

FOR SALE OR LEASE

±4,960 SF OFFICE BUILDING

BACCHUS OFFICE PARK



9090 IRVINE CENTER DRIVE, IRVINE, CA 92618

Voit

REAL ESTATE SERVICES



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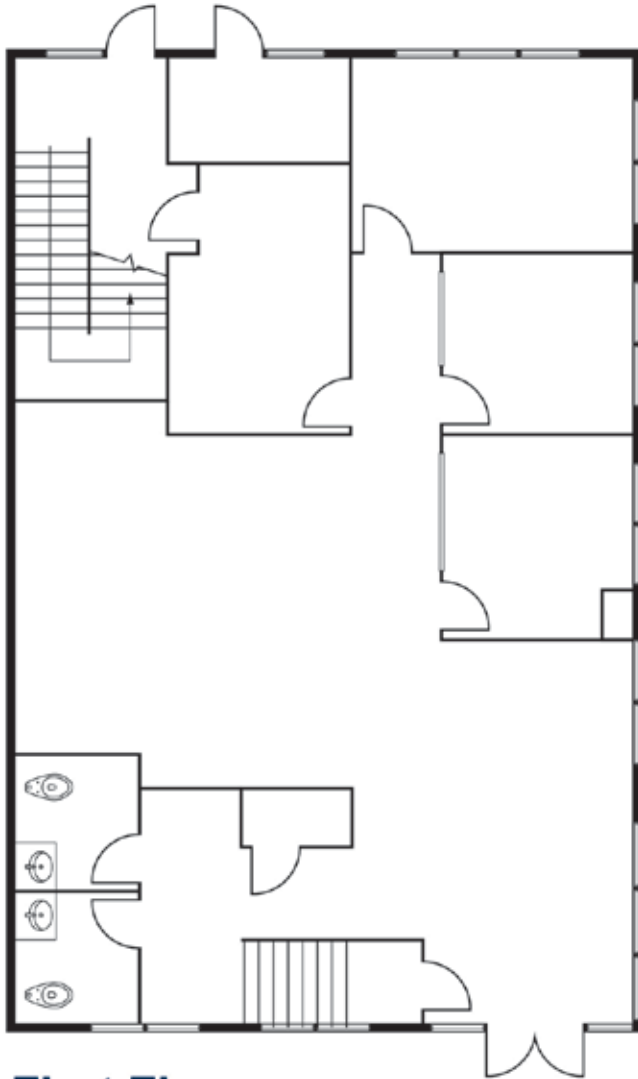


PROPERTY FEATURES

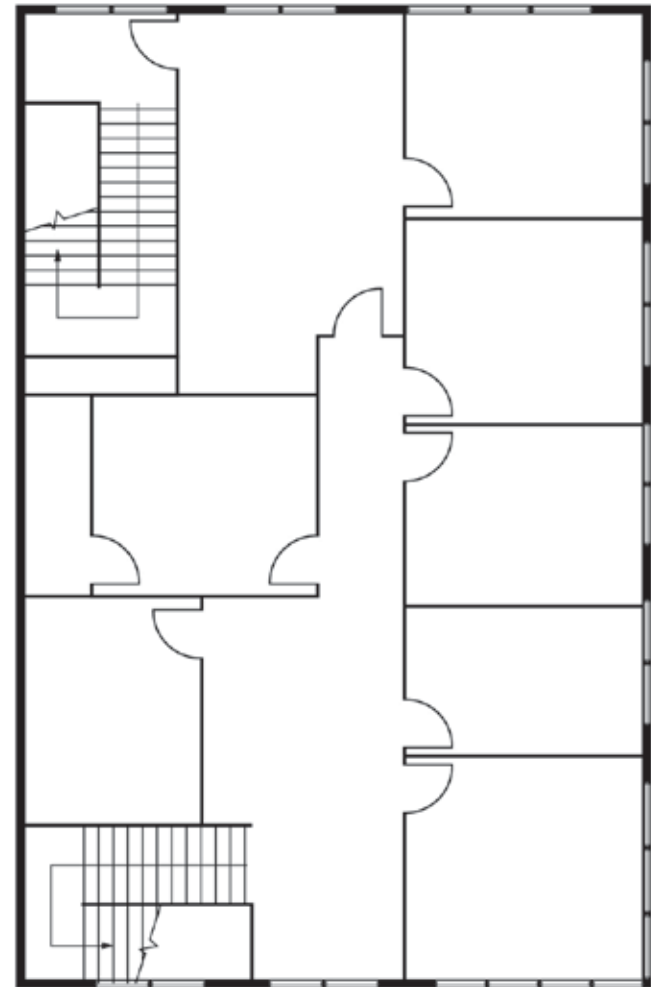
- ±4,950 SF AVAILABLE
- COMPLETELY RENOVATED IN 2024 WITH NEW FINISHES THROUGHOUT
- TWO-STORY HIGH-IMAGE OFFICE
- PROFESSIONALLY ZONED OFFICE PARK (4.2 COMMUNITY COMMERCIAL)
- LARGE OFFICES
- SIGNAGE ON IRVINE CENTER DRIVE
- 4:1,000 SURFACE FREE PARKING
- WALKING DISTANCE TO RETAIL & RESTAURANTS NEARBY INCLUDING IRVINE SPECTRUM CENTER LOS OLIVOS MARKETPLACE
- ACCESS CONTROL & SECURITY SYSTEM IN PLACE
- DIRECT ACCESS TO 405, 5 & 133 FREEWAY



±4,960 SF OFFICE BUILDING



First Floor



Second Floor



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