

# FOR LEASE

5,625 SF Flex Condo

9680 Research Dr  
Irvine, CA 92618



EXCLUSIVELY OFFERED BY:

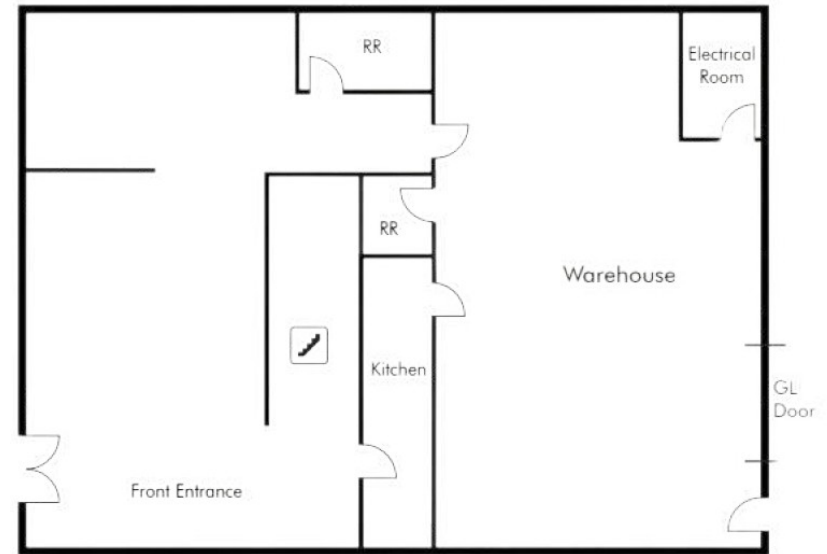
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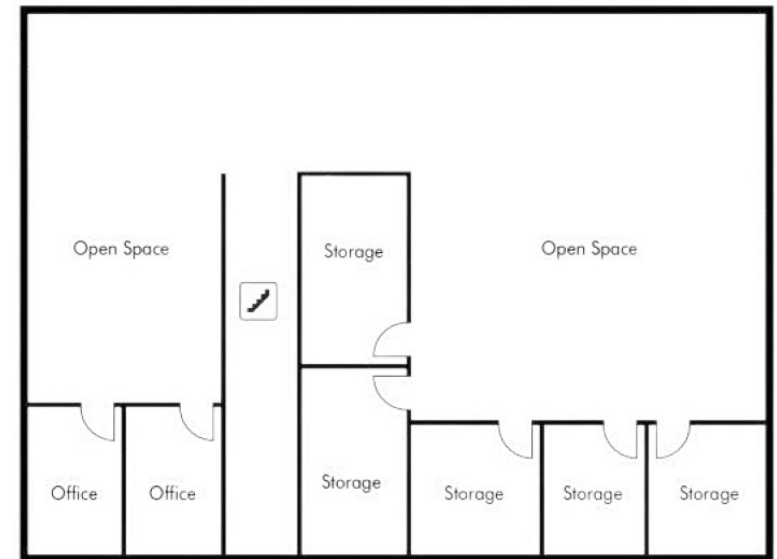


## PROPERTY FEATURES

- **Price: \$21.60PSF/YR (\$1.80/SF/Mo)**
- **Size: +/-5,625 Rentable SF**
- **Industrial Condo with Warehouse**
- **+/- 1,552 1st Floor Open Office Space**
- **+/- 2,812 2nd Floor Office Space**
- **7 Private Offices, 2 Restrooms, Kitchen**
- **+/- 1,260 (35x36ft) Warehouse Space**
- **1 Ground Level Roll Up Door**
- **Creative Open Floor Plan**
- **450 Amp Power**
- **3 min from 405 FWY**
- **10 min from Irvine Spectrum**
- **Close to world class dining & shopping**
- **Close to Housing & Apartments**



