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**FOR SALE**

**±6,000 FREESTANDING BUILDING AVAILABLE**

**FOR SALE | 8971 Research Drive, Irvine, CA**

8971 Research Drive is a ±6,000 SF single story, freestanding building with polished concrete floors, exposed ceilings, and glass roll up door located within the Brenexus Limited Edition Complex. The Property's premiere location is less than 3 miles from Los Olivos Marketplace, and Irvine Spectrum Center, a world-class shopping destination offering more than 130 retail, restaurant entertainment venues.

Contact Us:

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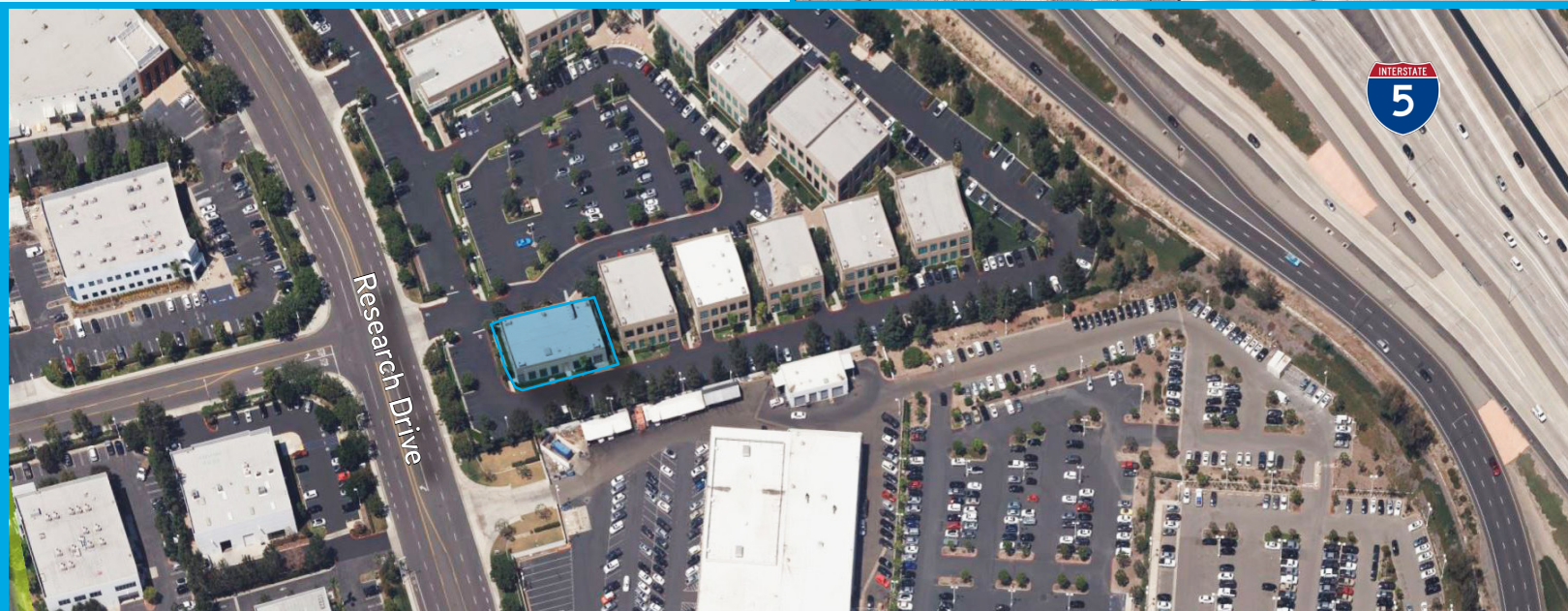
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## Property Highlights

- ± 6,000 SF Freestanding Building
- Single-Story
- Exposed Ceilings
- Polished Concrete
- Creative Office
- Open Floor Plan
- Glass Roll Up Door
- Direct access to 405, 5 & 133 Freeways



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## Only 5 minutes from shopping, dining and amenities.

Irvine Spectrum Center & Los Olivos Marketplace are less than 3 miles from the property offering over 130 retail, restaurant and entertainment venues.



**Year Built**

2004



**Floors**

1



**Public Transit**

> 3 miles



**Highway Access**

5 & 405 Fwy Access

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