FOR SALE

8961 Research Dr, Irvine, CA 92618

±9,900-SF Premier Owner-User Office Building with In-Place Income

ECONOMOS DEWOLF
COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS

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SUMMARY

Offering	**8961 Research Dr, Irvine, California 92618** Two-story design-professional office building built in 2004 with a **very high-end interior buildout**, in-place income from the tenant occupying the first floor, and a **best-in-class location** with proximity to the Irvine Spectrum and the 5 Freeway.
Size	**±9,900 square feet**
Occupancy	**1st Floor – 4,777-SF** – Expires 11/30/2028. Paying $15,716 per month FSG. One 5-Yr option to extend. **2nd Floor – 5,123-SF –** Available for Occupancy November 1st, 2027. Paying $11,527 per month FSG. No renewal options.
Sale Price	**$4,940,000 (±$499 per square foot)**
Parking	**Surface parking is free** within Brenexus Limited Edition Business Park at a ratio of 3.54/1,000-SF.
Association	Association dues are currently $1,200 per month. The association is responsible for landscaping, parking lot maintenance, and common area maintenance and insurance.
Condition	The roof is original and has been regularly maintained. There are three original HVAC units that are on a quarterly maintenance schedule.

HIGHLIGHTS

What Makes 8961 Research Dr Unique?

- **High-image freestanding office building** located within the prestigious Brenexus Limited Edition Business Park just blocks from the Irvine Spectrum Center.
- **Owner-user opportunity**: the second floor will be available for occupancy November 1st, 2027, so closing after November 1st, 2026, will satisfy an SBA loan (just 10% down).
- The layout of the second floor is a **creative, open floor plan** with a mix of perimeter offices, a kitchen, restrooms, and open workstations.
- This **dynamic location** is within close-proximity to the **5 and 405 freeways, Irvine Spectrum Center, and Los Olivos Marketplace**. The building is also located just minutes from John Wayne Airport, Alton Marketplace, and **numerous restaurants**, shopping, and other amenities.
- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. **Build equity for yourself instead of a landlord, while collecting rental income to offset ownership costs**.
- 8961 Research Drive, priced at $499/SF, is a **clear value compared to recent sale comps** that can be seen on page 16.

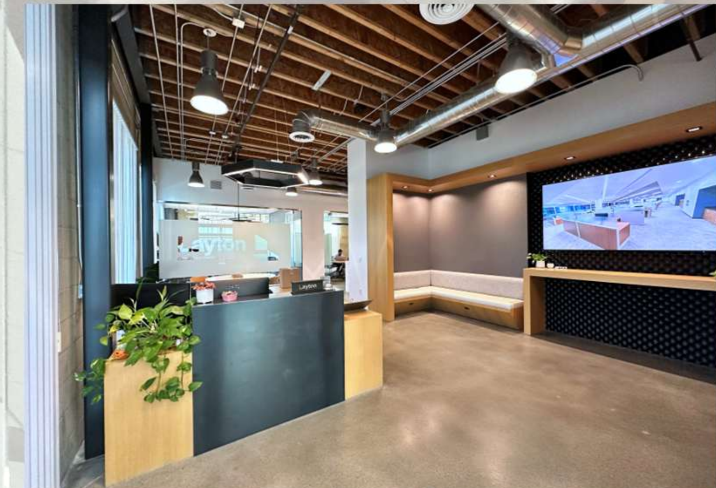
LOCATION

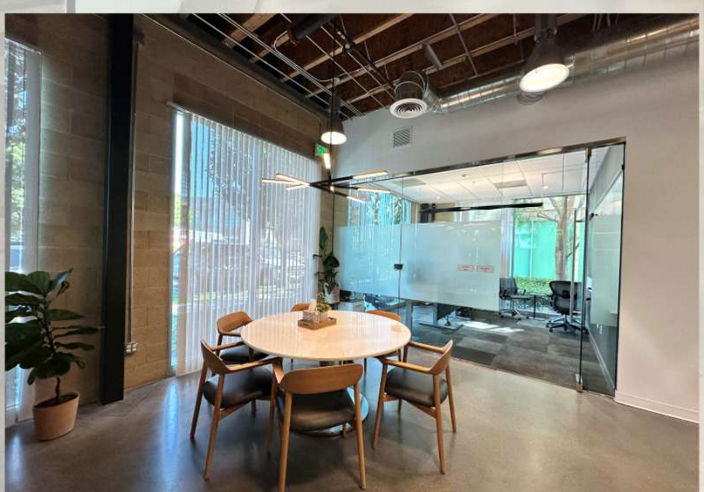
Surrounded by Major Freeways and an Abundance of Retail

