

# FOR SALE

8911 RESEARCH DRIVE, IRVINE CA 92618



EXCLUSIVELY OFFERED BY:

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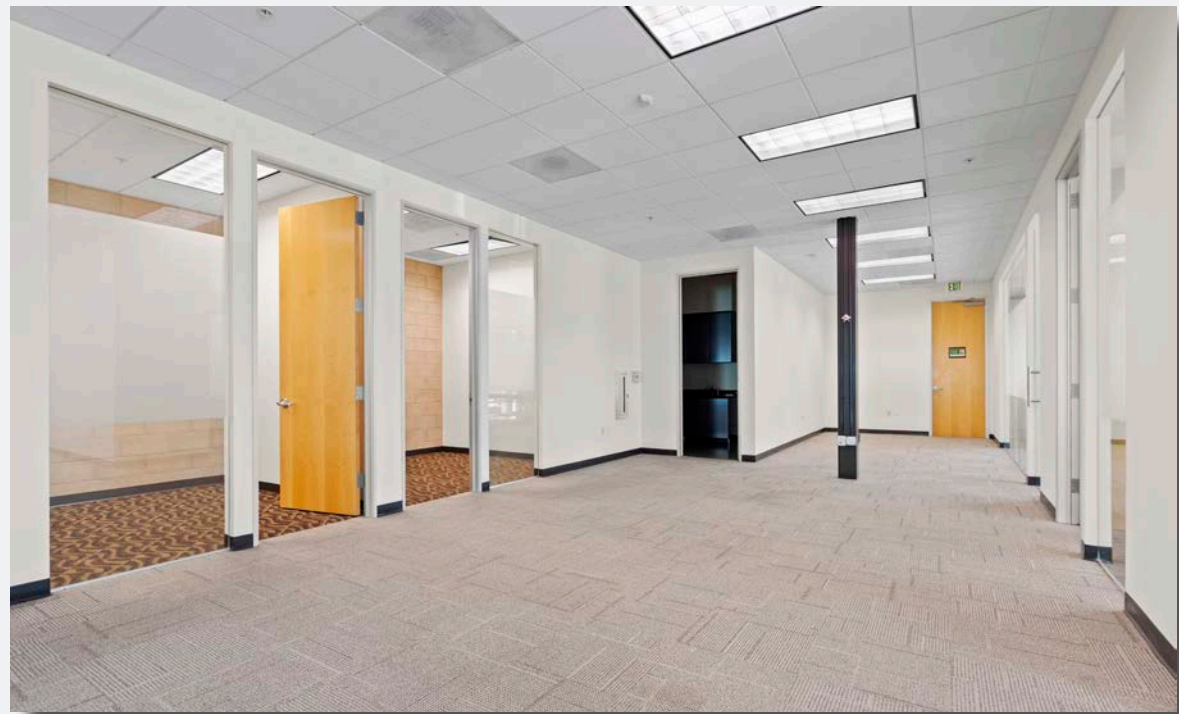
***Voit***

