

±1,000 SF OFFICE SPACE AVAILABLE

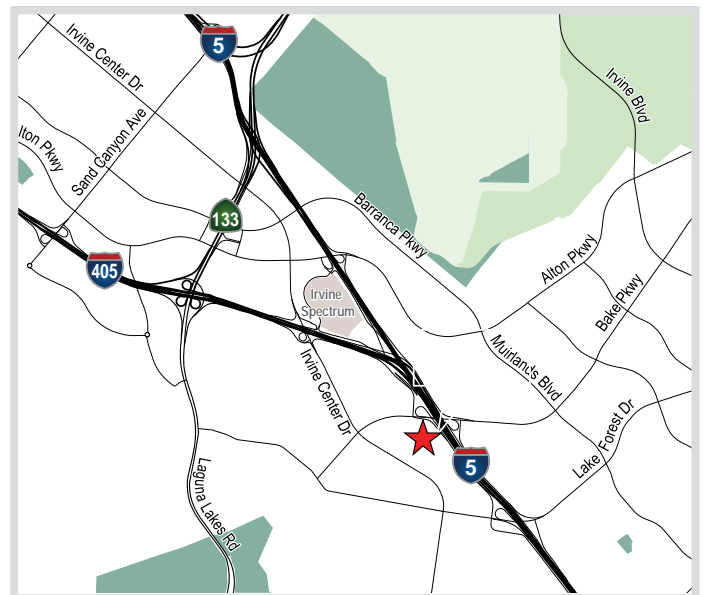
9650 Research Drive Suite B,



KOLL CENTER II

FEATURES

- 1,000 SF approx.
 - Beautiful class "A" professional Corner office building
 - Rare single-story building with lots of glass/ no stairs
 - Efficient Floor Plan with 3 Private Window Offices, Reception Area and Large Open Space for Show Room or Cubical.
 - Kitchenette
 - Interior Private Restroom
 - Private Double Door Glass Entry
 - Great Irvine Spectrum Location 24/7 Access!
 - Parking ratio ± 4:1.
 - Abundant Natural Light
 - Easy Access to the 5 and 405 Freeways and 133 Toll Road
- Walking distance to Spectrum Crossroads and 5 minute drive to an abundance of other retail amenities and restaurants at the Irvine Spectrum, Los Olivos Marketplace, and Lake Forest Gateway



(714) 925-2263
(949) 330-9455

OWNER MANAGED

9650 Research Dr. Suite B, Irvine, CA 92618



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9650 Research Dr. Ste B
Irvine, CA. 92618
($\approx 1,000$ ft² Office)

