

FOR SALE OR LEASE

9150 IRVINE CENTER DRIVE, IRVINE, CA



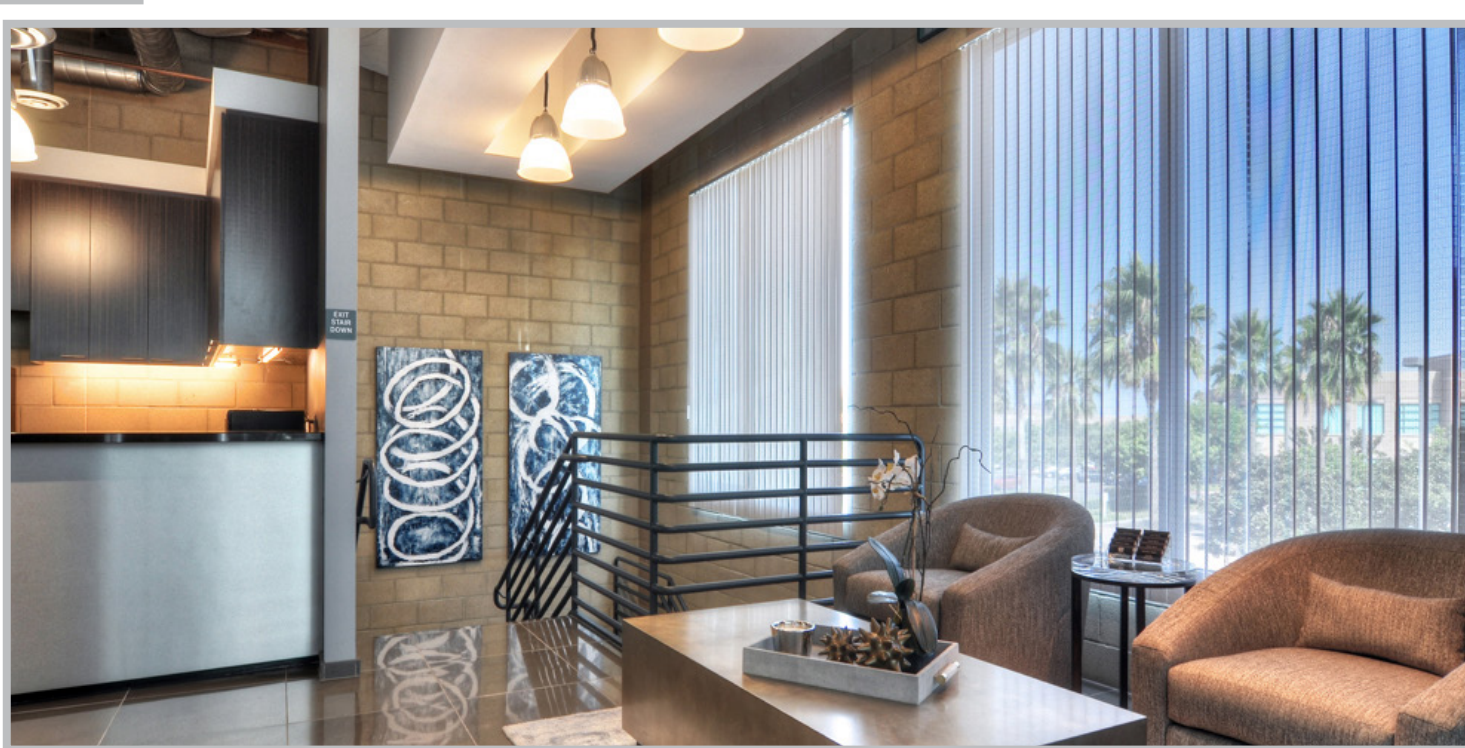
EXCLUSIVELY OFFERED BY:

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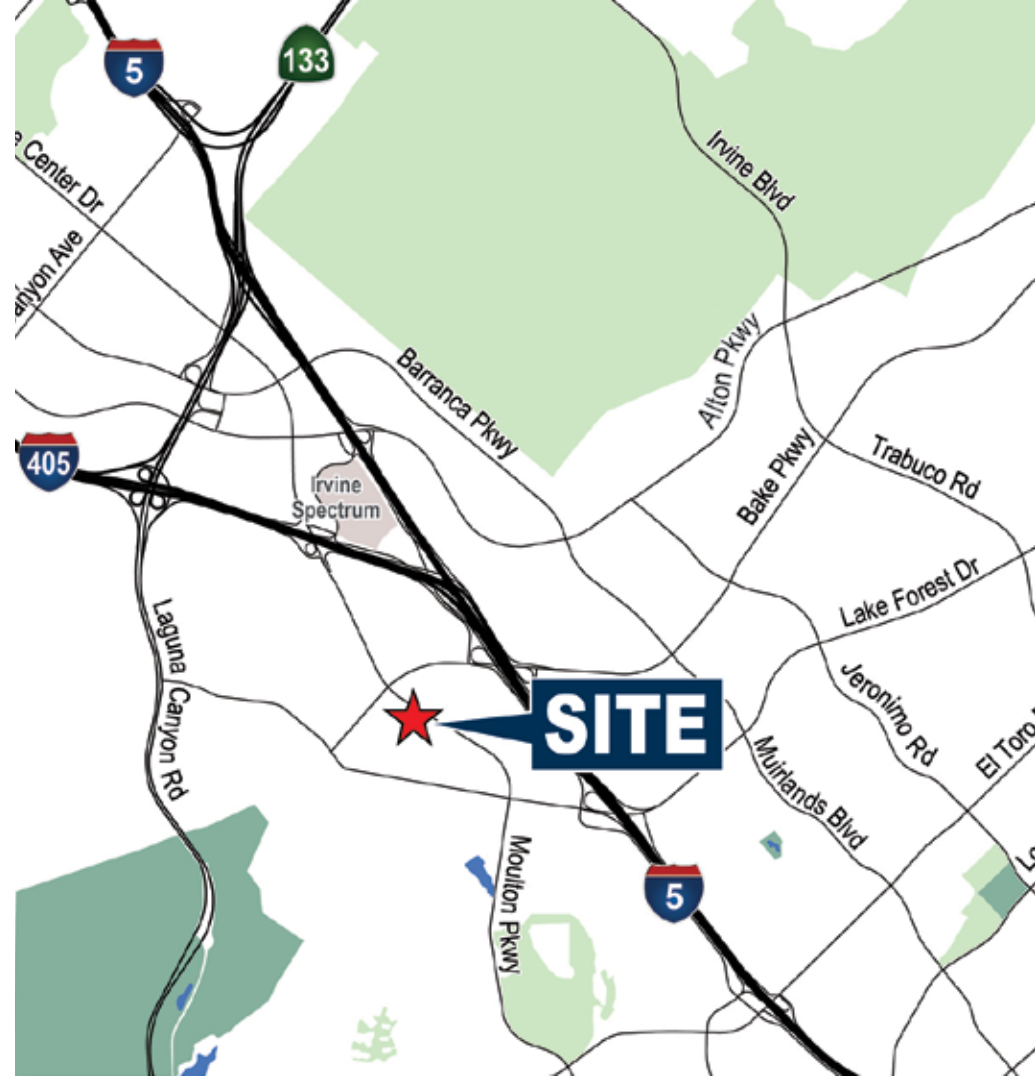
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REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614



PROPERTY FEATURES

- ±2,250 – 4,960 SF Available for Lease
- Creative High-end Office Improvements
- Free Surface Parking
- Parking Ratio 4:1000
- Easy Access to the 73, 133, 405 & 5 Freeways
- Located within the Bacchus Office Park



PRIME IRVINE SPECTRUM LOCATION

Walking distance to an abundance of retail and dining amenities:

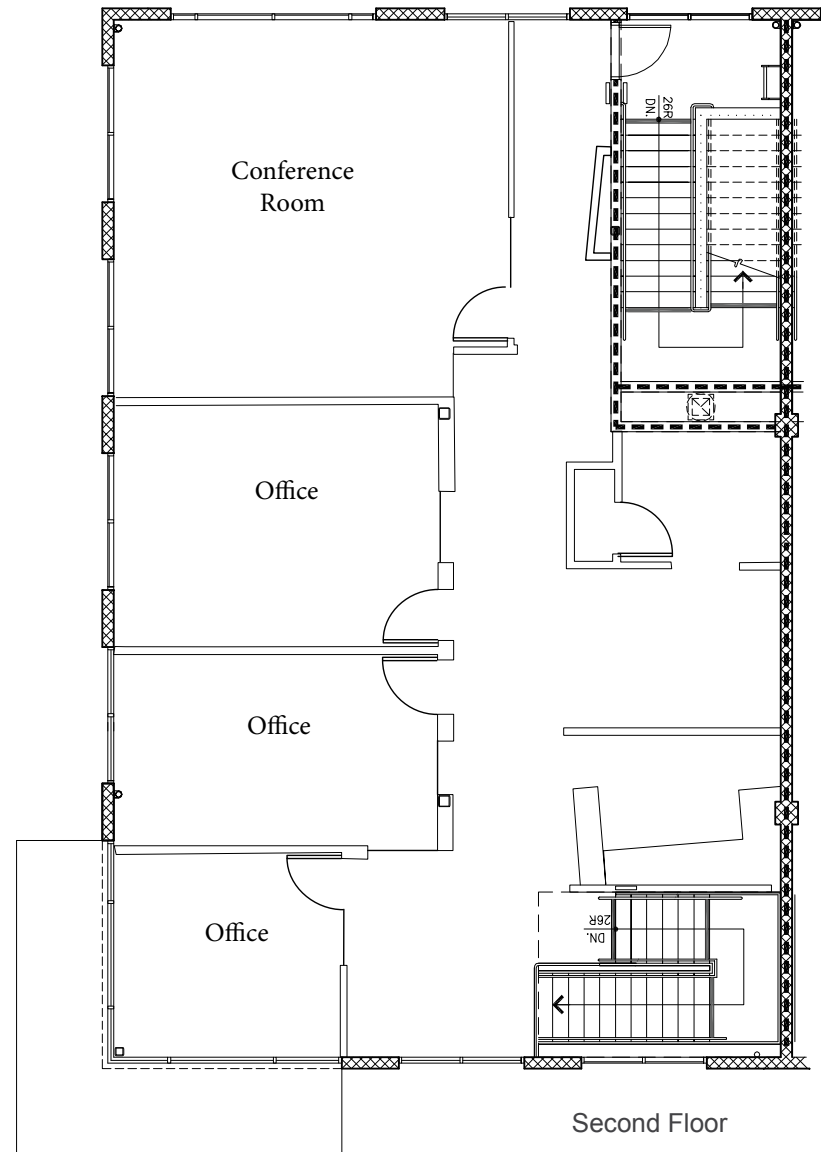
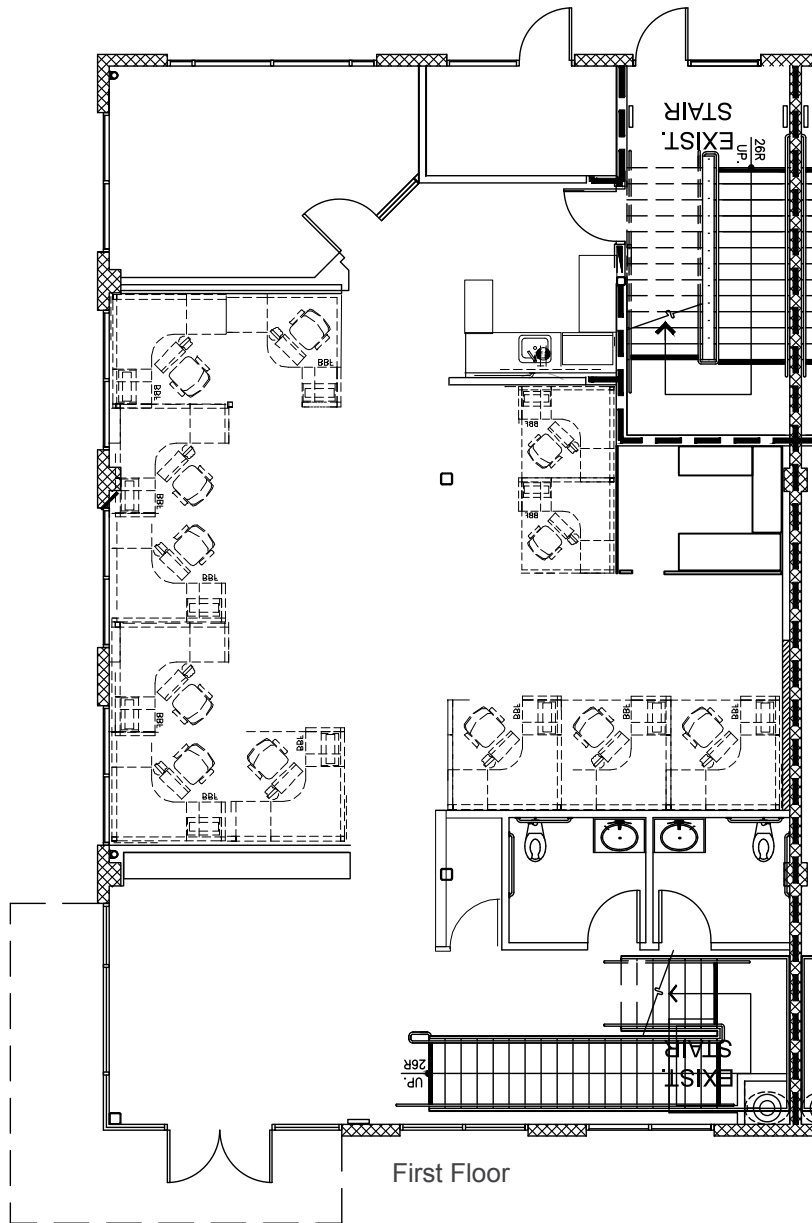
Los Olivos Market Place: Whole Foods, Starbucks, Puesto, Angelinas

Irvine Spectrum: Retail, Dining, Entertainment

Spectrum Crossroads: BestBuy, McDonald's, Chevron, Del Taco

Alton Marketplace: Bass Proshop, Costco, Del Taco, Bank of America

FLOOR PLAN



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