REAL ESTATE SERVICES

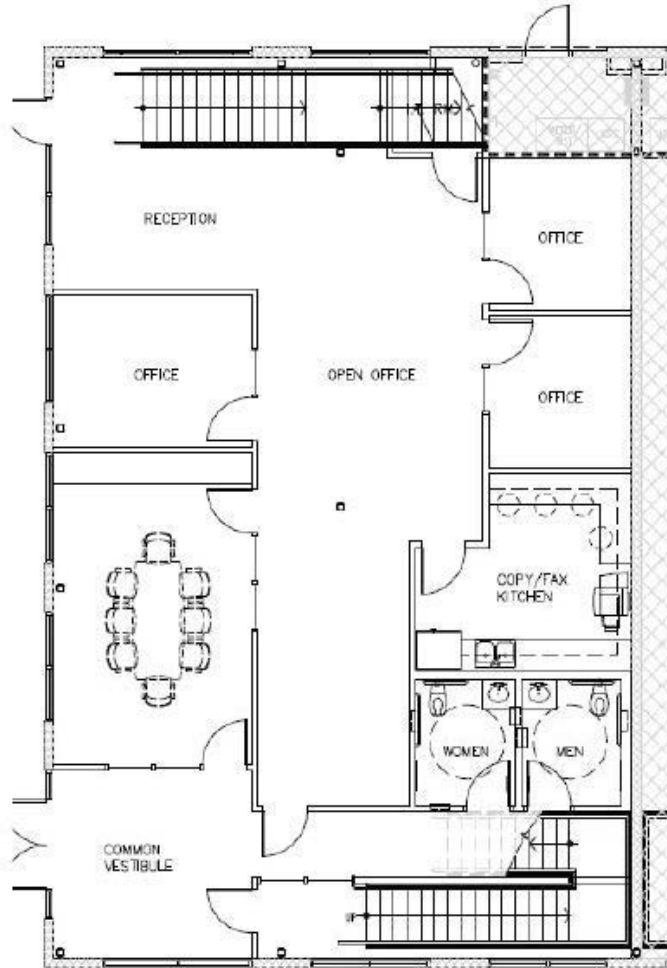


## PROPERTY FEATURES

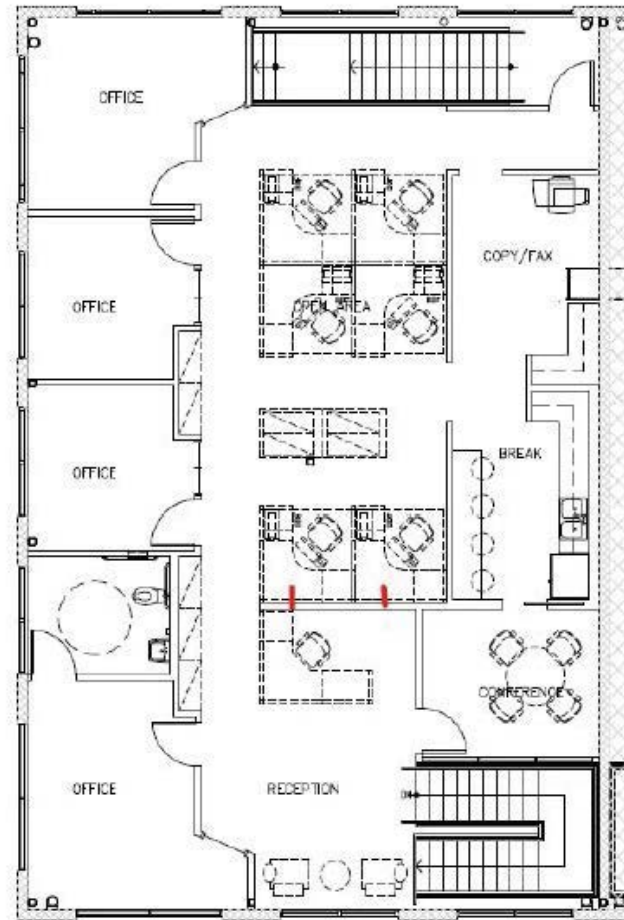
- Price: \$2,722,500 (\$550 PSF)
- Size: ±4,950 Square Feet
  - 1st Floor: ±2,300 SF – Vacant
  - 2nd Floor: ±2,650 SF – Occupied through March 31, 2025
- Zoning: 5.4A General Industrial (Design Professional)
- Parking: 3.5:1,000 SF
- Layout: Reception area, 7 private offices, 2 kitchen areas, 2 conference rooms, and 3 restrooms
- Signage: Building top
- Association Dues: \$569 per month
- Property Tax Rate: 1.0315%
- Location: Easy access to the 5 and 405 freeways, and within a 5 minute drive of numerous retail amenities



