

FOR SALE OR LEASE

9963 - 9983
MUIRLANDS BOULEVARD

Irvine, CA 90701

3,508-13,884 SF
AVAILABLE



NEWMARK

REALTY | OC

9963 - 9983 MUIRLANDS BLVD

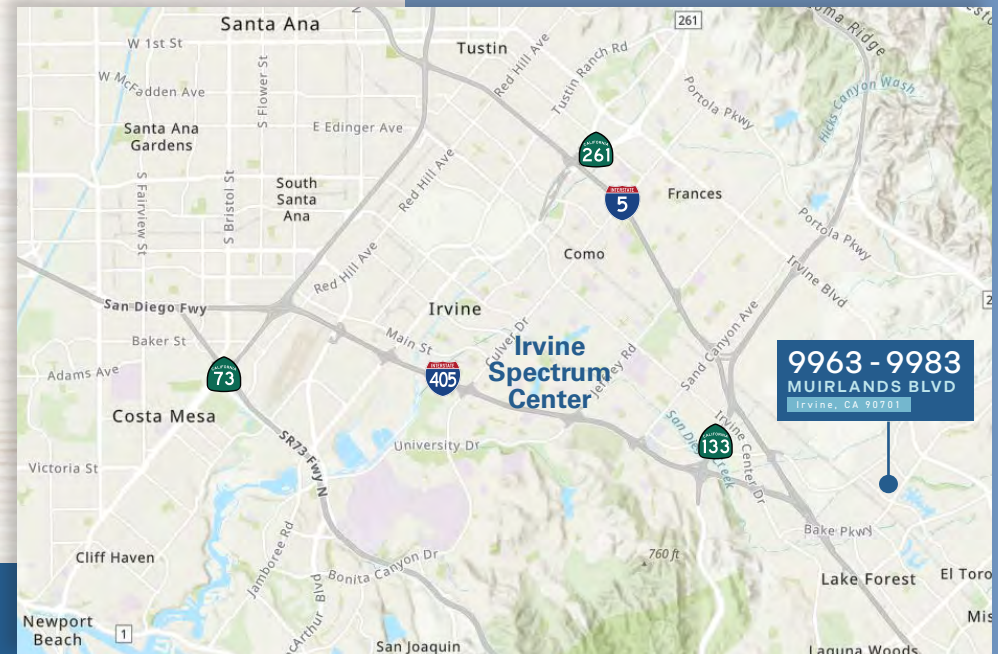
13,884 SF
AVAILABLE

FEATURES

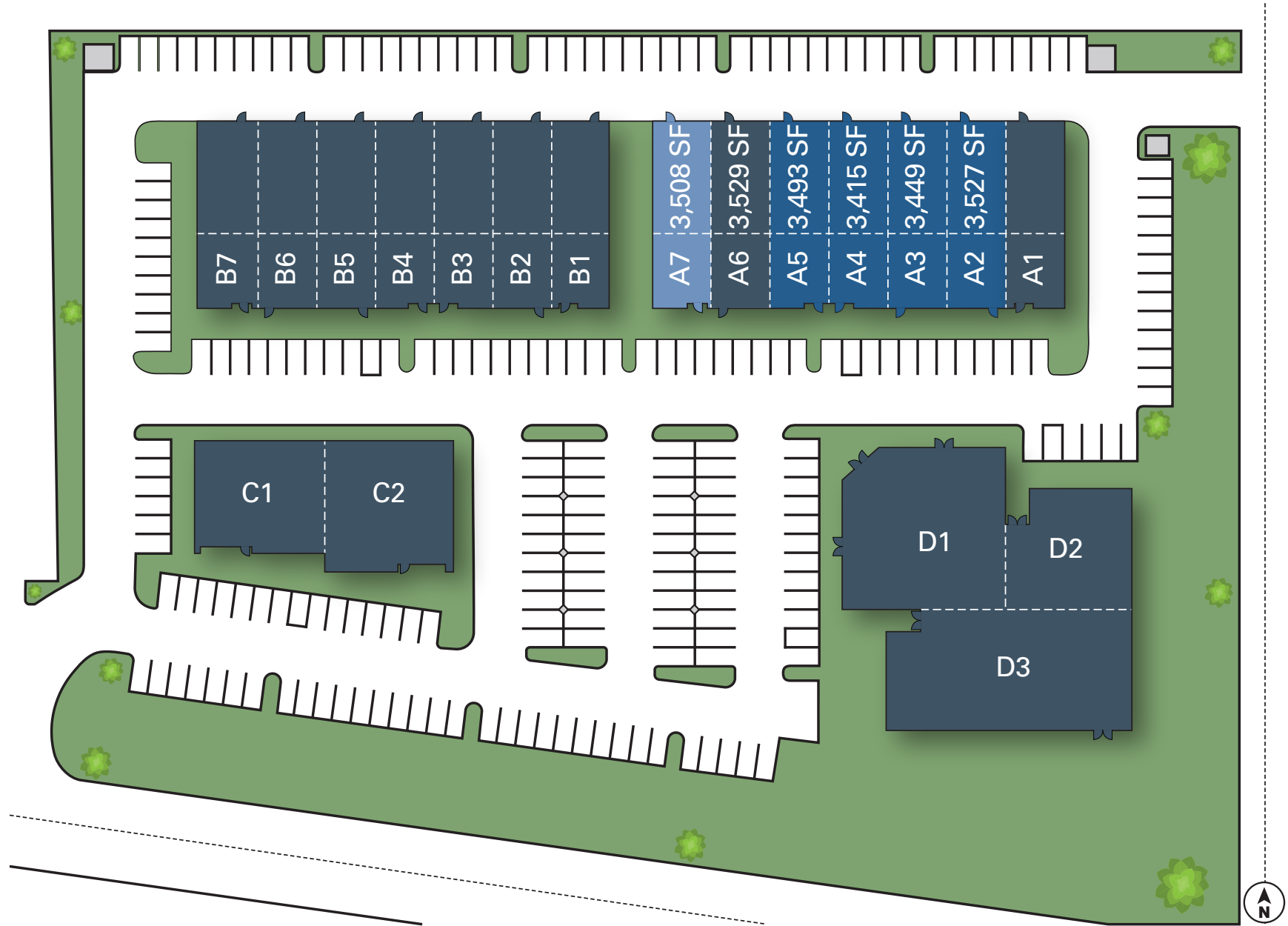
- ~~6~~ 5 Units Available (Separately or Combined)
- 2 Story Flex / R&D Units
- 22' Clear Height in Warehouse
- Furniture and Racking Available



