

9939 MUIRLANDS BLVD, IRVINE, CA



**FOR SALE**  
3,527 SF Showroom Condo



# PROPERTY SUMMARY



## CONTACT INFORMATION:

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President

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CA DRE# 01247695

## PROPERTY DESCRIPTION:

Exceptional opportunity to acquire a two-story  $\pm 3,527$  SF showroom condominium located in the highly sought-after Irvine Spectrum submarket of Irvine, California. The property features a functional 50/50 office-to-warehouse layout, including six private offices, a kitchen, and private restrooms. The warehouse offers approximately 24' clear height, providing excellent vertical storage capability and operational flexibility. Ideal for owner-users seeking a professional showroom presence combined with efficient warehouse space in one of Orange County's premier business environments.

## PROPERTY HIGHLIGHTS:



3,527 SF Two Story Showroom Condo



Warehouse Component w/ 24' Clear Height



50/50 Office to Warehouse



5 Private Offices / Conference Room



Located in the Irvine Spectrum Submarket

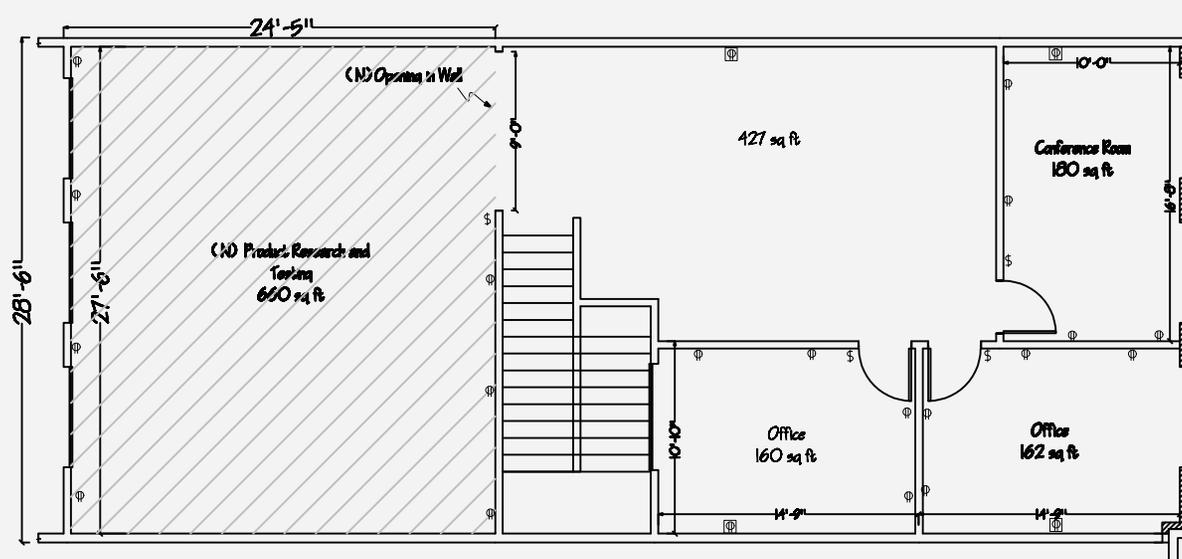
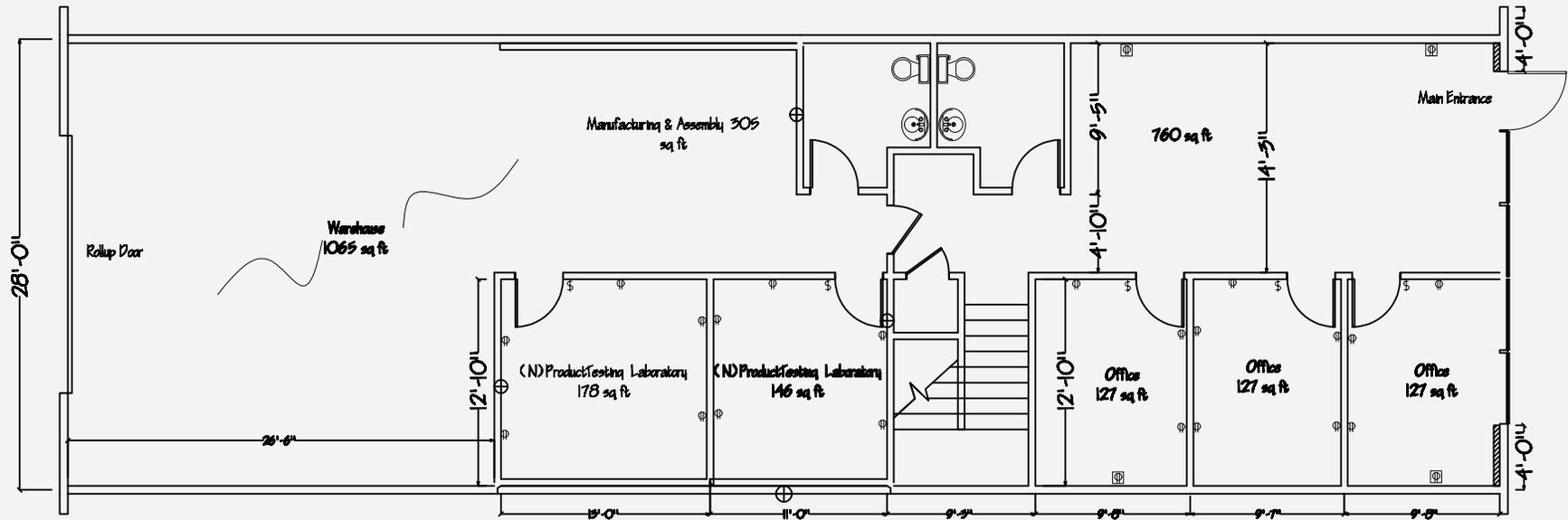


Easy Access to 405/5 Freeways

# PROPERTY PHOTOS



# FLOOR PLAN



# AERIAL PHOTO





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