1ST FLOOR



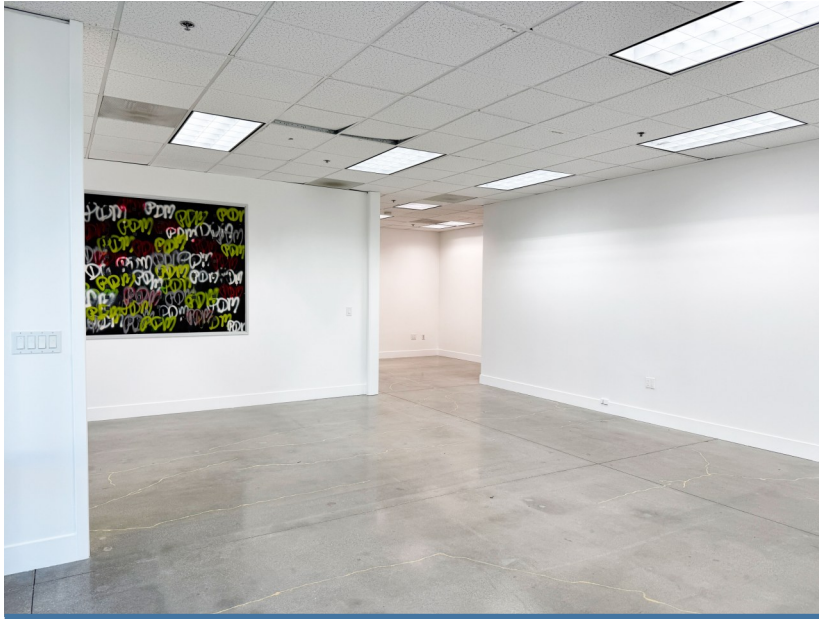
2ND FLOOR

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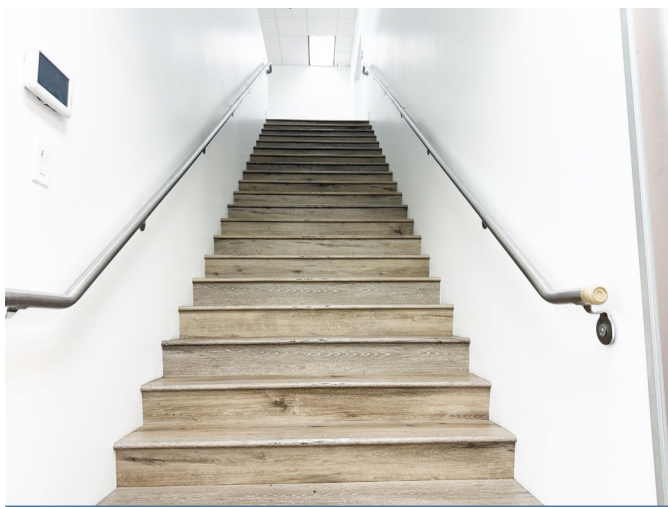




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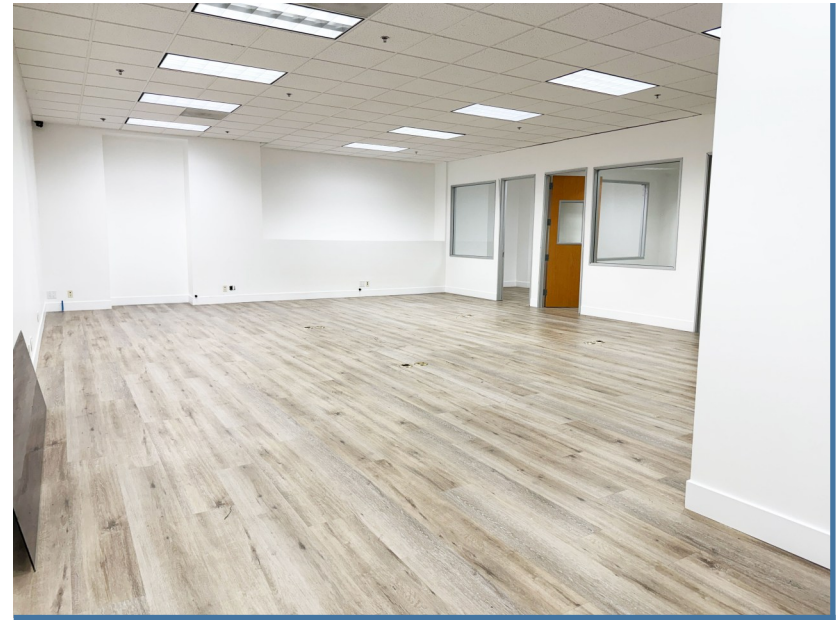
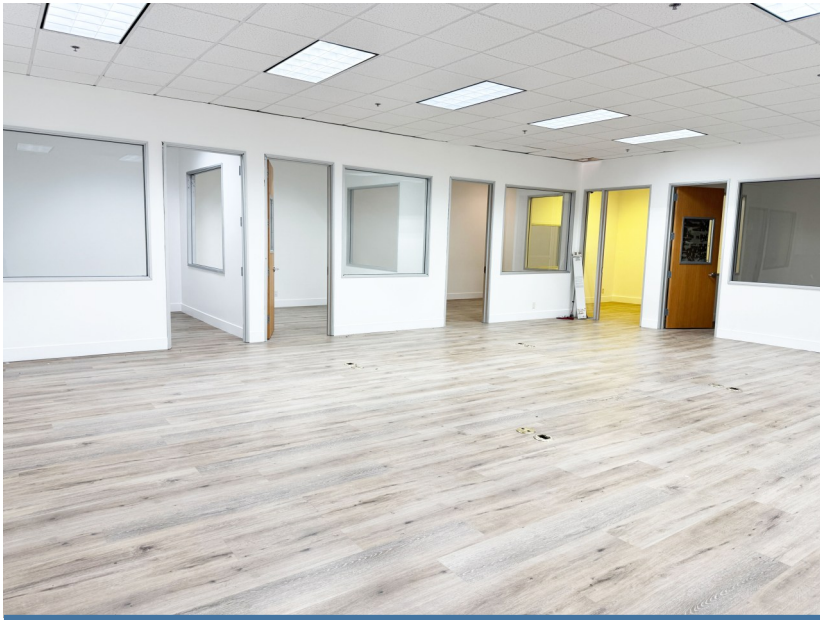


