

FOR LEASE

8935 RESEARCH DRIVE, IRVINE SPECTRUM, CA



CREATIVE OFFICE ±3,850 - 7,700 SF

JASON DIROCCO
Senior Vice President
949.735.6909
jdicrocco@voitco.com
Lic. #01842301

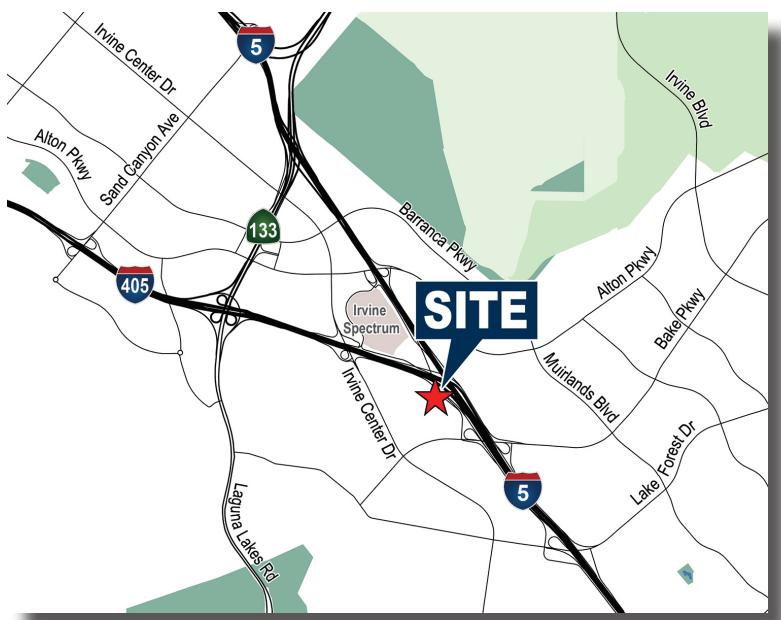
TRAVIS FORSTER
Senior Vice President
949.533.5810
tforster@voitco.com
Lic. #01935471

ALTON BURGESS
Senior Vice President
949.263.5397
aburgess@voitco.com
Lic. #01717094

