

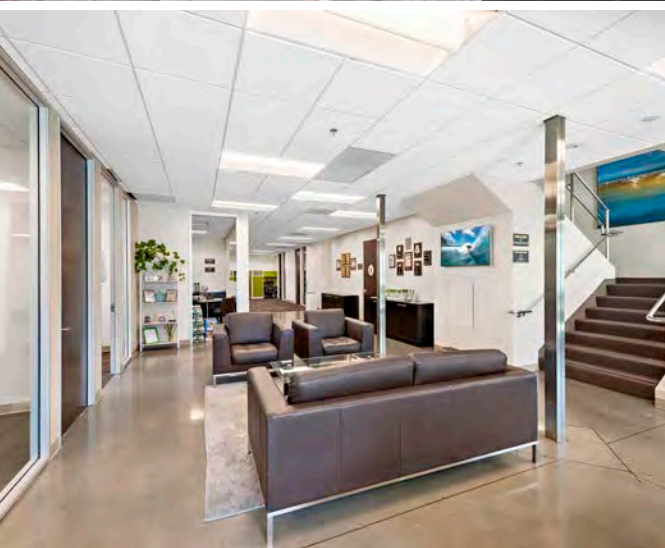
9243-9245

RESEARCH DR, IRVINE

FOR SALE

±11,067 SF TWO STORY FLEX BUILDING





PROPERTY FEATURES

- ±11,067 SF Two Story Flex Building
- High-End Upgrades Throughout
- Multiple Entrances Allowing Owner to Lease a Portion of the Property
- Building Signage Fronting Bake Pkwy with over 300,000 Cars Per Day
- Separate Condos Allowing Future Flexibility to Sell Separately
- Minutes From Irvine Spectrum Center and Los Olivos Shopping Center
- Direct Access from Parking Lot
- 5.4 Design Professional Zoning
- Immediate Access to the 405 and 5 Freeways
- Turnkey Asset for Investor or Owner/User
- Asking Price: \$6,200,000



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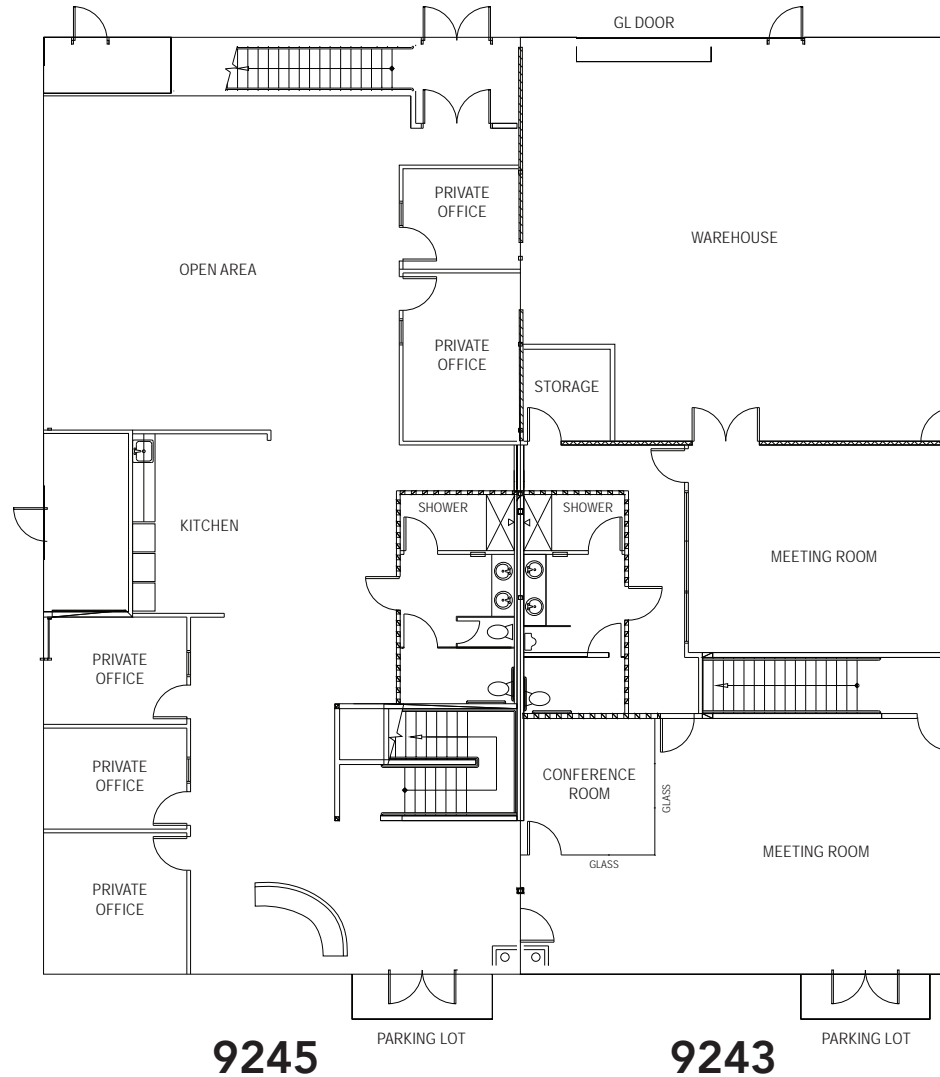
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9243-9245 RESEARCH DR - 1ST FLOOR