SUITE	SIZE	AVAILABLE DATE
A2 - 9983	3,527 SF	June 1, 2026
A3 - 9979	3,449 SF	June 1, 2026
A4 - 9975	3,415 SF	June 1, 2026
A5 - 9971	3,493 SF	June 1, 2026
A6 - 9967	3,529 SF	LEASED
A7 - 9963	3,508 SF	Vacant



SITE PLAN



- Units A7: Available (Vacant)
- Units A2-A5: Available May 1, 2026
- Leased/Not A Part



9963 - 9983

MUIRLANDS BOULEVARD

Irvine, CA 90701





9963 - 9983

MUIRLANDS BOULEVARD

Irvine, CA 90701

Andrew Robben
Senior Managing Director

t 949-608-2073
andrew.robben@nmrk.com
CA RE Lic. #01372891

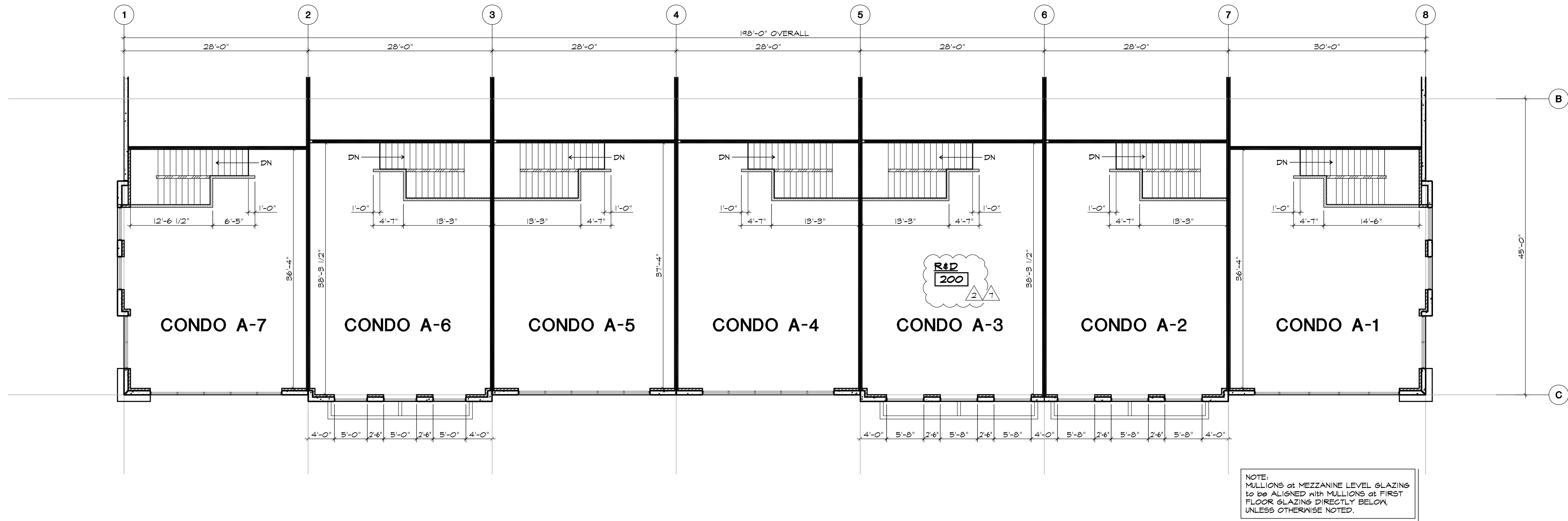
Dave Castle, GRI, PMC
The Castle Group

t 949-677-8776
dave@davecastle.com
CA RE Lic. #01836161

NEWMARK

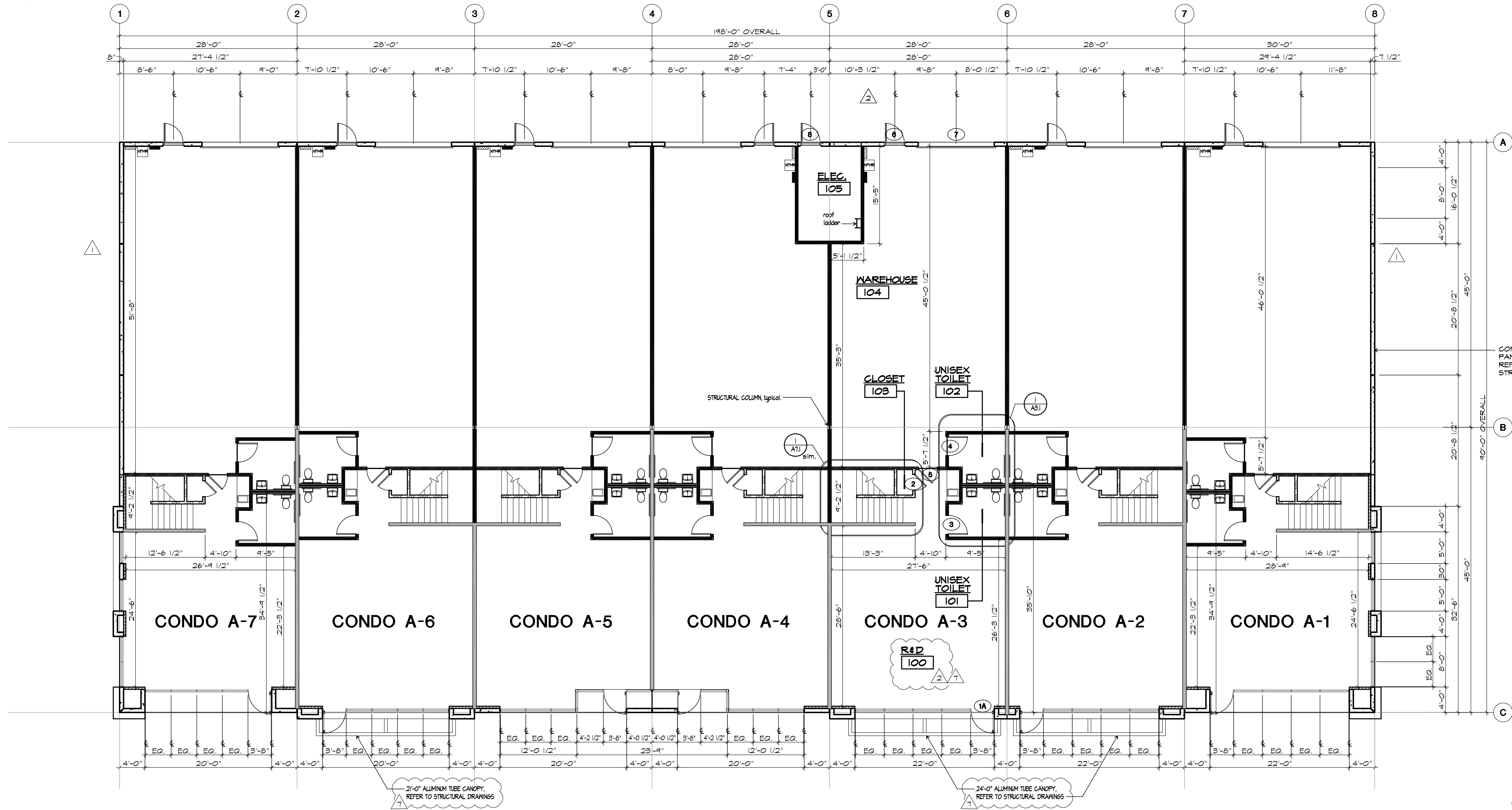
REALTY | OC

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

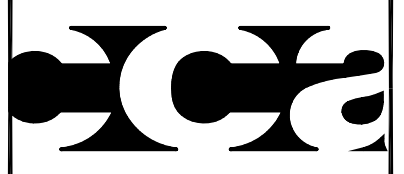
1. REFER TO SHEET A6.0 FOR DOOR TYPES, HARDWARE GROUPS, AND GENERAL NOTES.
2. REFER TO ELEVATIONS FOR WALL SECTION LOCATIONS AND WINDOW HEIGHTS.
3. ILLUMINATED EXIT SIGNS TO BE PROVIDED AT ALL EXIT DOORS AS INDICATED ON DOOR SCHEDULE SHEET A6.0.
4. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL COLUMNS, PANEL SIZES, FLOOR SLAB, AND ALL OTHER RELATED INFORMATION.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
6. REFER TO SHEETS A6.4 & A6.5 AND WALL SECTIONS FOR TYPICAL FRAMING DETAILS.
7. ALL INTERIOR DOORS TO BE 5' FROM FACE OF WALL TO INTERIOR SIDE OF DOOR JAMB, UNLESS NOTED OTHERWISE.
8. REFER TO PARTITION SCHEDULE ON DETAIL 19/ A6.4 FOR METAL STUD SIZES AND SPACING, TYP. UNO.
9. PROVIDE R-18 INSULATION ABOVE FINISHED CEILING, INCLUDING 1ST FLOOR AND MEZZANINE GRID & HARD LID CEILINGS.
10. ENCLOSED SPACE UNDER STAIRWAY TO BE OF 1-HR FIRE RESISTIVE CONSTRUCTION (C.B.C. 1009.3.3.4).

GENERAL NOTES

- EXTERIOR WALL - TILT-UP CONCRETE PANEL, REFER TO STRUCTURAL DRAWINGS.
- DEMISING WALL - FULL HEIGHT 6" METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES AND R-11 INSULATION.
- DEMISING/ SHEAR WALL - 2X WOOD FRAMING W/ PLYWOOD ONE SIDE TO UNDERSIDE OF MEZZANINE. PROVIDE 5/8" GYP. BD. BOTH SIDES AND R-11 INSULATION.
- DEMISING WALL - 6" METAL STUDS FROM MEZZANINE TO ROOF STRUCTURE W/ 5/8" GYP. BD. BOTH SIDES AND R-11 INSULATION.
