

FOR LEASE

5,625 SF Flex Condo

9680 Research Dr
Irvine, CA 92618



EXCLUSIVELY OFFERED BY:

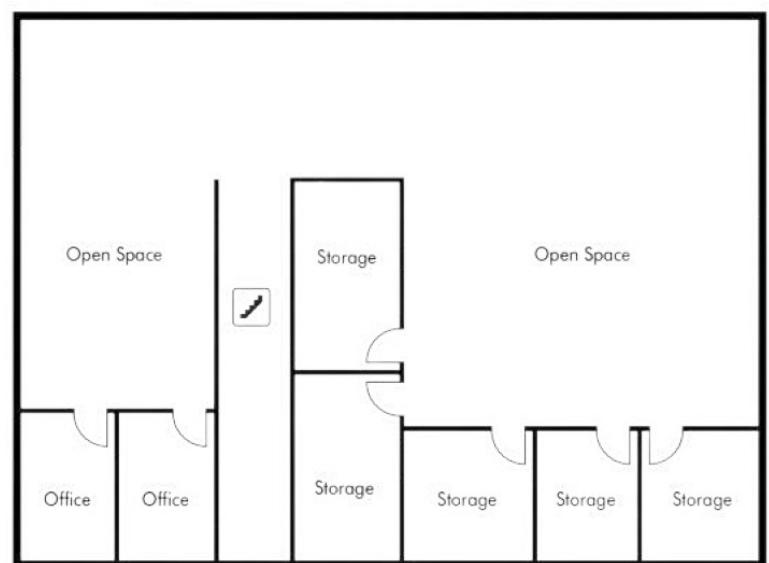
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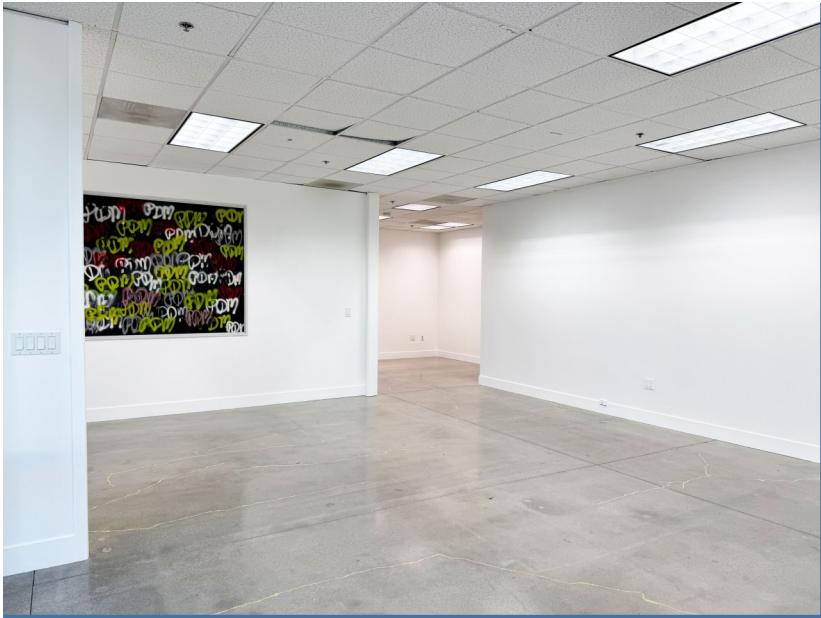
PROPERTY FEATURES