# FLOORPLAN



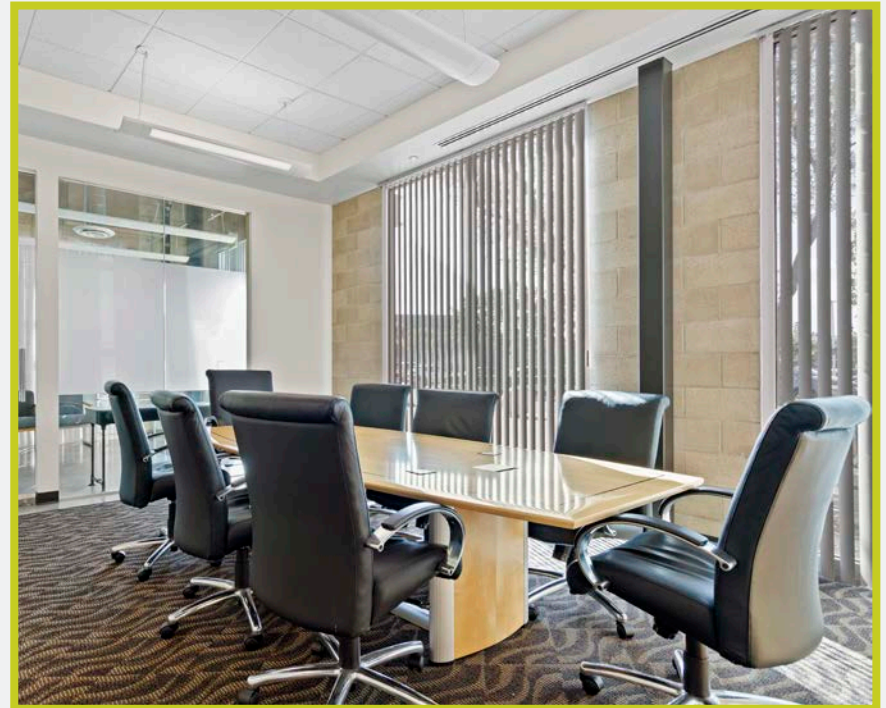
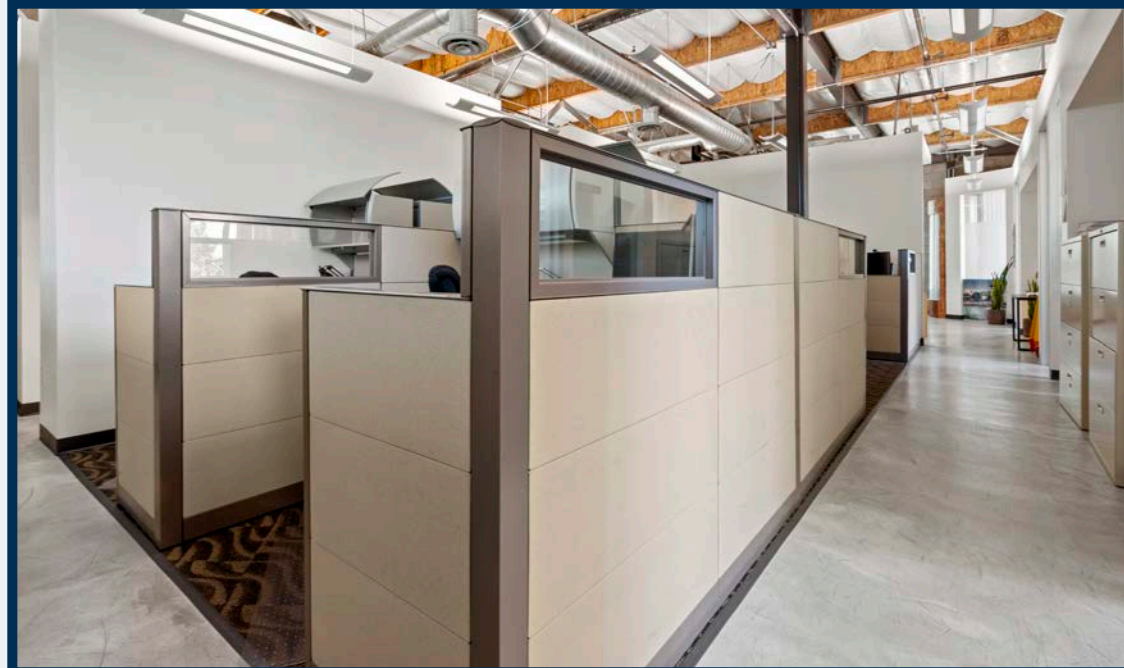
