

FOR SALE

8961 RESEARCH DRIVE, IRVINE



HIGH IMAGE, CREATIVE OFFICE/R&D BUILDING

EXCLUSIVELY OFFERED BY:

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Voit
REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

The Irvine Spectrum continues to develop and mature, but there is still lots of opportunity for growth over the next few years. With thousands of residential units constructed and over 2 million square feet of high-end office developed, this market is a world class case study for master planned development.

Businesses can control occupancy costs and benefit from a core estate investment. Since 2010 there has been no competitive product built and none expected in the future.

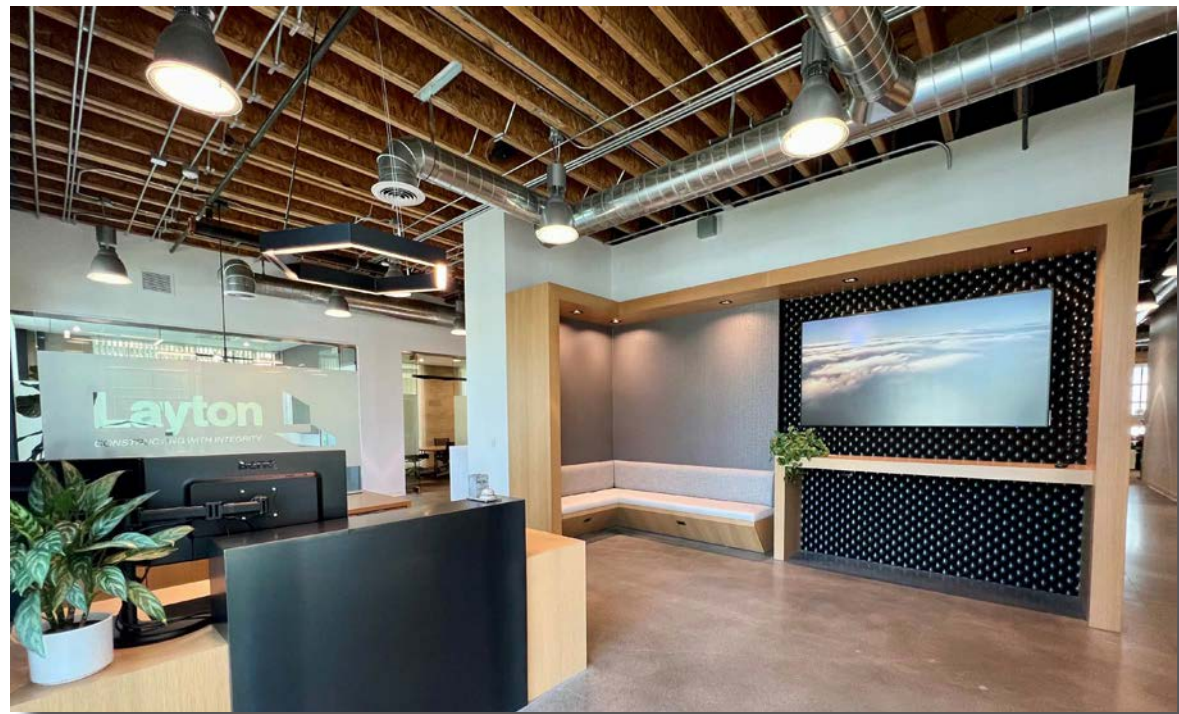
The 2nd floor is available for an owner/user to occupy upon close of escrow. The 1st floor is currently lease until 11/30/28 to a strong credit tenant, providing stable income to the new owner.

The cost of occupancy for an owner/user will be similar or better than leasing, by taking advantage of extremely low interest rates and attractive terms. Buyers can put down as little as 10% and provide stable occupancy costs for their business.