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

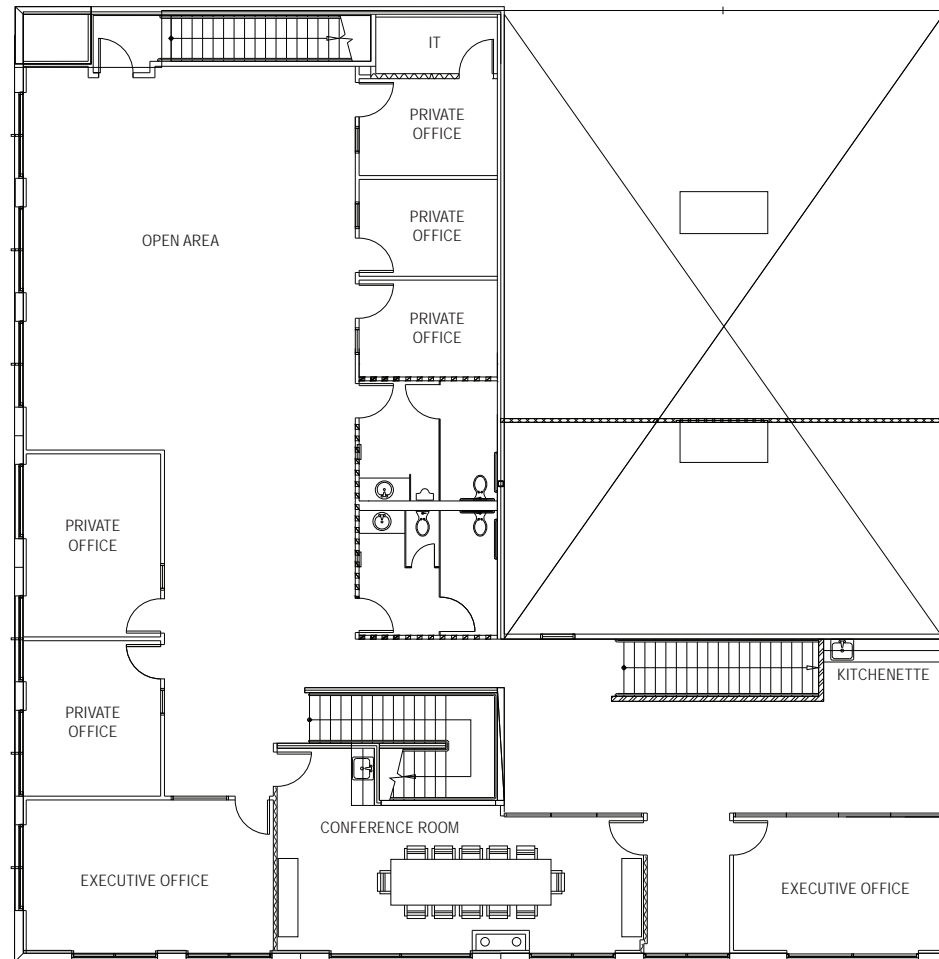
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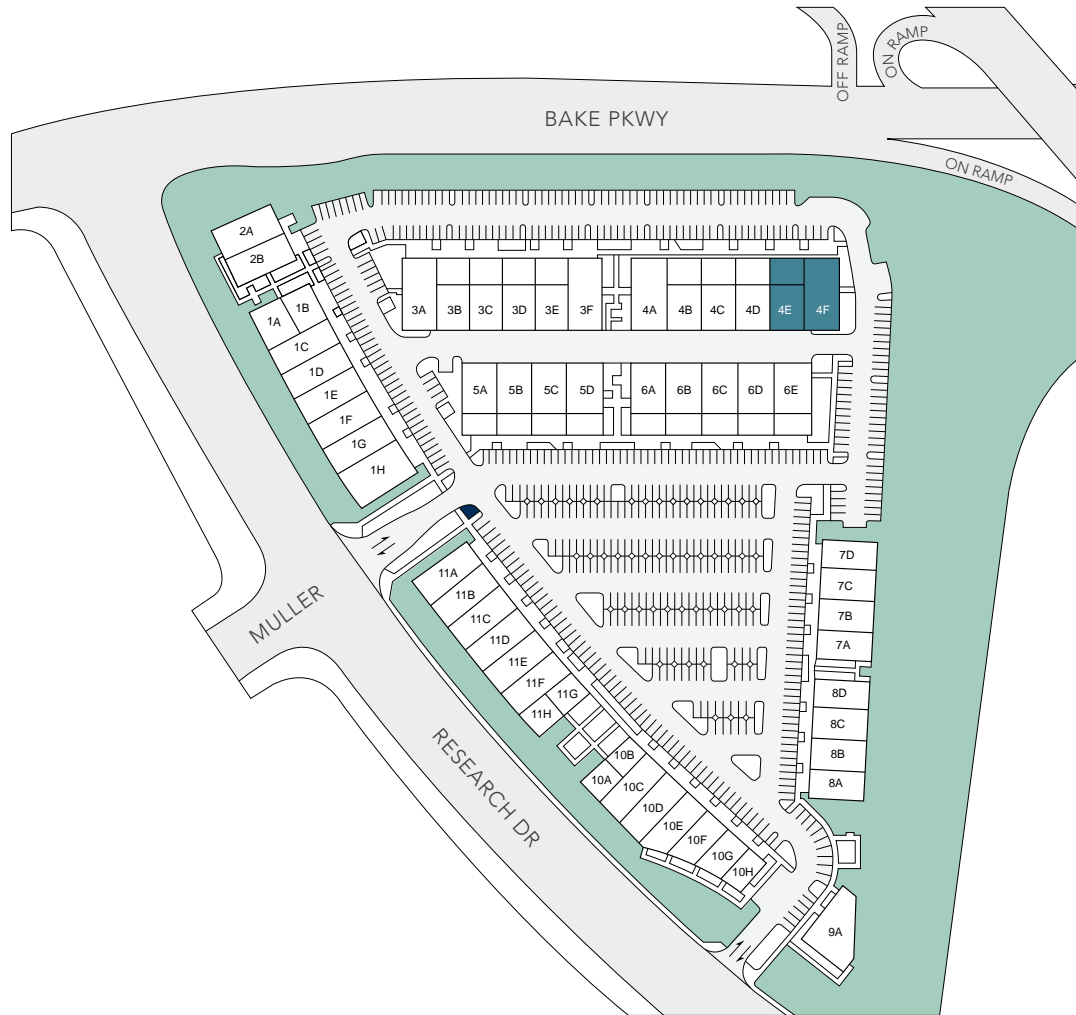
9243-9245 RESEARCH DR - 2ND FLOOR