AMENITIES

First Class Amenities in the Immediate Vicinity – Irvine Spectrum Center

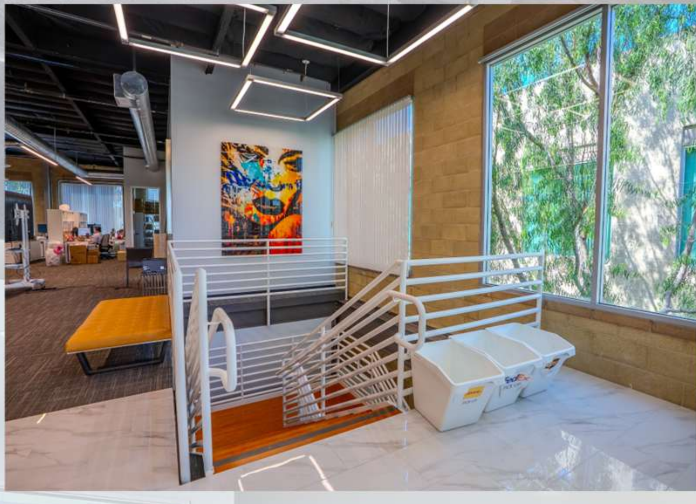
PHOTOGRAPHS

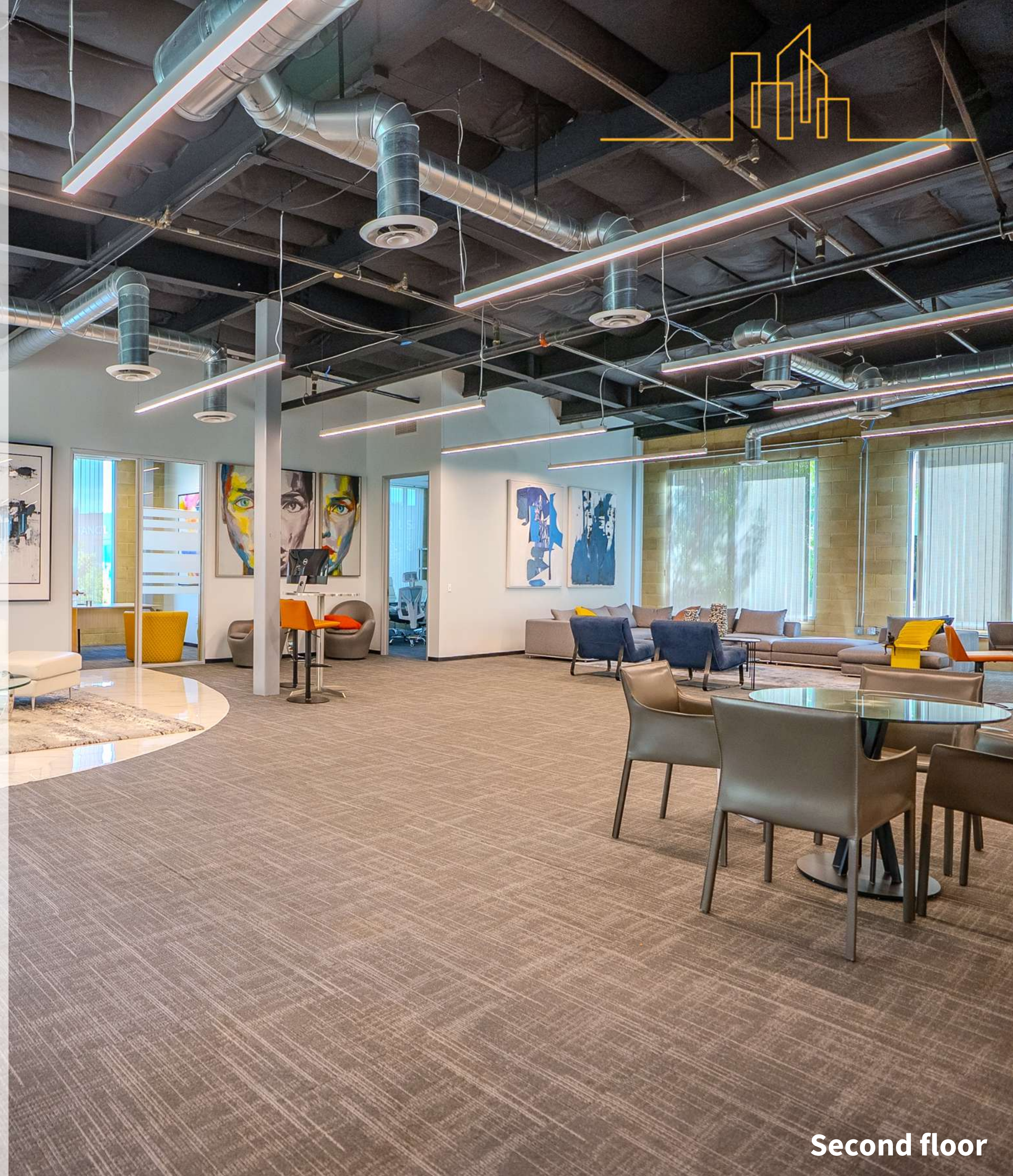




First floor

Second floor

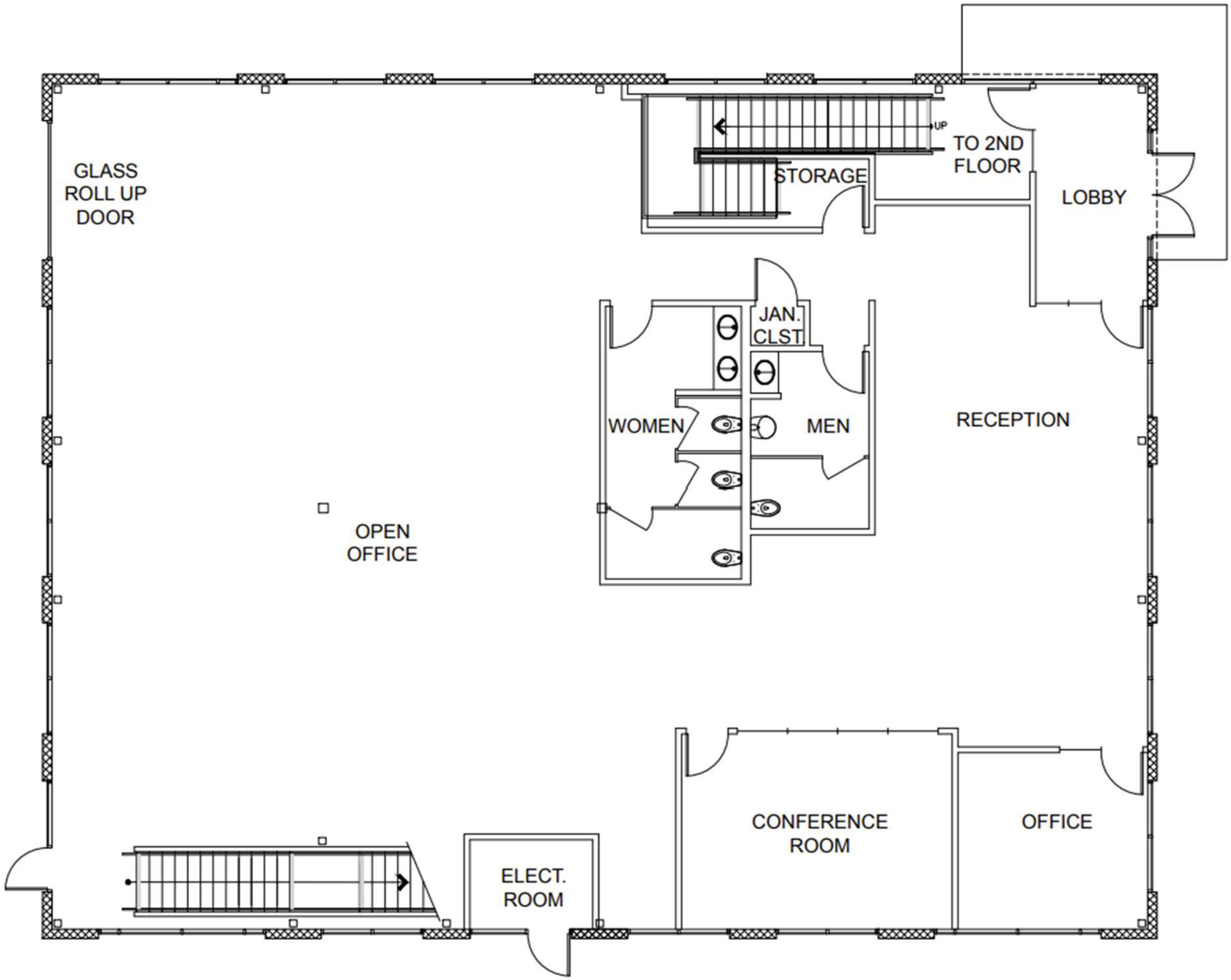