- 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



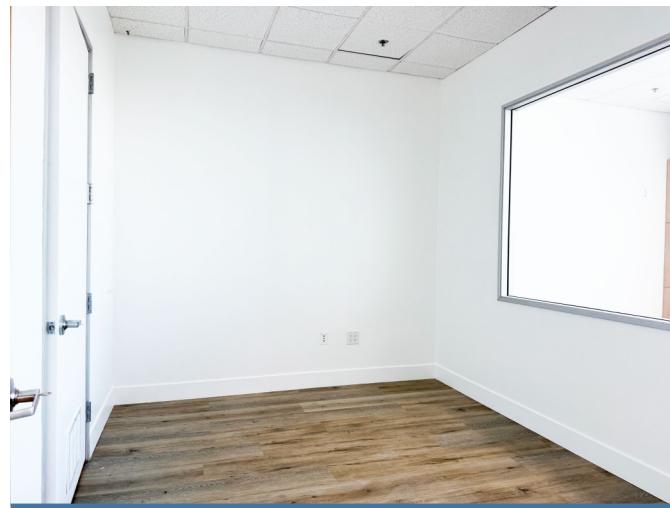
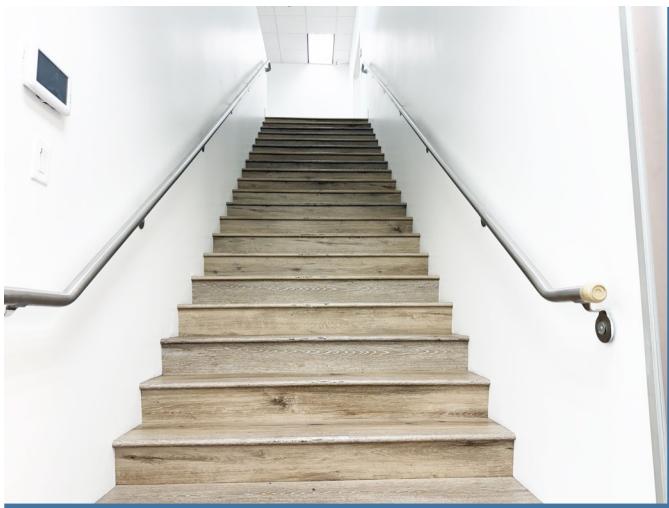
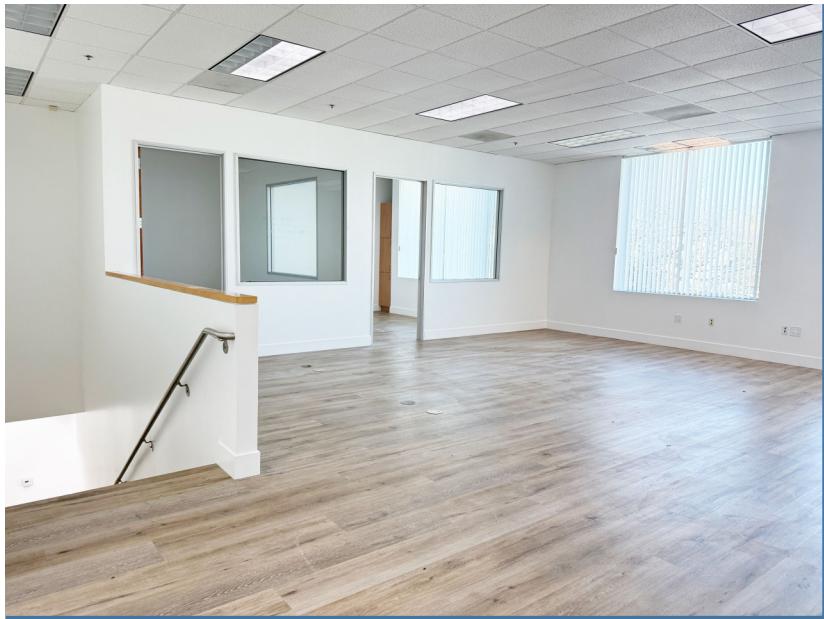
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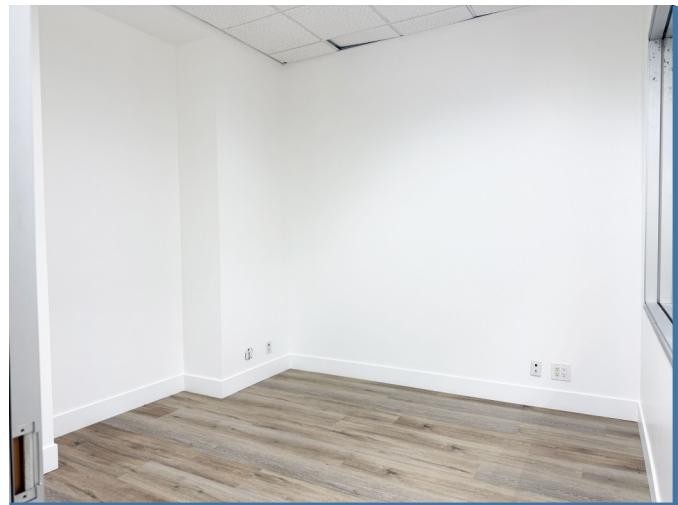