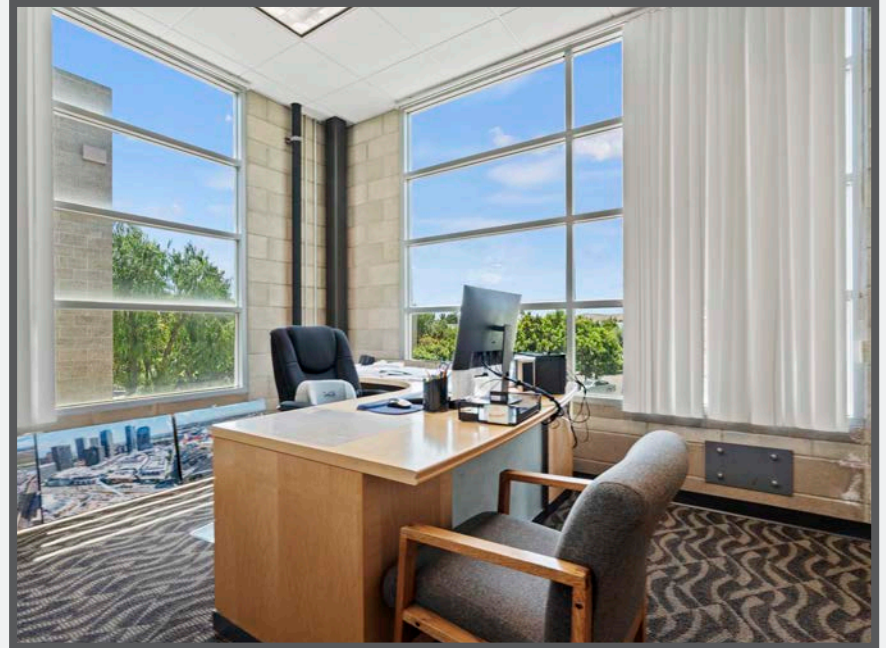
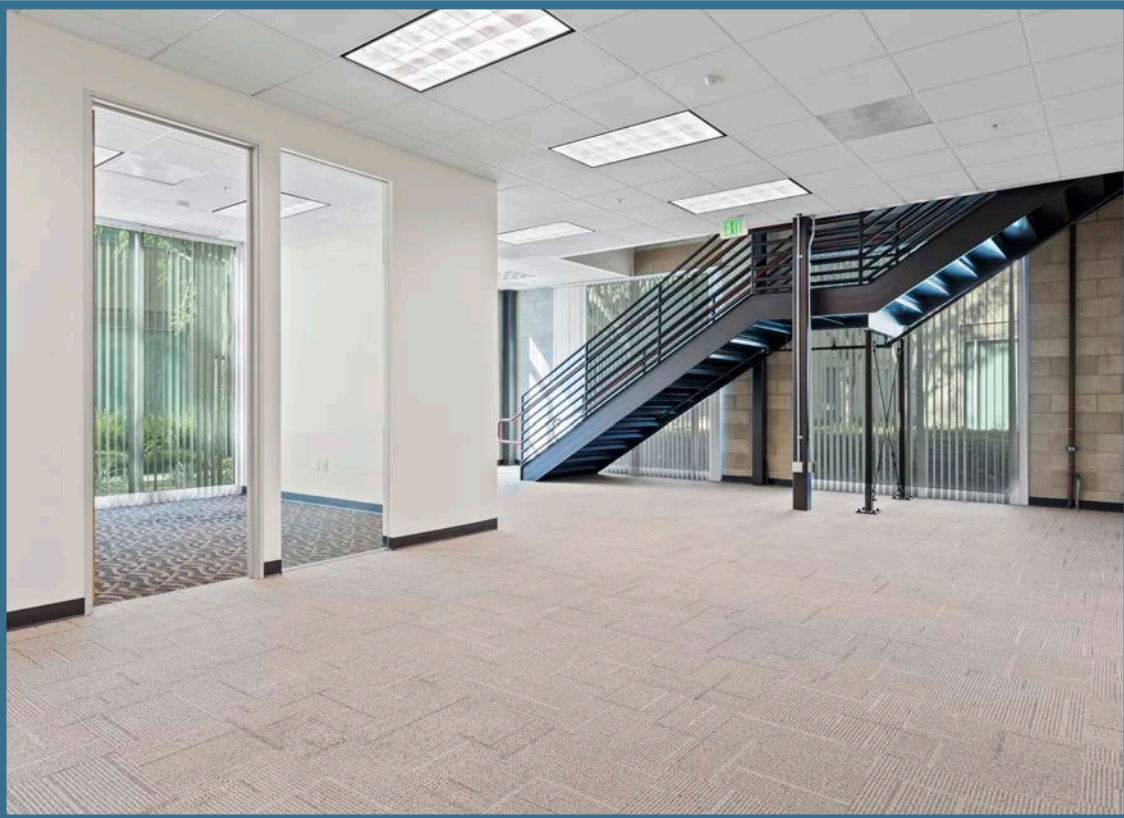
1<sup>st</sup> floor