Second floor

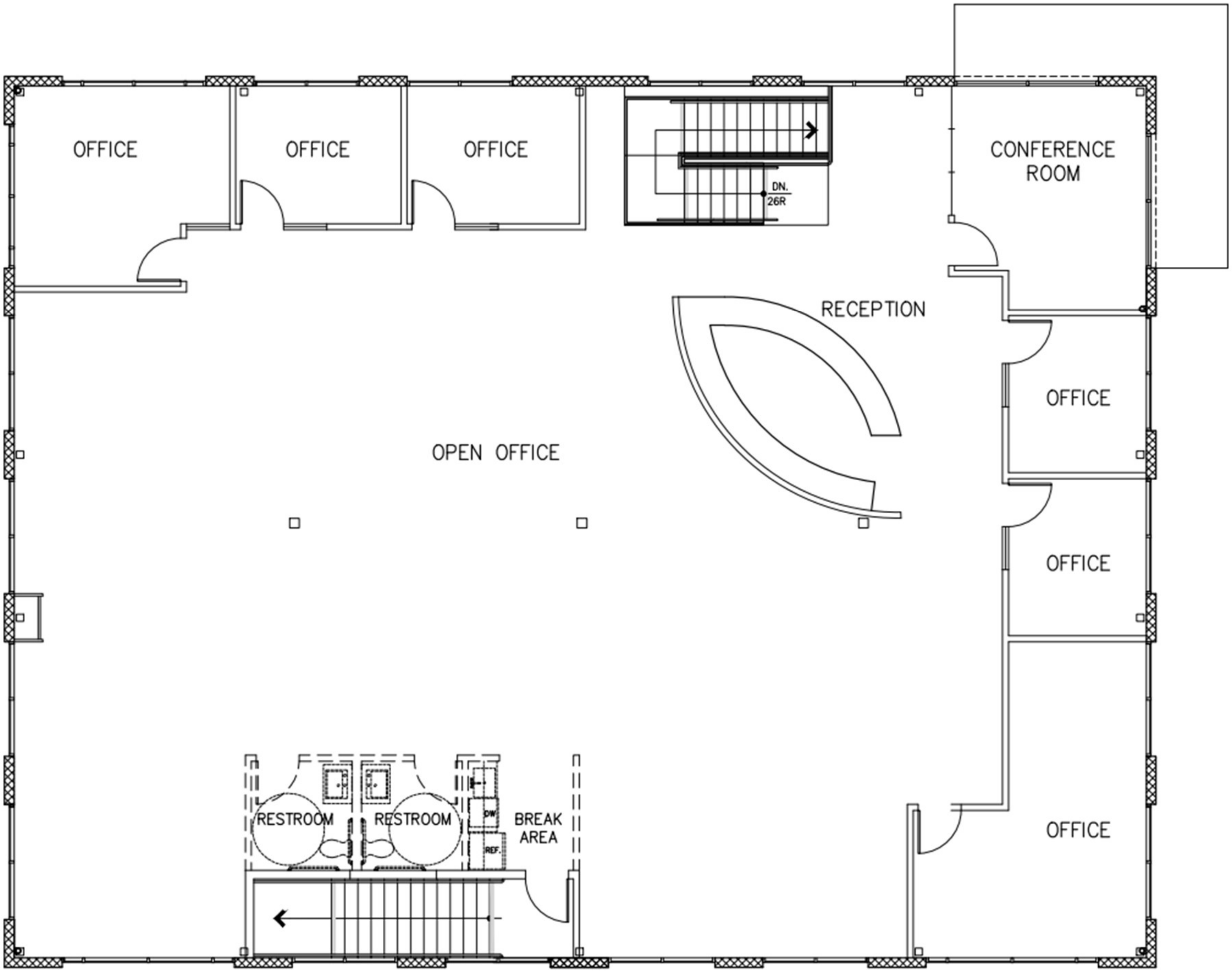
FLOOR PLAN

First Floor – Occupied Until 11/30/2028 (One 5-Year