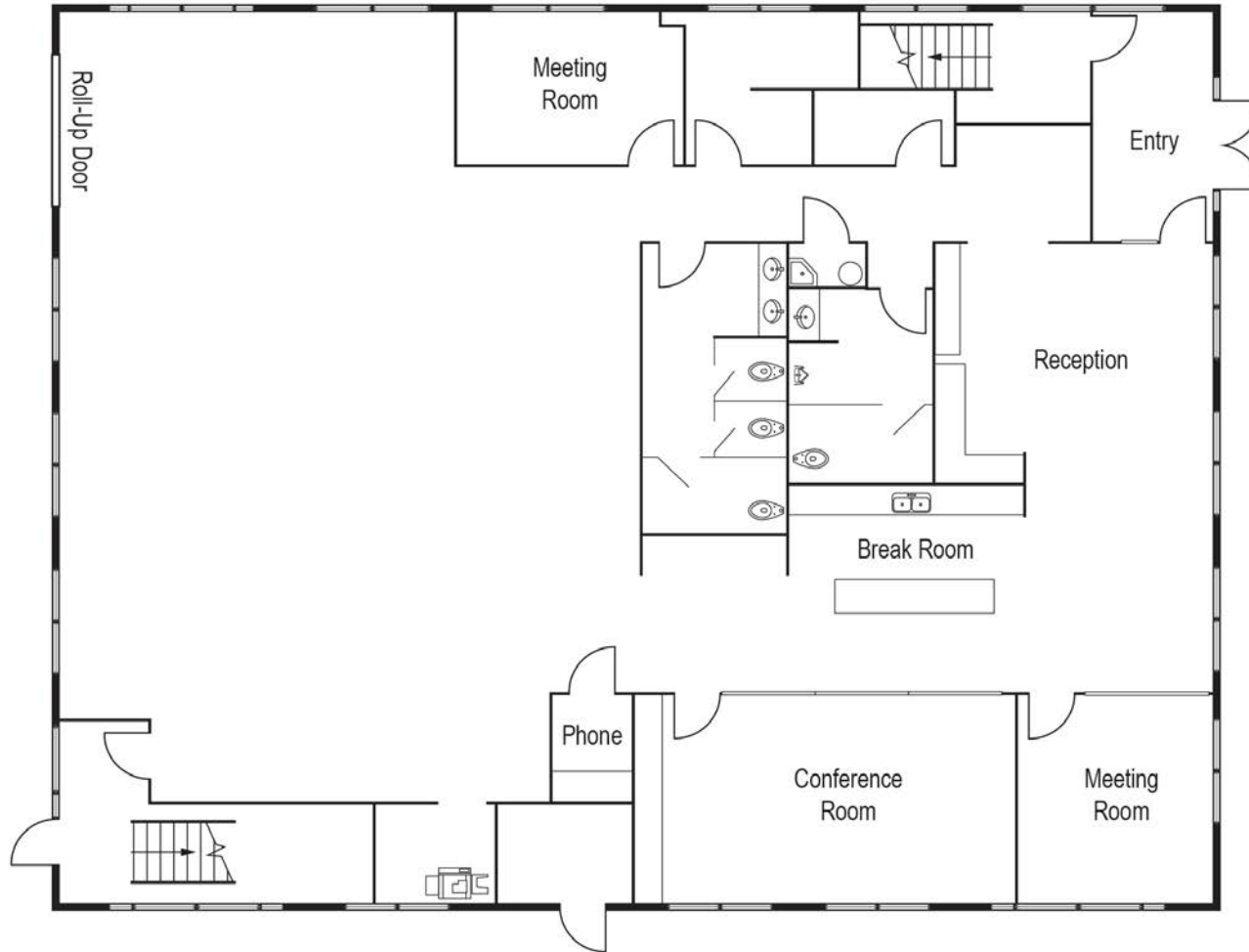


PROPERTY FEATURES

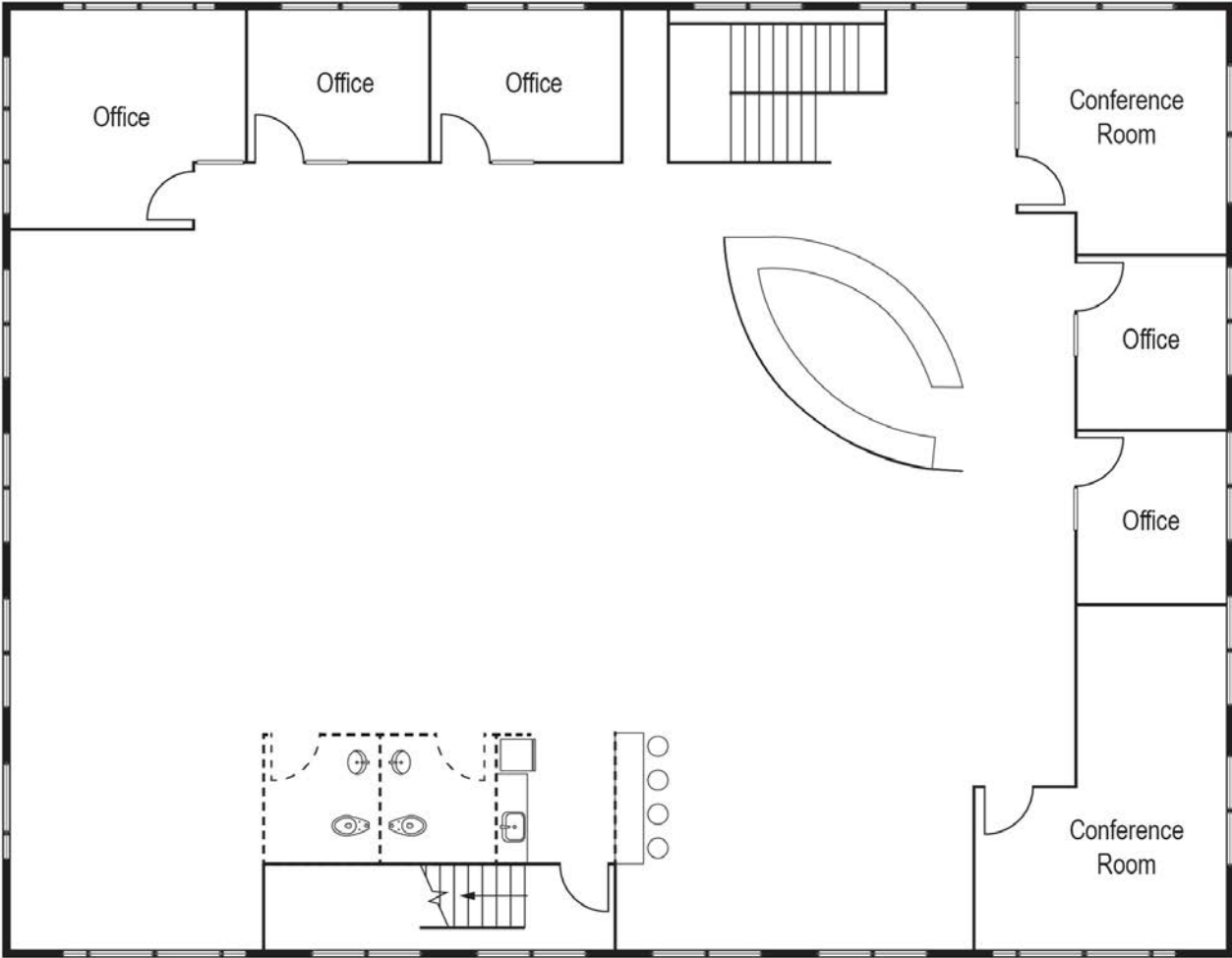
- Price: \$5,346,000
- Size: ±9,900 SF
 - First Floor: ±4,777
 - Second Floor: ±5,123
- Occupancy:
 - First Floor: Leased through 2028.
 - \$3.10 FSG with 3% annual increases
 - One 5 year option to extend
 - Second Floor: Delivered Vacant upon the close of escrow.
- Zoning: 5.4 General Industrial- Design Professional
- Parking: 35 Stalls (3.5:1,000 SF)
- Polished concrete floors and exposed ceiling
- Floor to ceiling windows throughout

