

OFFER MEMORANDUM

9630 RESEARCH DRIVE, IRVINE, CA 92618



Exclusively represented by:

Irais (Iris) Avalos

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DRE# 02162805

PROPERTY DESCRIPTION

- An impressive flex condo featuring 2,158 square feet of versatile space ideal for office, industrial, or retail use. Excellent visibility, strong location, and ideal for owner-users or investors
- Located in a thriving business park, this unit boasts a flexible open floor plan with high ceilings, convenient ground-level access, and reserved parking right in front
- 24-hour accessibility, a men's restroom with a built-in shower, and an upstairs balcony for relaxation or brainstorming

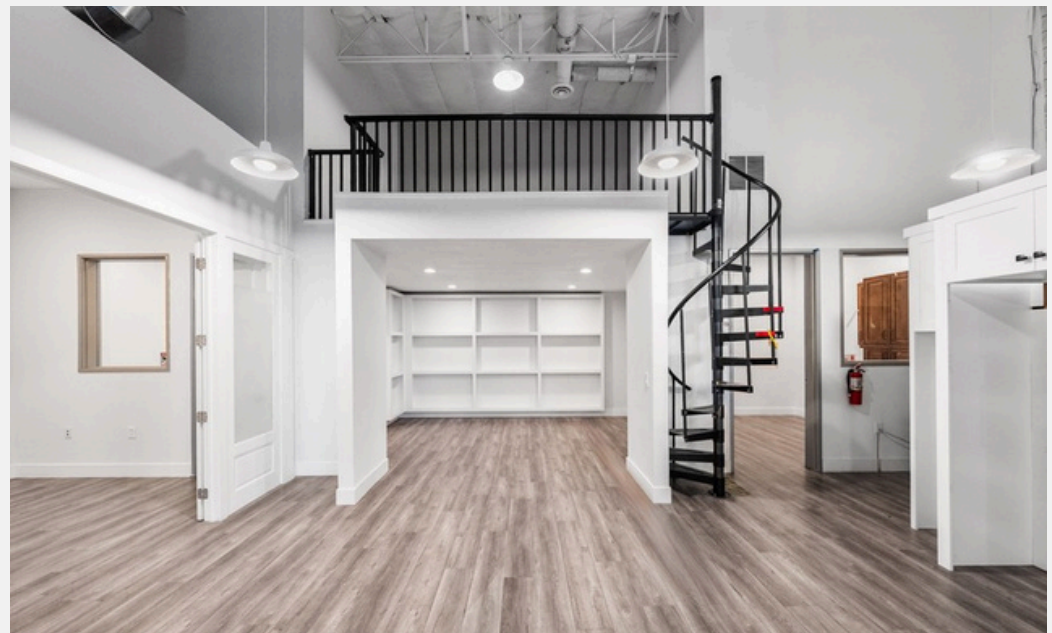


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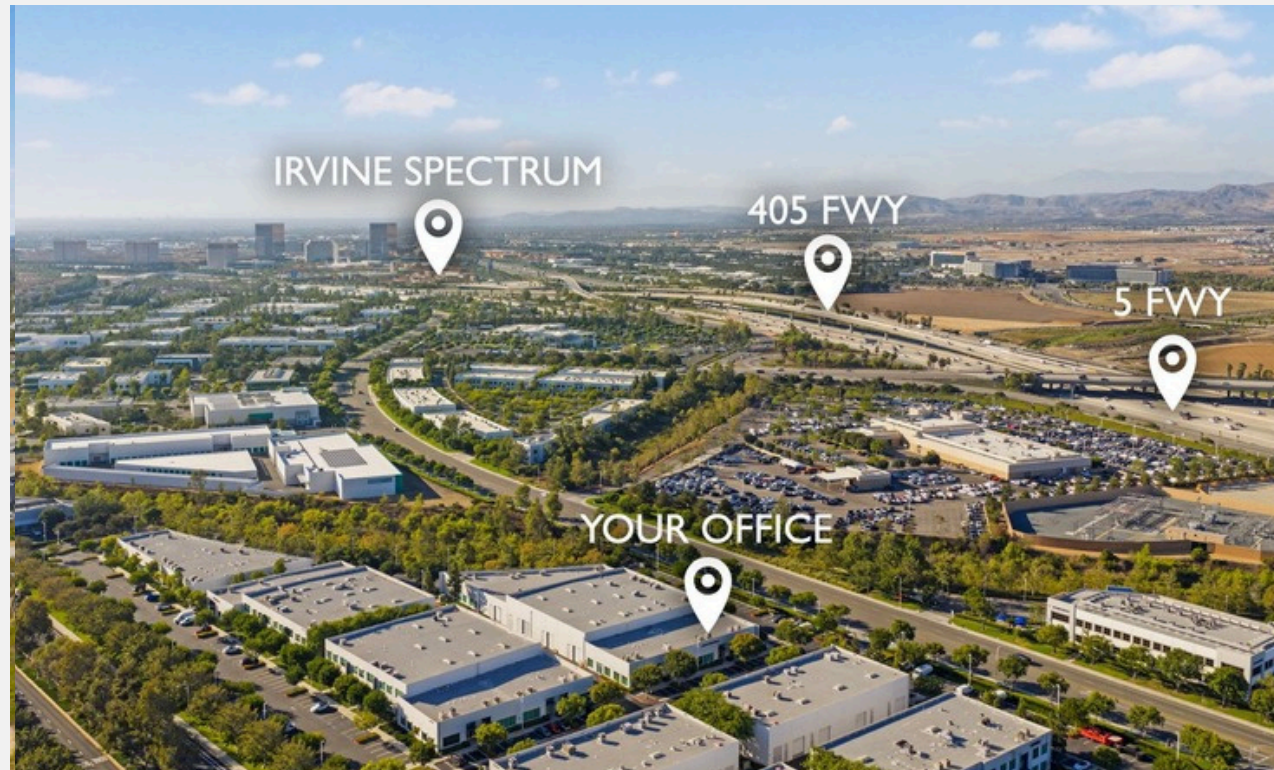
ASKING PRICE \$1,350,000

PROPERTY INFORMATION

- Prime location near Irvine Spectrum and I-405 and I-5 FWY
- 2,158 sqft ideal for office, industrial, or retail use! Vacant-Move In Ready!
- Proximity to Irvine Spectrum Amenities
- One (1) Ground-Level Door
- Open/Creative Layout
- 24 Hour Access
- Air conditioning
- Parking Ratio: 3/1,000 SF
- BALCONY IS NOT PERMITTED. (173 Sqft) not included in SQFT.
- HOA: Koll Center II, Quarterly HOA: \$1,341