- PARTITION WALL - 2X WOOD FRAMING TO UNDERSIDE OF MEZZANINE W/ 5/8" GYP. BD. BOTH SIDES. (PARTITION WITHIN STAIRCASE TO FOLLOW RAKE OF STAIR AT 42" AFF.)
- PARTITION WALL - METAL STUDS AND 5/8" GYP. BD.
- FURRINS - 3 5/8" FURRINS W/ R-11 INSULATION AND 5/8" GYP. BD.
- GUARDRAIL - METAL STUDS AND 5/8" GYP. BD. TO 42" A.F.F.

NOTE:
1. REFER TO DETAIL 19/ A6.4 FOR PARTITION SCHEDULE.
2. PROVIDE FIRE STOPS AT 8 FEET FOR COMBUSTIBLE FIRE RATED WALLS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (C.B.C. 10B.1, 10A.3 & 110)

WALL TYPES



Carlie
Coatworth
Architects, Inc.
2458 Dupont Drive
Irvine, California 92612
Phone: 949.833.1530
Fax: 949.833.1140

PROJECT NO. 05053
DATE: 21 April 2005
DRAWN BY: CCA

SCALE: AS NOTED
FILE: 05053A20-a.DWG

REVISIONS:
PLAN CHECK CORRECTIONS 10 June 2005
CITY/ IRVINE CO. REVISIONS 26 July 2005
PLAN CHECK CORRECTIONS 31 August 2005

COORDINATION
16 December 2005

SHEET TITLE:

BUILDING A FLOOR PLANS

MUIRLANDS
A PANATTONI DEVELOPMENT PROJECT
9999 Muirlands Blvd
IRVINE, CALIFORNIA 92618
PLAN CHECK # 00388434-ONEW

A2.0a