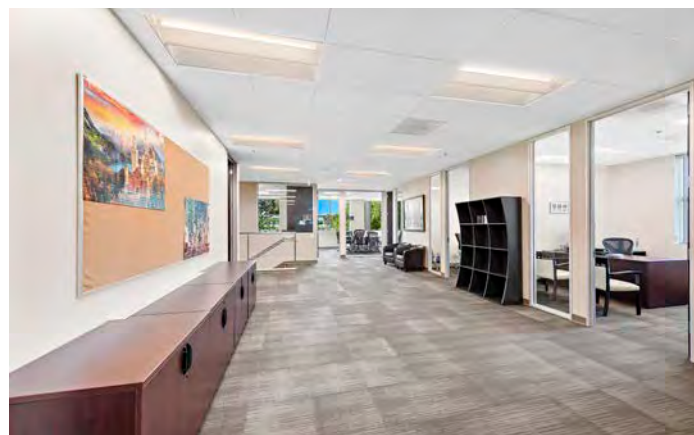
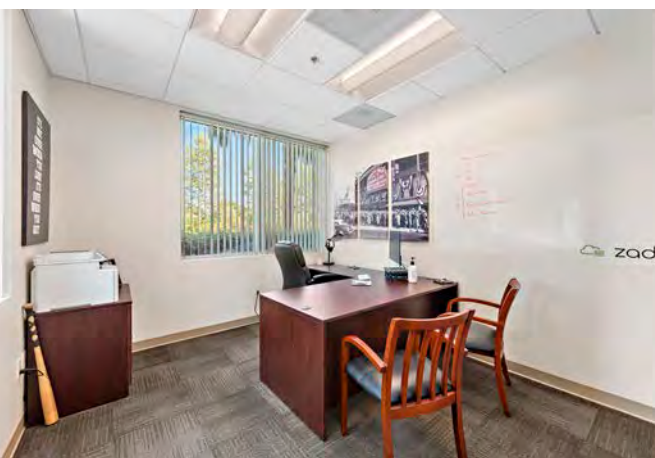


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SITE PLAN





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