Voit
REAL ESTATE SERVICES
2020 Main Street, Suite 100, Irvine, CA 92614

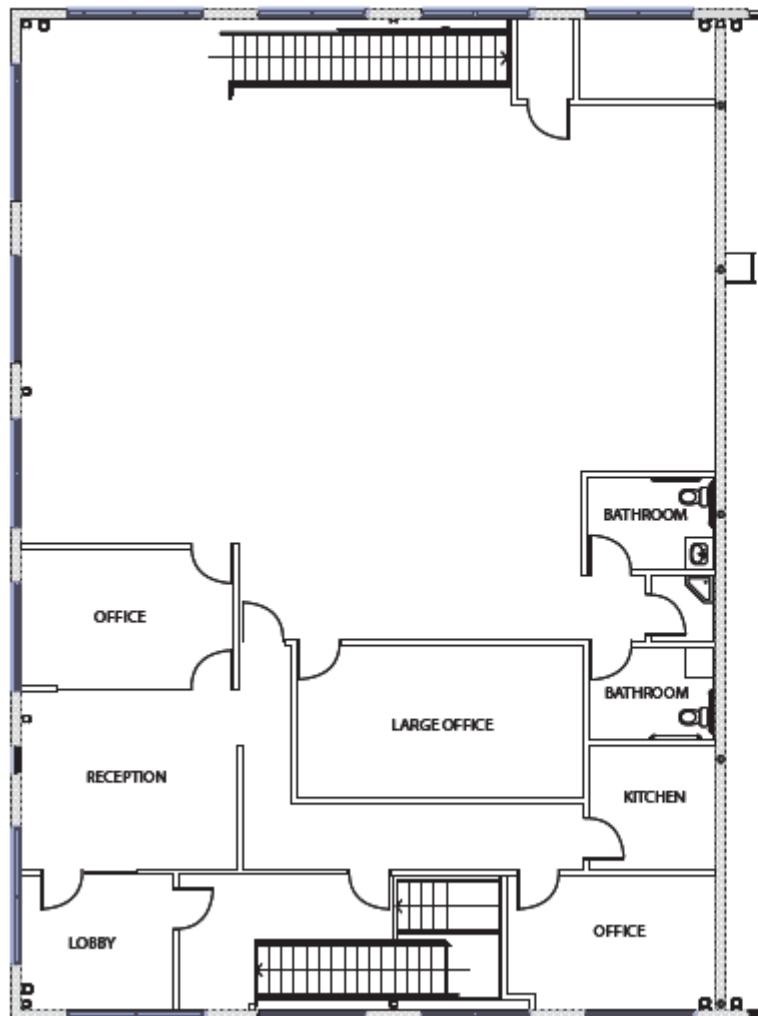
PROPERTY FEATURES

- ±7,700 SF Creative Office Building
 - Suite 100: ±3,850 SF
 - Suite 200: ±3,850 SF
- Building Top Signage Available
- 5.4 General Industrial zoning allows for a wide variety of uses
- First Floor: Two Offices, Conference room and large open area
- Second Floor: Five Offices, Conference Room, Large Open Area
- Abundant Natural Light
- 3.5:1000 Parking Ratio
- Easy Access to the 5 and 405 Freeways, and 133 Toll Road
- Walking distance to Los Olivos Marketplace, and a 5 minute drive to an abundance of other retail amenities and restaurants at the Irvine Spectrum, Spectrum Crossroads, and Lake Forest Gateway

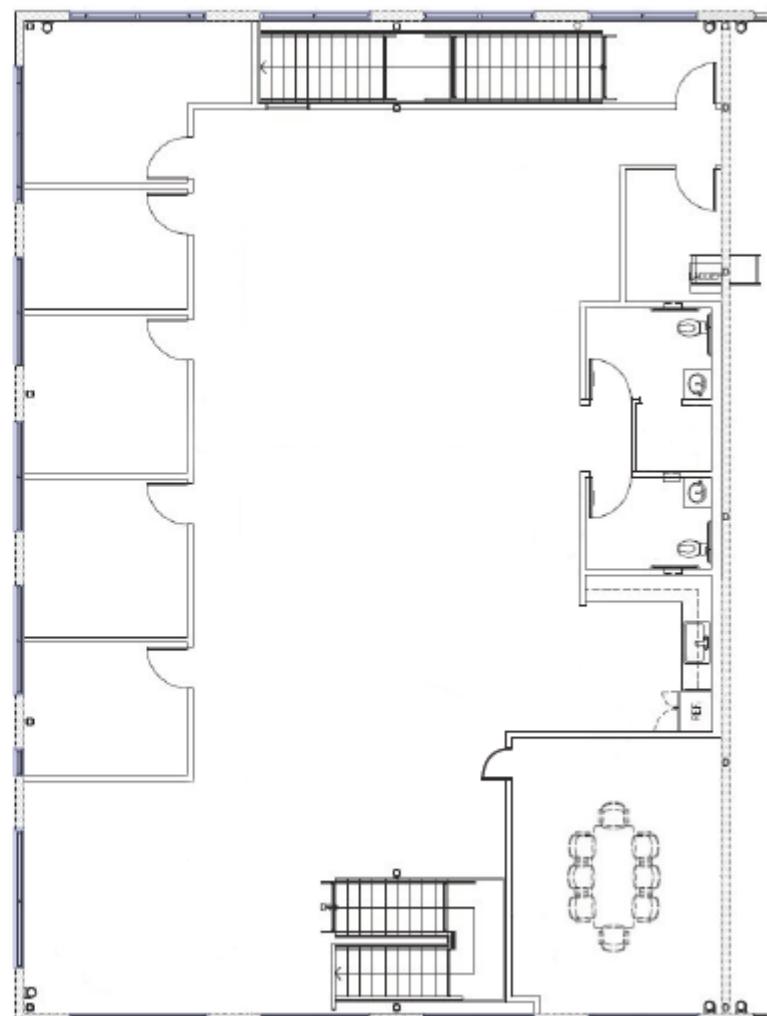


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



AMENITIES MAP



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