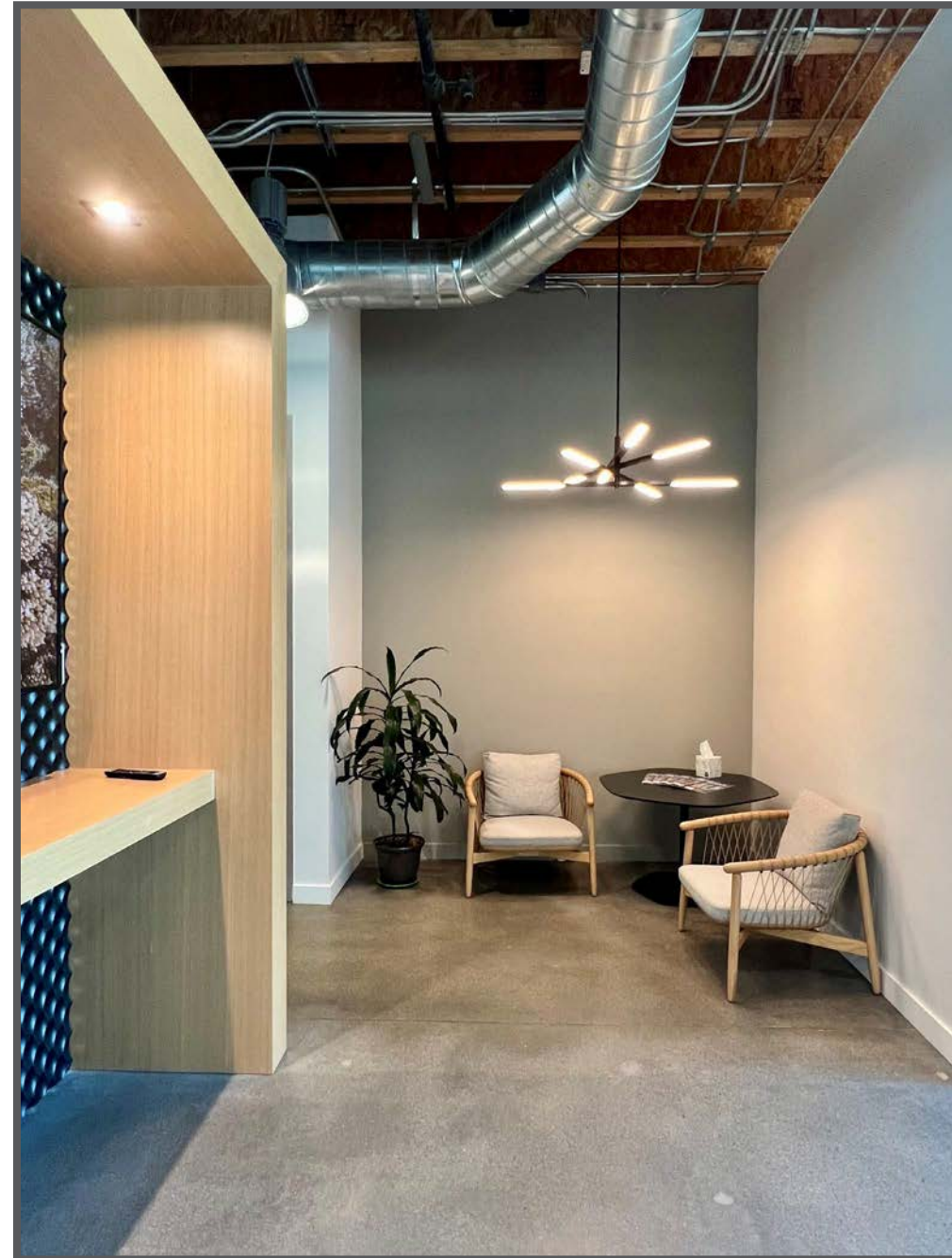


FIRST FLOOR