Option to Extend)



FLOOR PLAN

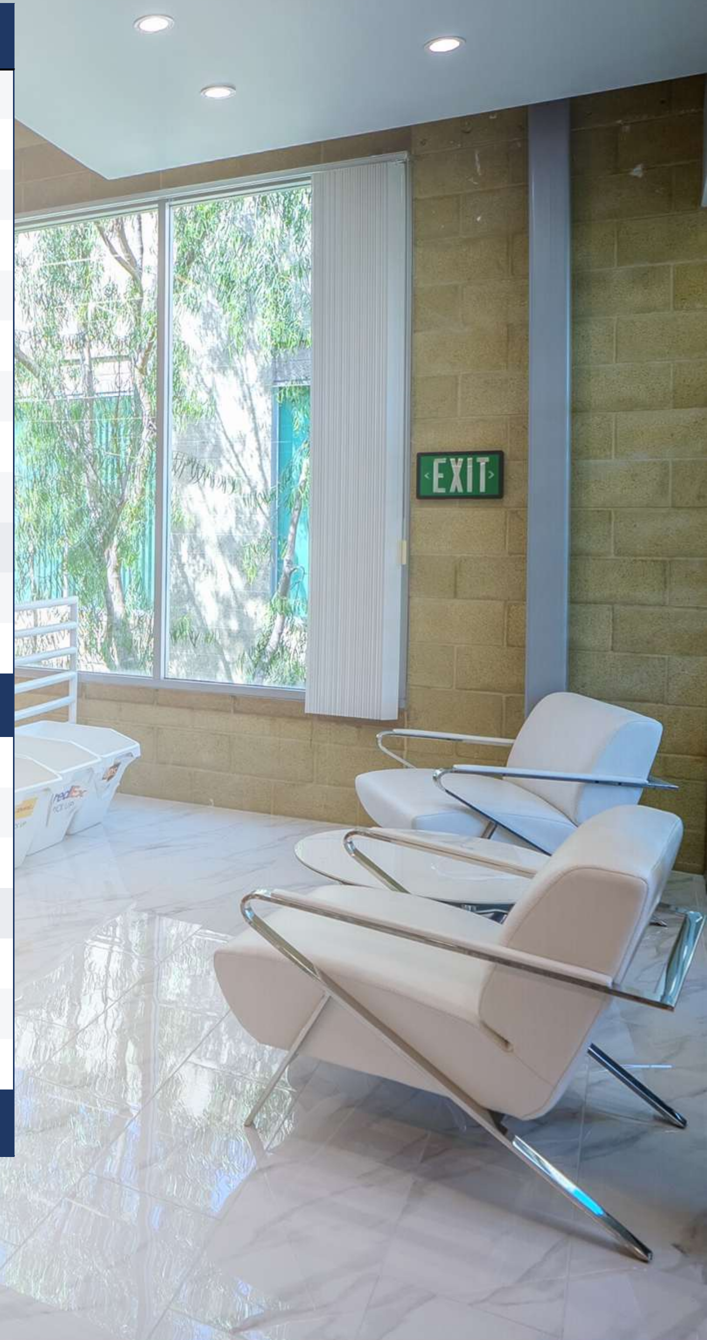
Second Floor – Available for Occupancy 11/1/2027



