

# 9531 IRVINE CENTER DRIVE IRVINE, CA 92618

CREATIVE R&D/OFFICE BUILDING

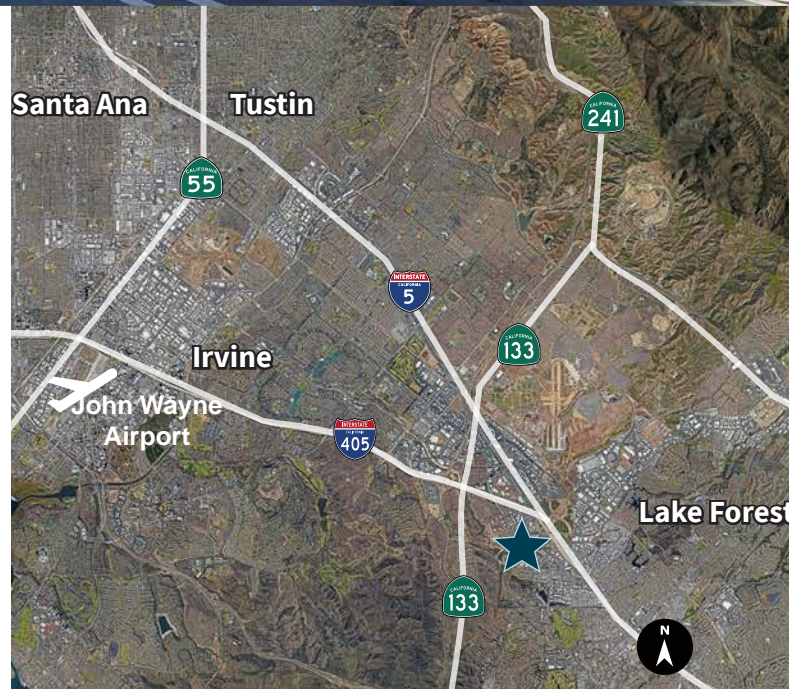
±2,041 SF

FOR LEASE



## PROPERTY FEATURES

- ▶ Rare single-story, ±2,041 SF R&D/office building in Irvine Spectrum
- ▶ LEED Certified CI Gold building with glass roll-up door for creative indoor/outdoor work environment
- ▶ Secure the benefits of sustainable office, including increased productivity, energy savings
- ▶ Eye-catching modern architecture with extensive glassline and upscale tenant improvements
- ▶ Sought-after location within high-image Koll Center II Business Park
- ▶ Prestigious Irvine Center Drive address
- ▶ Adjacent to amenities-rich Irvine Spectrum
- ▶ Entertainment Center and Los Olivos Marketplace
- ▶ Close proximity to Irvine Spectrum Entertainment Center and 5, 405 and 133 freeways



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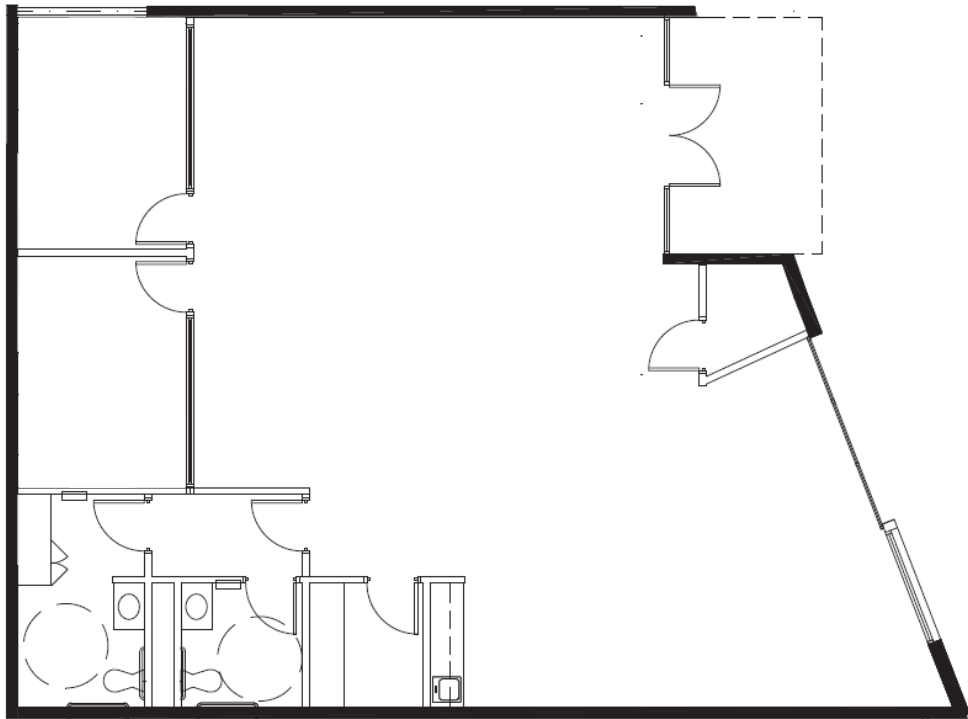
**±2,041 SF**

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## THE BUSINESS CASE FOR LEED

- ▶ Enjoy the cost savings of energy-efficient systems
- ▶ Studies show that LEED buildings increase employee productivity by up to 18%
- ▶ Attract and retain employees by offering a LEED Certified work environment
- ▶ Garner the business/brand image benefits of housing your firm within a “green” building

## FLOOR PLAN



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