

# OFFICE FOR LEASE | 1,676 RSF

9871 IRVINE CENTER DRIVE, SUITE 100, IRVINE SPECTRUM



## PROPERTY FEATURES

- Ground Floor Location
- High image, creative office space
- 4.2 Community Commercial zoning allows for a wide variety of uses
- Efficient floor plan with 3 private offices, open area, reception area, kitchenette, and private restrooms
- Security System Installed
- 4:1000 parking ratio
- Easy access to the 5 and 405 freeways, as well as the 133 toll road
- 5 minute drive to an abundance of retail amenities and restaurants at the Los Olivos Marketplace, Irvine Spectrum Center, Spectrum Crossroads, and Lake Forest Gateway



# Voit

REAL ESTATE SERVICES

**STEVE LANE**  
Senior Vice President  
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949.689.4418 Mobile  
slane@voitco.com  
Lic. #00858147

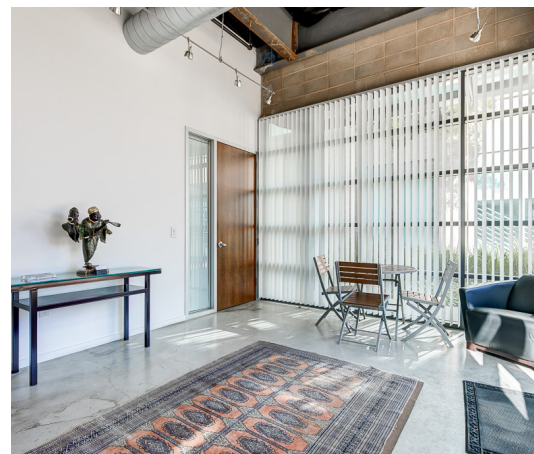
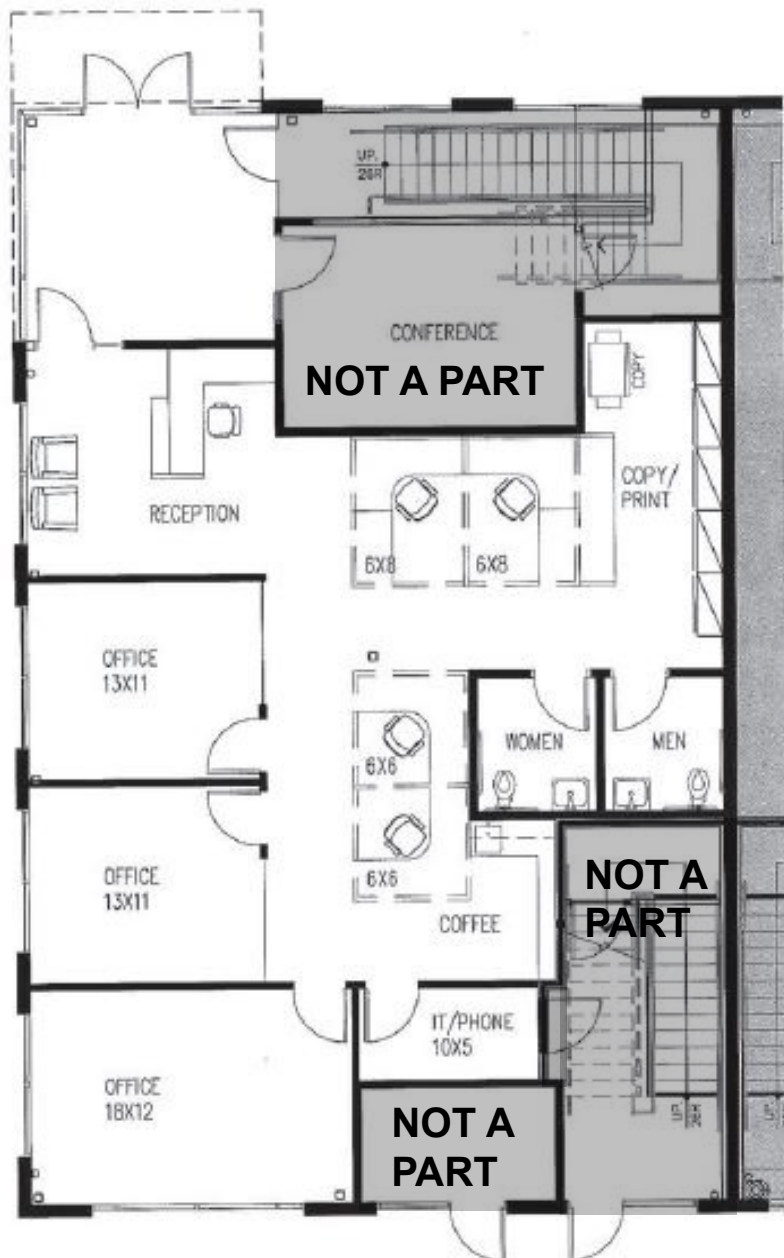
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## FLOOR PLAN | SUITE 100



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