

FOR LEASE

8935 RESEARCH DRIVE, IRVINE SPECTRUM, CA



CREATIVE OFFICE ±3,850 - 7,700 SF

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

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

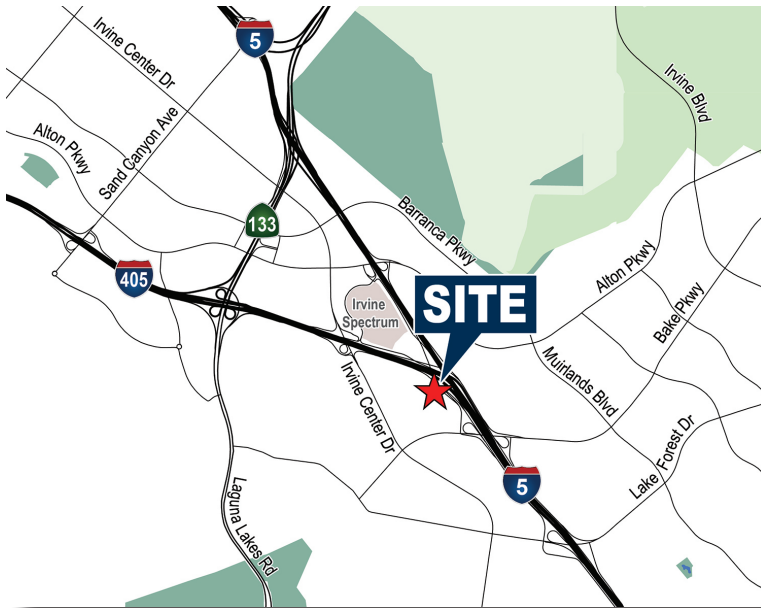
ALTON BURGESS
Senior Vice President
949.263.5397
aburgess@voitco.com
Lic. #01717094

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

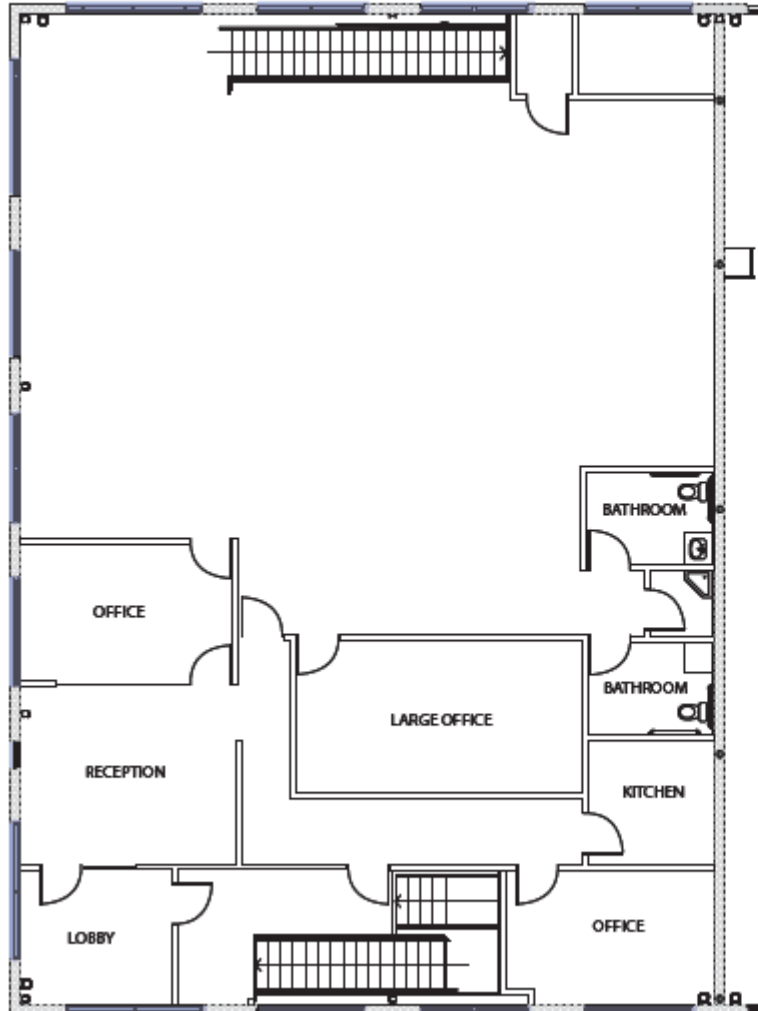
PROPERTY FEATURES

- ±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

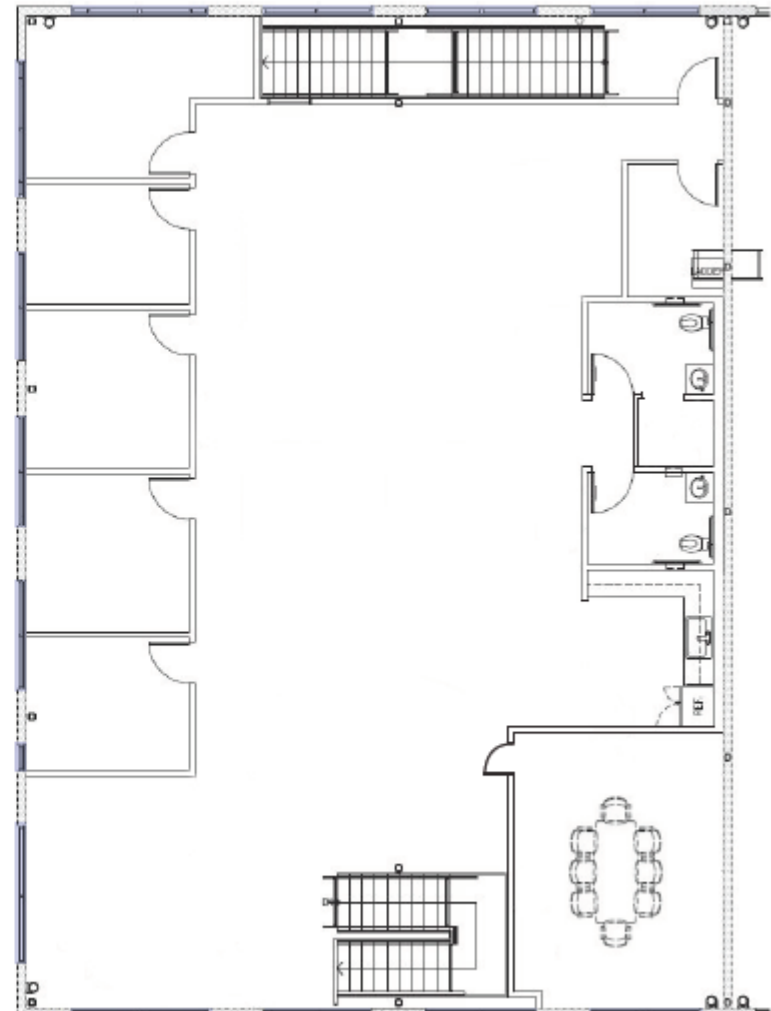


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



AMENITIES MAP



FOR LEASE

8935 RESEARCH DRIVE, IRVINE SPECTRUM, CA



CREATIVE OFFICE ±3,850 - 7,700 SF

JASON DIROCCO
Senior Vice President
949.735.6909
jdirocco@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