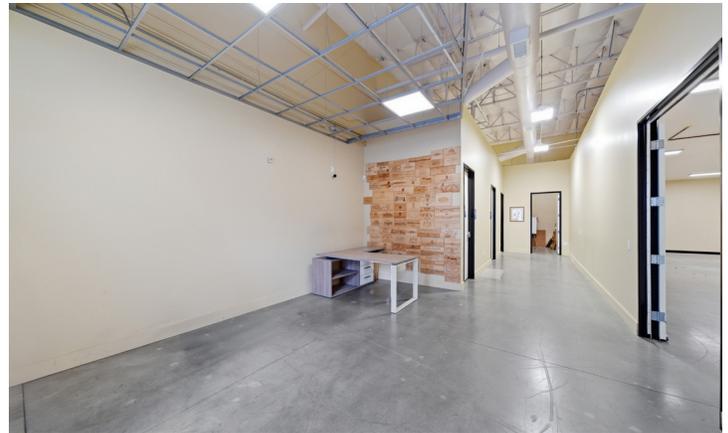
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