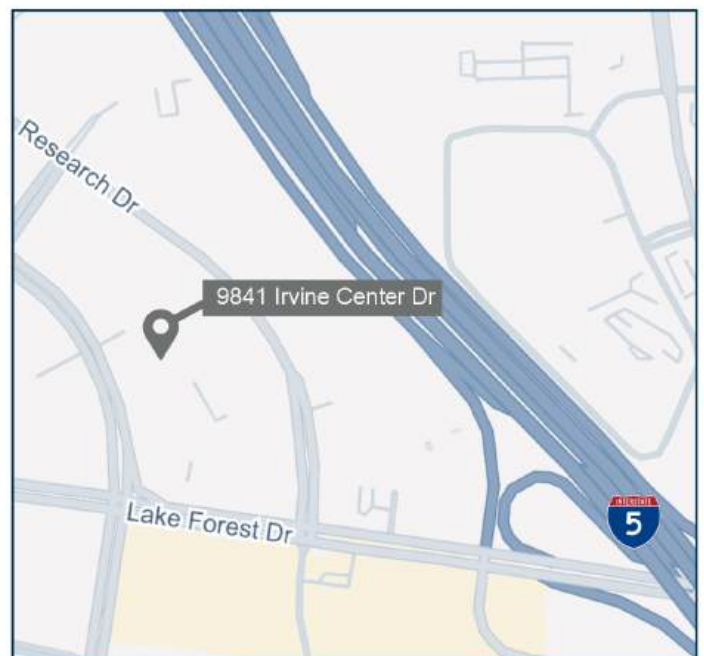


OFFICE UNIT FOR SALE IRVINE SPECTRUM



STE 120 | \$695,000 | +/- 884 SF | 9841 IRVINE CENTER DR

- › +/- 884 SF, Efficient, Professional Office for Sale.
- › 2 Private Offices, Kitchenette, Storage Room, Reception and Open Area.
- › Located in the Irvine Spectrum with ample amenities nearby.
- › Easy access to Interstates 5 & 405 as well as the 133 Toll Road.
- › Opportunity to own versus rent.
- › Ample parking in front of unit.
- › Shared restrooms in common area.
- › Association Dues = \$400 p/mo.

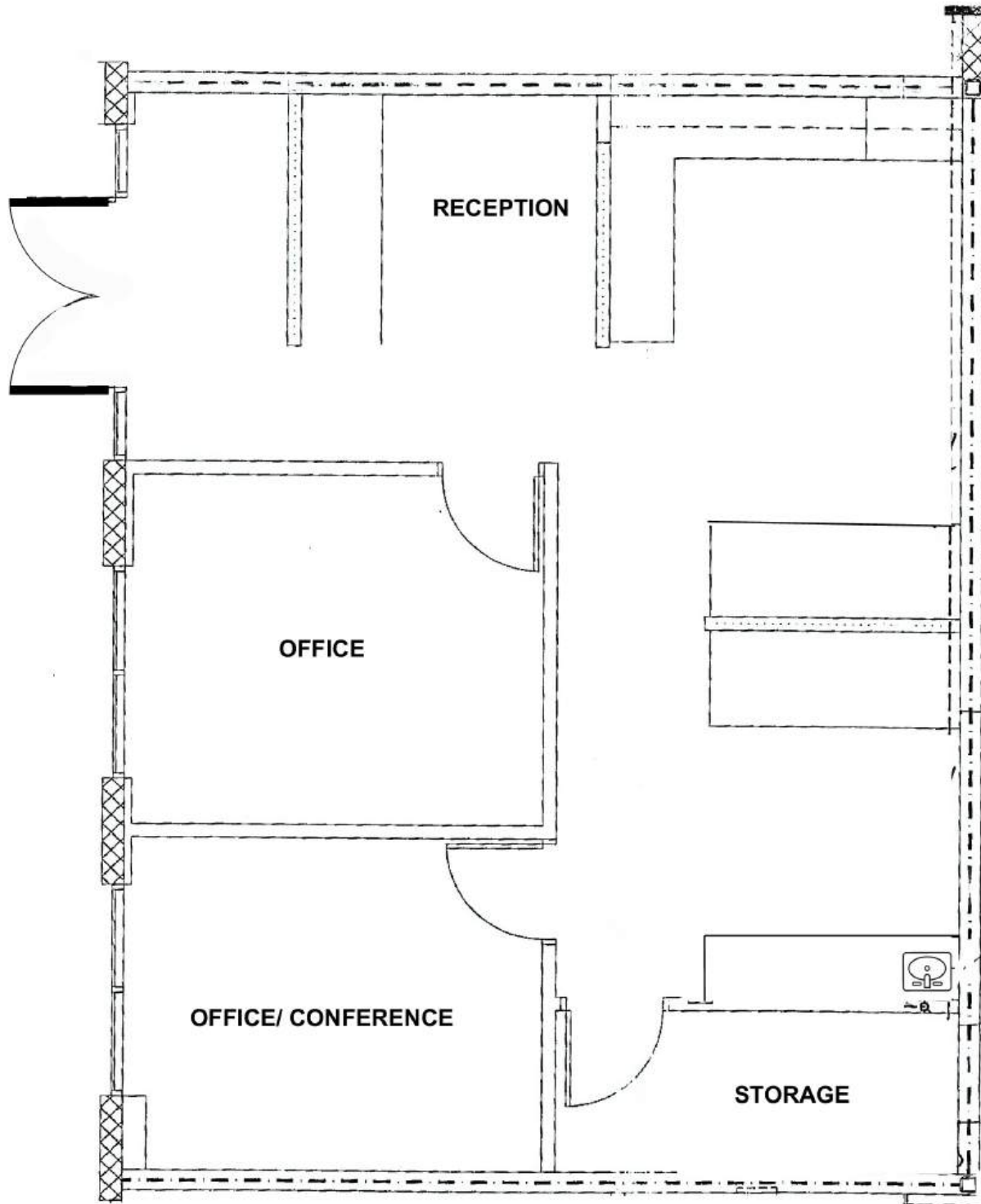


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FLOOR PLAN



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AERIAL



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PHOTOS



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