CITY OF IRVINE CALIFORNIA

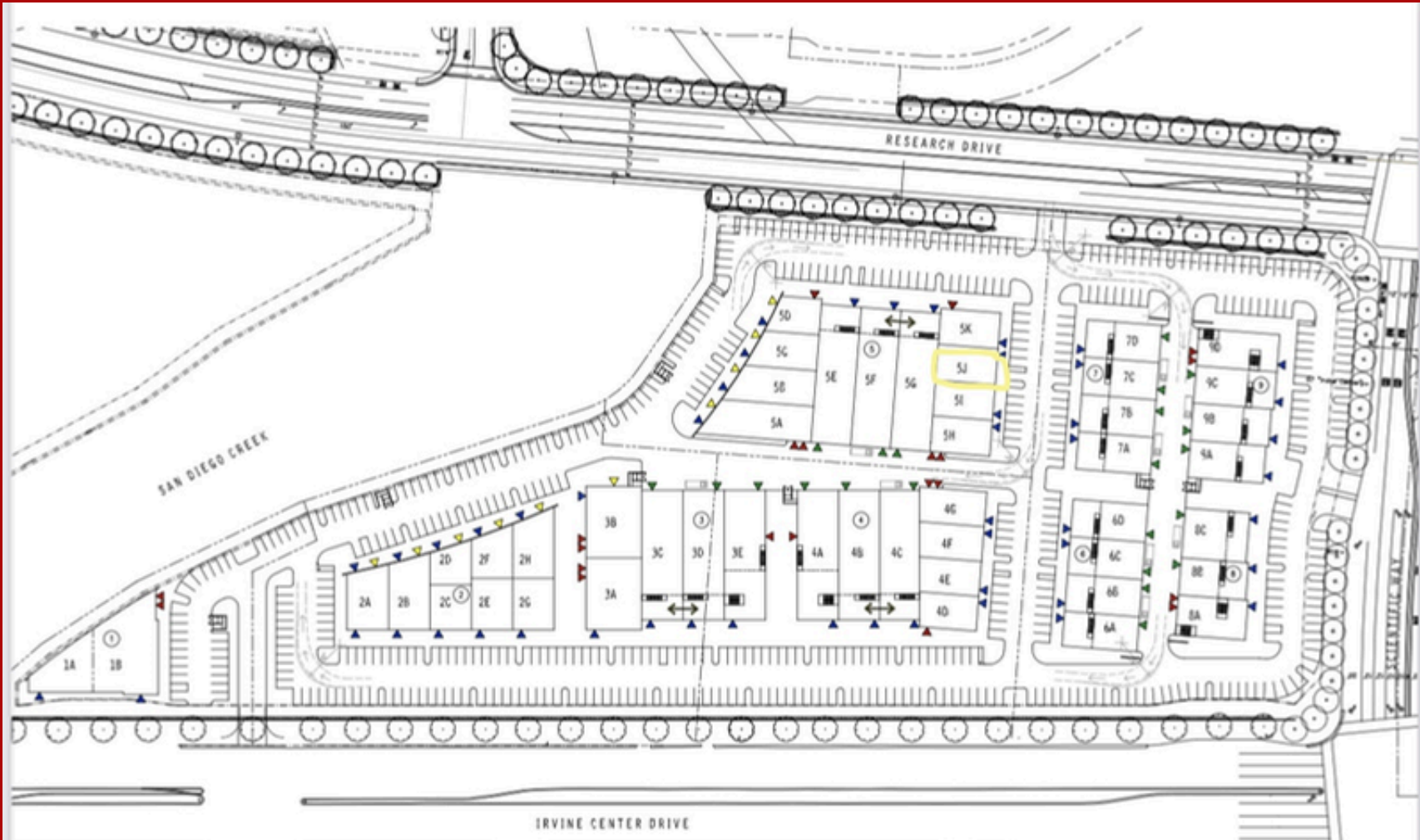


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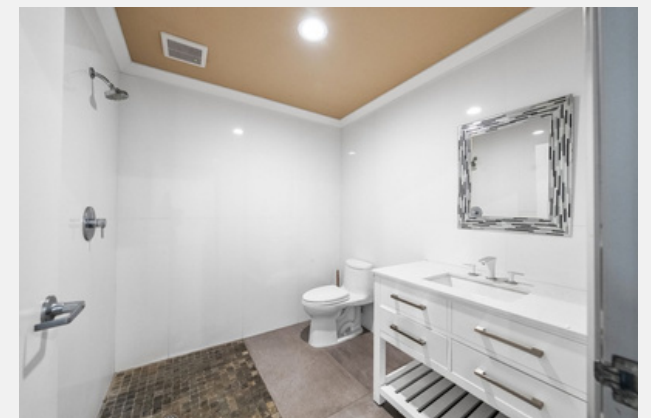
Welcome to Irvine, California.

This prime property benefits from a strategic central position that ensures seamless connectivity to major freeways, elite shopping destinations, and exquisite dining options. Surrounded by picturesque beaches, Irvine stands out as one of the safest and most sought-after locales for both living and working in the United States. This exceptional location offers a unique blend of professional opportunities and lifestyle advantages, making it an ideal choice for your next investment.

SITE MAP



PROPERTY PHOTOS





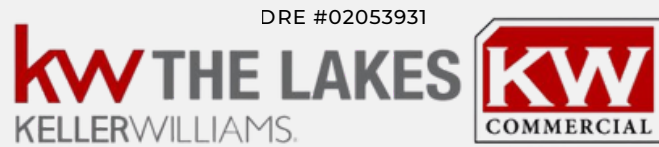
FLOOR 1



FLOOR 2

Please submit offers to offers9630@gmail.com. Broker does not guarantee the accuracy of the information provided, including lot size, lot acreage, lot dimensions, square footage measurements and/or permissibility to build. Buyer is advised to independently verify the accuracy of this information through personal inspection, building permits and/or with appropriate professionals.

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