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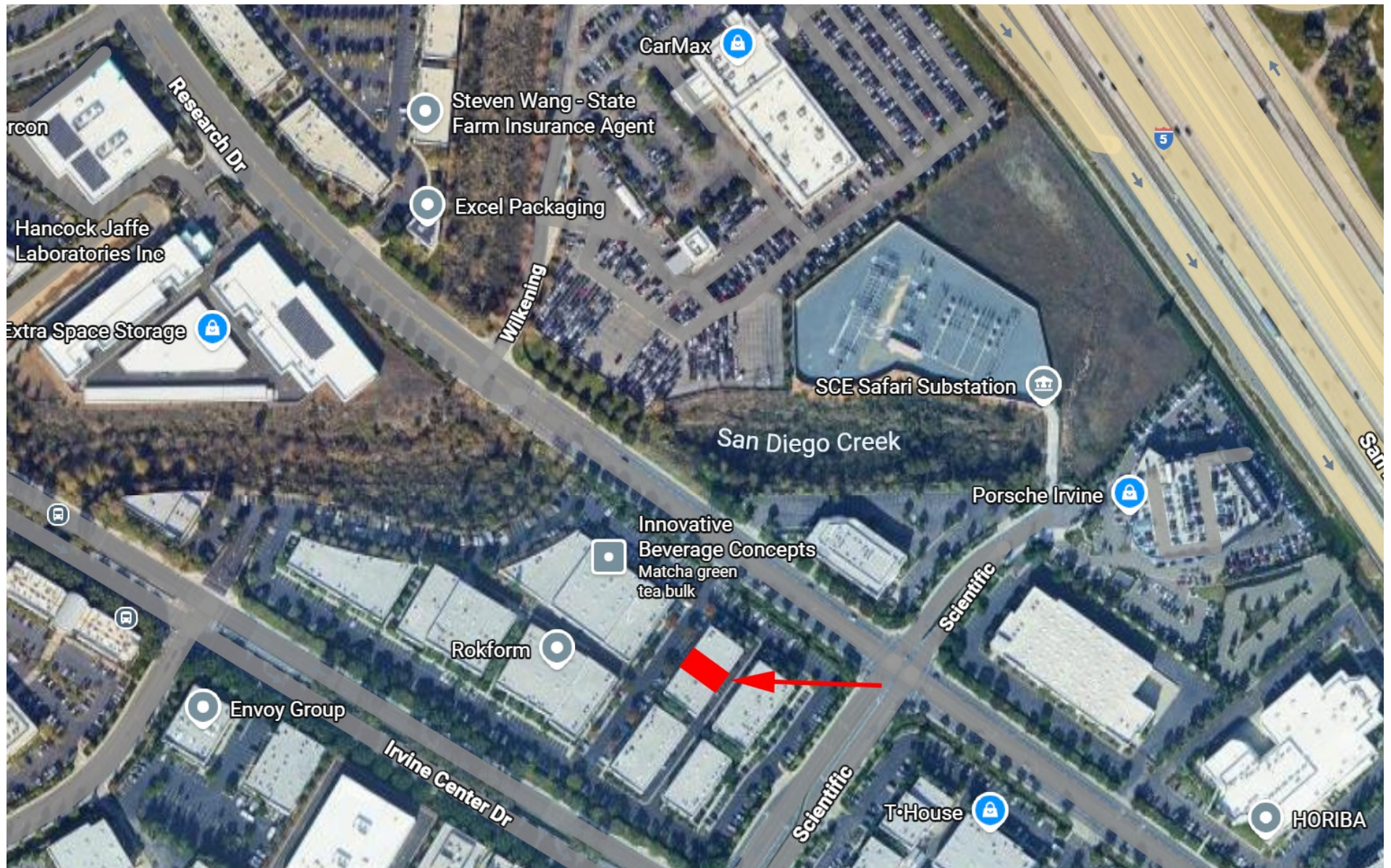
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## AERIAL



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