

# FOR SALE OR LEASE

## 9150 IRVINE CENTER DRIVE, IRVINE, CA

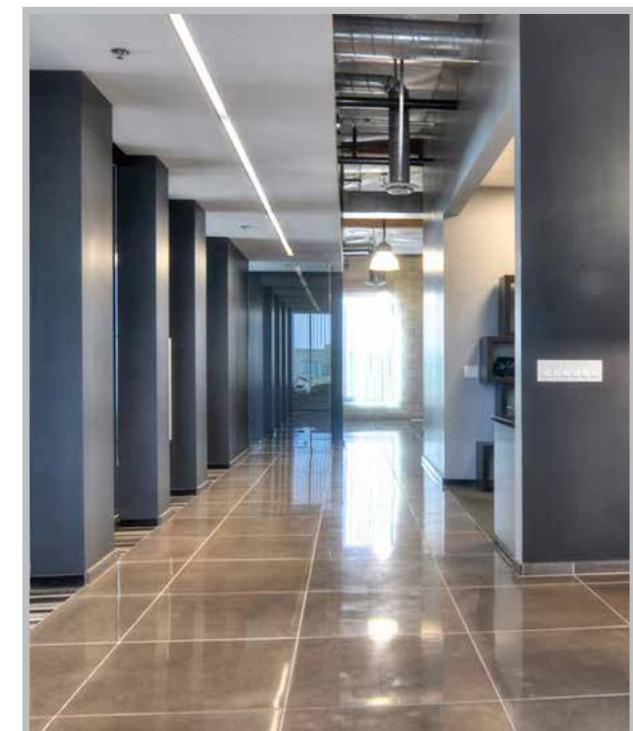


EXCLUSIVELY OFFERED BY:

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