BUILDING ANALYSIS

Owner-User Cost of Ownership — Suite 200 (5,123 SF)	
Total Purchase Price	$4,940,000
Down Payment % (SBA 504/7a)	10.0%
Down Payment ($)	$494,000
Loan Amount	$4,446,000
Interest Rate	6.00%
Amortization (Yrs)	25
Monthly Debt Service (P&I)	$28,646
Building Operating Expenses, Less Taxes (Mo)	$7,503
New Property Taxes — Full Building (Mo)	$4,272
Total Monthly Ownership Cost	**$40,421**
Less: Suite 100 Rental Income (Mo)	($16,154)
Less: Suite 100 Reimbursement Income (Mo)	($1,558)
Net Monthly Cost of Ownership	**$22,709**
Owner-Occupied SF (Suite 200)	5,123
Net Monthly Cost PSF	$4.43
Less: Avg Monthly Principal Reduction (Yr 1)	($6,595)
Net Effective Monthly Cost (After Equity Build via Principal Paydown)	**$16,113**
Net Effective Cost PSF	$3.15
Market Lease Rate — Suite 200 ($/SF/Mo FSG)	$3.30
Monthly Cost to Lease Equivalent Space	$16,906
Year One Monthly Advantage of Owning (improves every year)	**$792**

**This is an example and your specific situation may result in a different outcome*



25- YEAR OWNERSHIP ANALYSIS

25-Year Ownership Benefit — Own Free & Clear	
Hold Period (Yrs)	25
Building SF	9,900
Purchase Price PSF	$499
Projected Value PSF at Yr 25	$750.00
Projected Building Value at Yr 25	$7,425,000
Implied Annual Appreciation Required	1.64%
Annual Escalation — Rent & OpEx	3.0%
Loan Balance at Yr 25	$0
Owner Equity at Yr 25 (Free & Clear)	**$7,425,000**
Initial Equity (Down Payment)	$494,000
Total Principal Repaid Over Term	$4,446,000
Total Equity Gain	**$6,931,000**
Equity Multiple on Down Payment	15.0x
25-Yr Cumulative Net Ownership Cost	$5,996,135
25-Yr Cumulative Rent if Leasing Instead	$7,396,520
Cumulative Cash Savings vs Leasing	**$1,400,386**
Total 25-Yr Benefit of Owning	**$8,331,385**

**This is an example and your specific situation may result in a different outcome*

BENEFITS OF DEPRECIATION

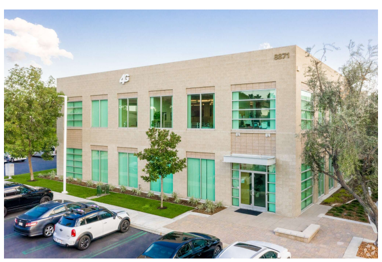
- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.

- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **$365,000 in first-year tax savings**. Combined with a 10% SBA down payment of $494,000, the **net first-year cash outlay would be only about $129,000**.

- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.

SALE COMPS

8961 Research Dr is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 9210 Irvine Center Dr Irvine	June 2026	9,900 SF	$5,250,000 **$530/SF**	This Irvine office building sold to an owner-user for $530/SF in June of 2026. 8961 Research Dr is being offered over $30 per square foot less, and with in-place income, than this similar Irvine office building, offering a clear value to a buyer.
 9150 Irvine Center Dr Irvine	May 2026	4,960 SF	$2,630,000 **$530/SF**	This Irvine office condo sold in May of 2026 for $530/SF. An owner-user can purchase 8961 Research Dr, a freestanding building, for over $30 per square foot less and offset their ownership costs with the first-floor income.
 8871 Research Dr Irvine	Mar 2025	9,900 SF	$4,690,000 **$473/SF**	This Irvine design professional office building in the same business park as 8961 Research Dr sold for $473/SF in March of 2025. 8961 Research Dr has a much nicer interior buildout as well as in-place income and is a clear value at just $26/SF more per square foot.

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