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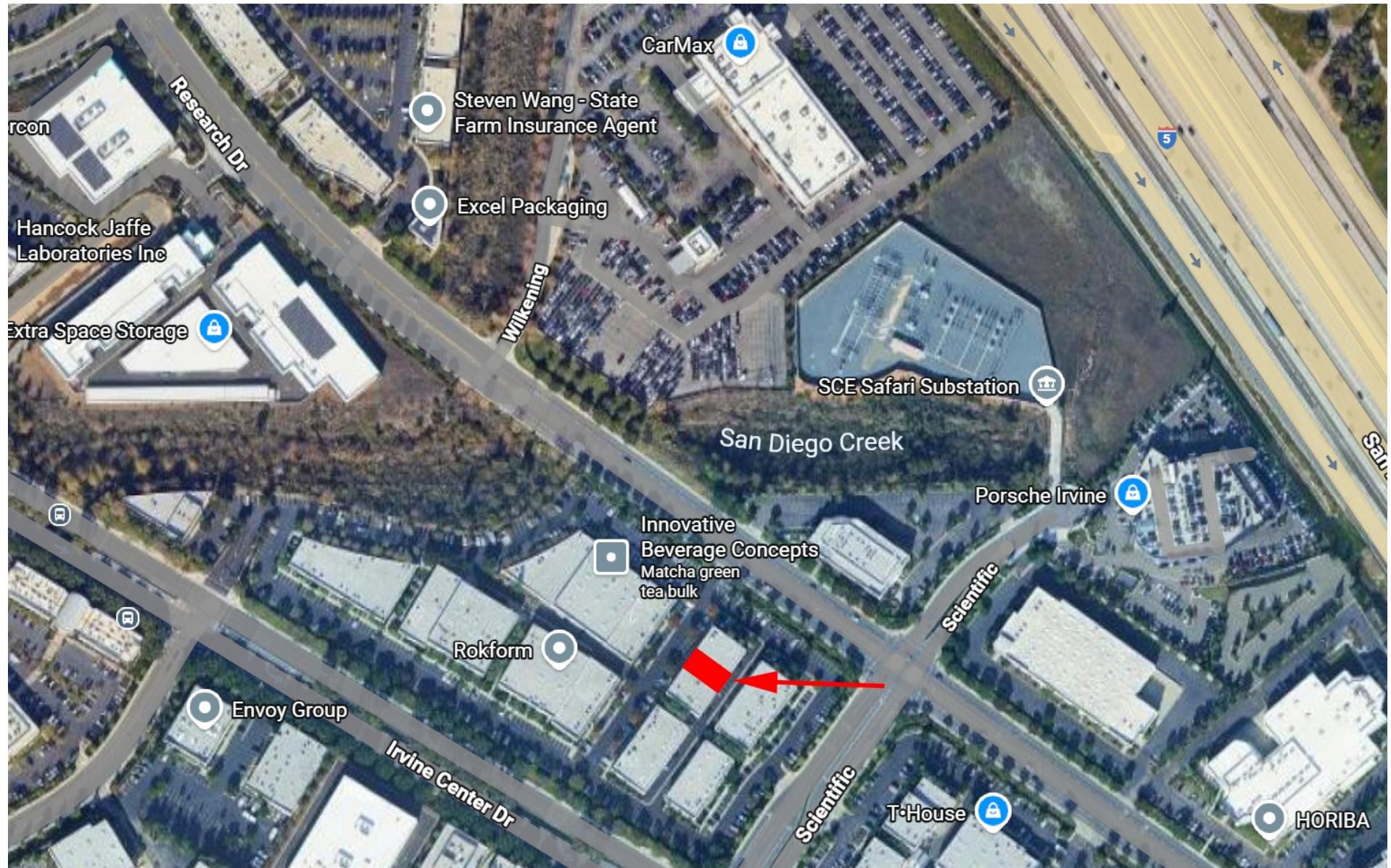
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AERIAL



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