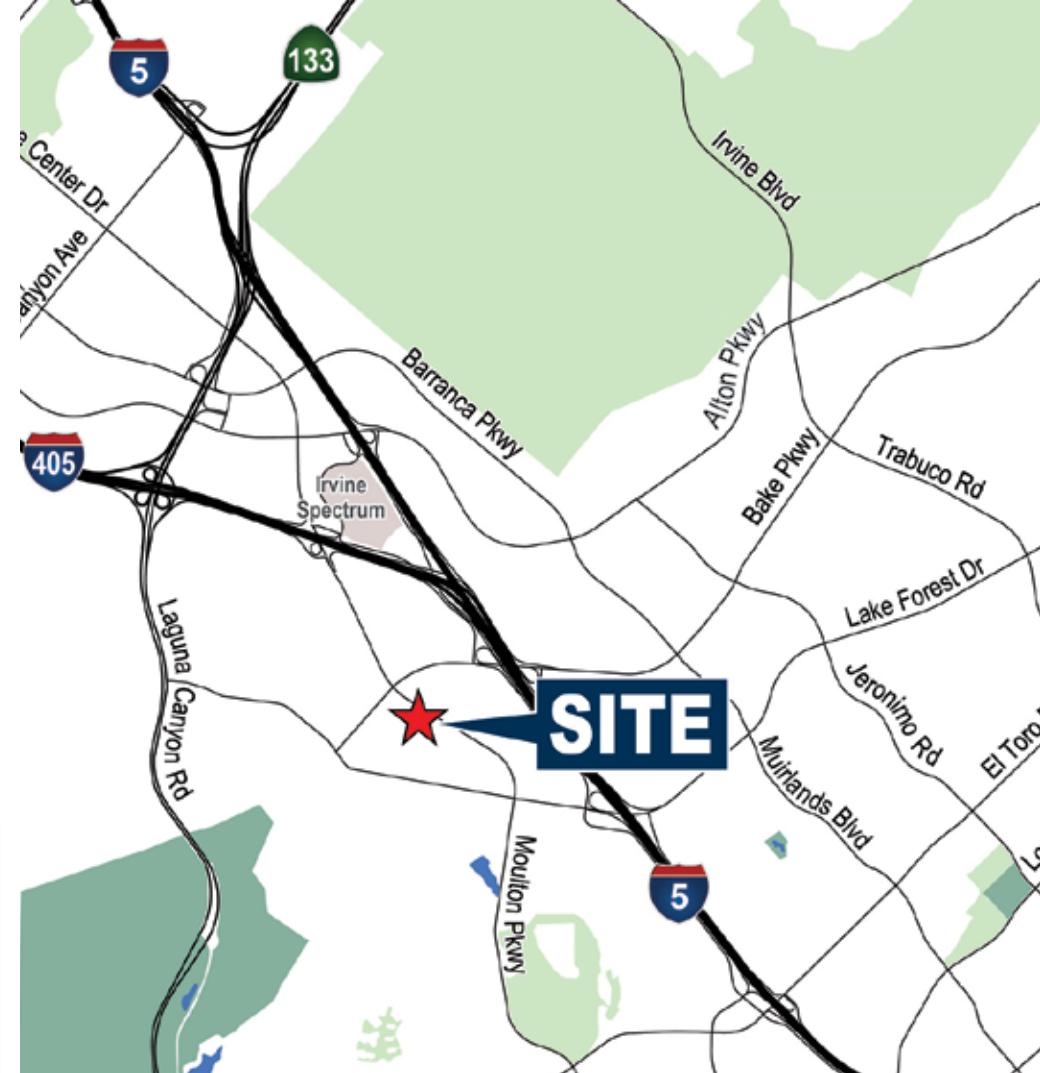
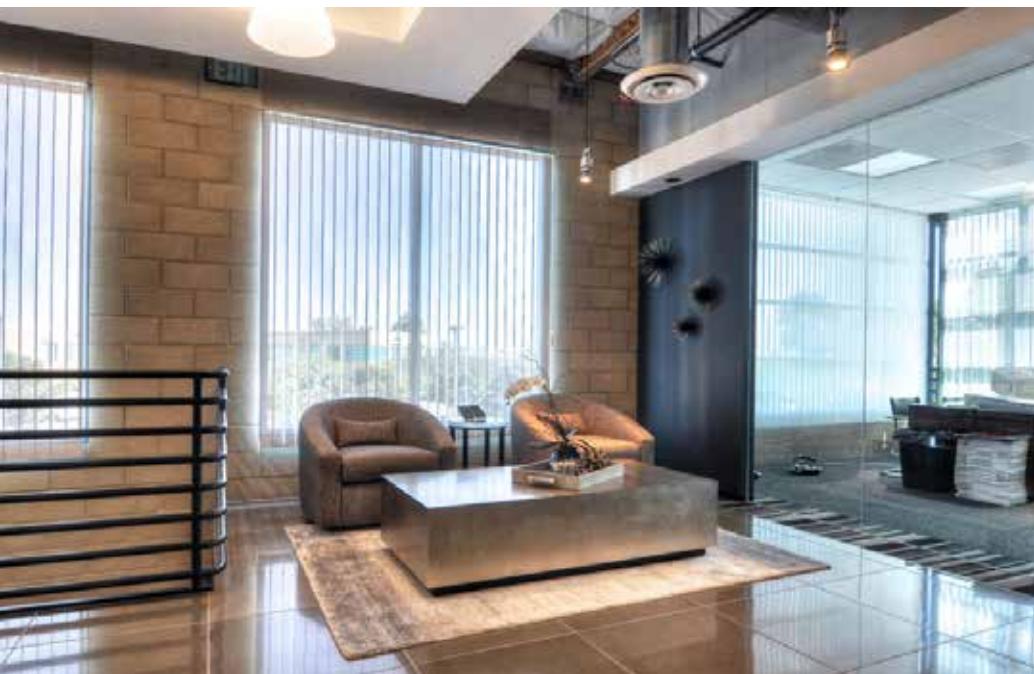
**Voit**  
REAL ESTATE SERVICES  
2020 Main Street, Suite 100, Irvine, CA 92614