2<sup>nd</sup> floor

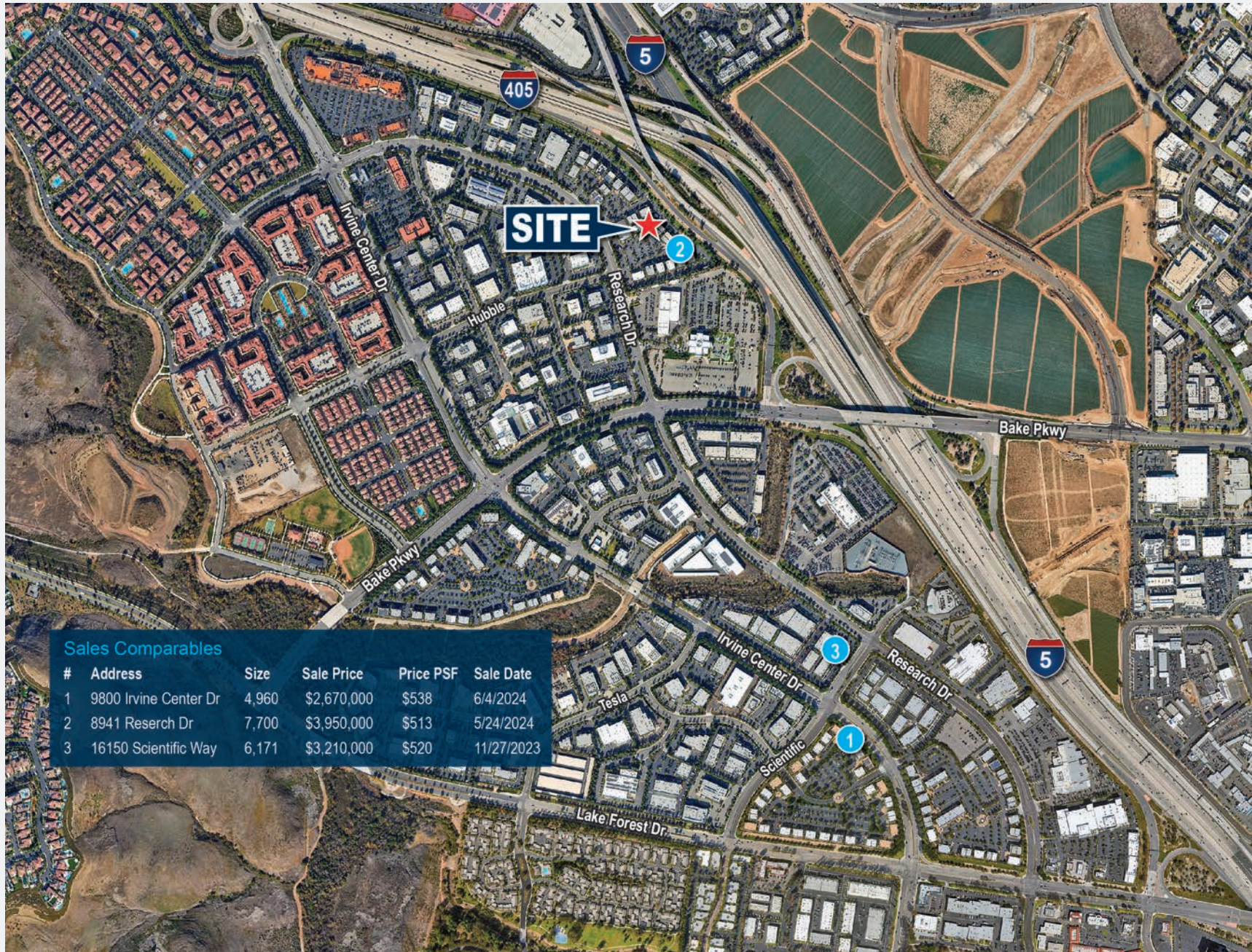








# SALE COMPS





# AERIAL







Master Planned Community with homes starting at over \$2 million

**SITE**

FUTURE LOCATION

**BROADCOM**

**LOS OLIVOS RETAIL CENTER**  
WHOLEFOODS  
CHASE

IRVINE SPECTRUM CENTER  
TARGET  
NORDSTROM  
REGAL  
Yard House  
Cheesecake Factory  
OLD NAVY  
H&M  
BARNES & NOBLE  
WOOD RANCH  
FOCO DE CHAO  
smashburger  
IMPROV  
Paul Martin's  
Javier's  
Bassett  
COSTCO WHOLESALE  
LIVING SPACES