## PROPERTY FEATURES

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- ±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

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Walking distance to an abundance of retail and dining amenities:

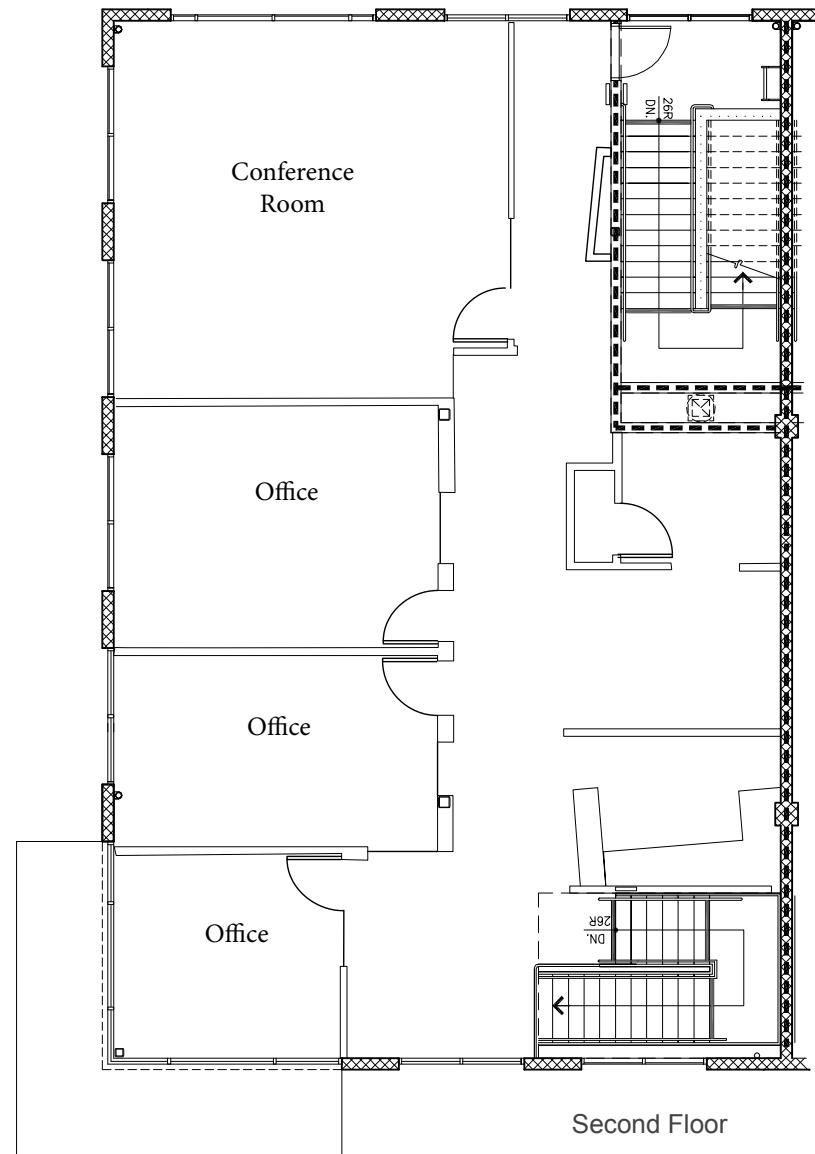
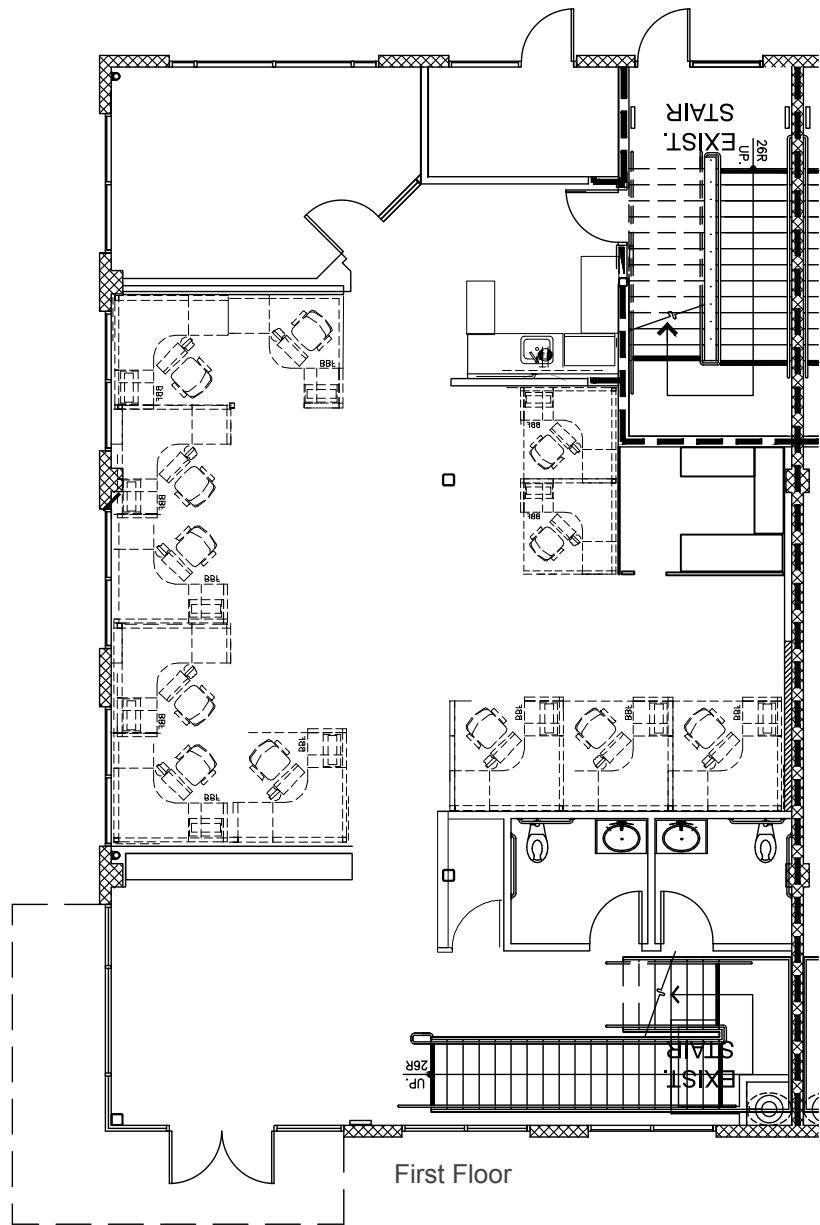
**Los Olivos Market Place:** Whole Foods, Starbucks, Puesto, Angelinas

**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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