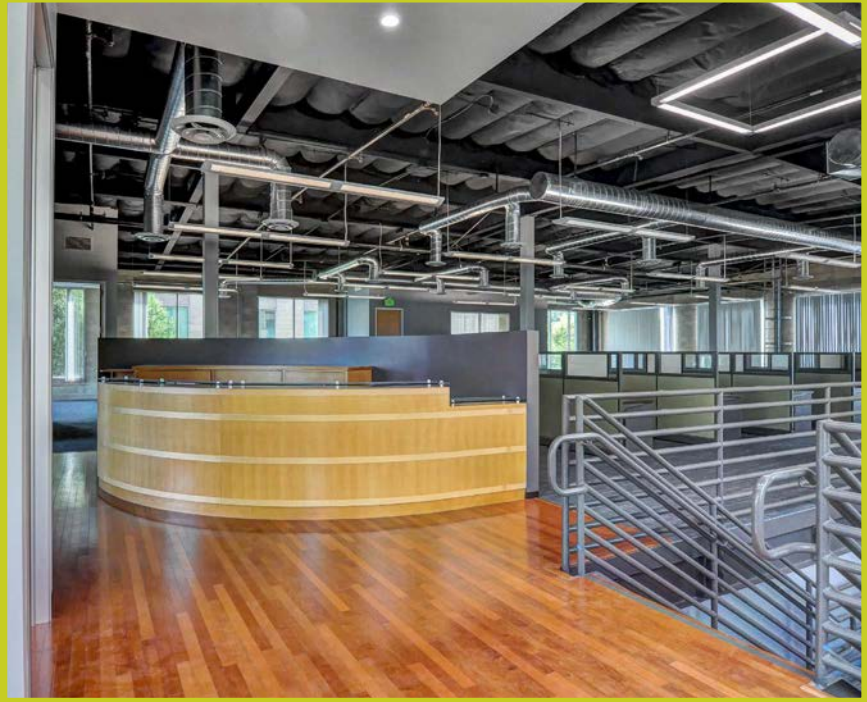
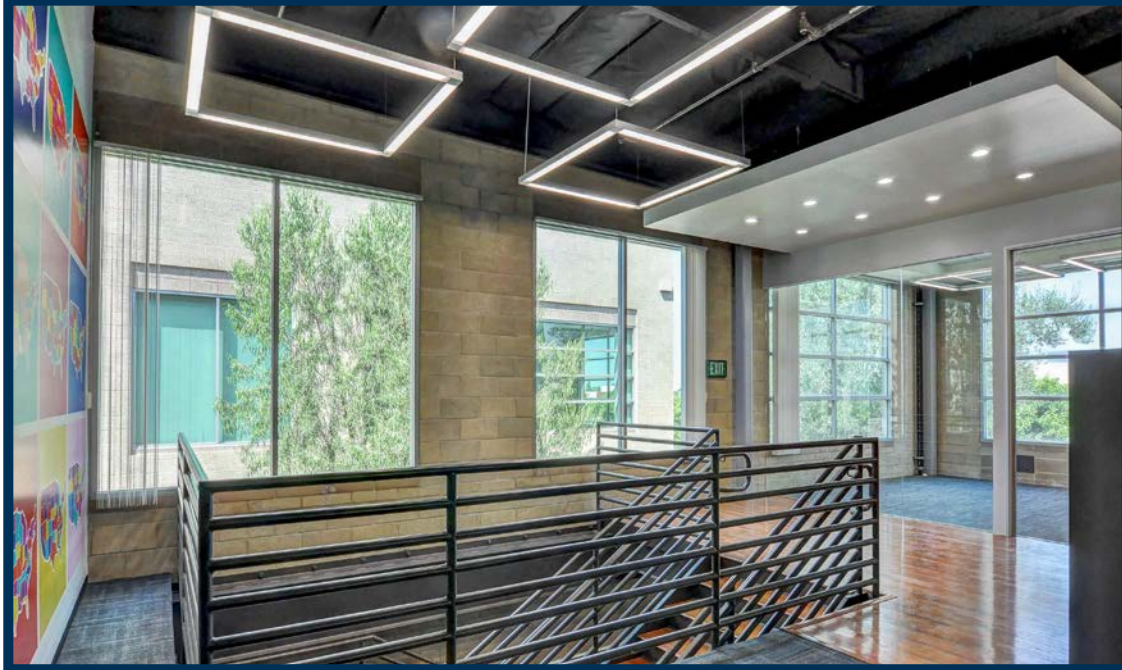
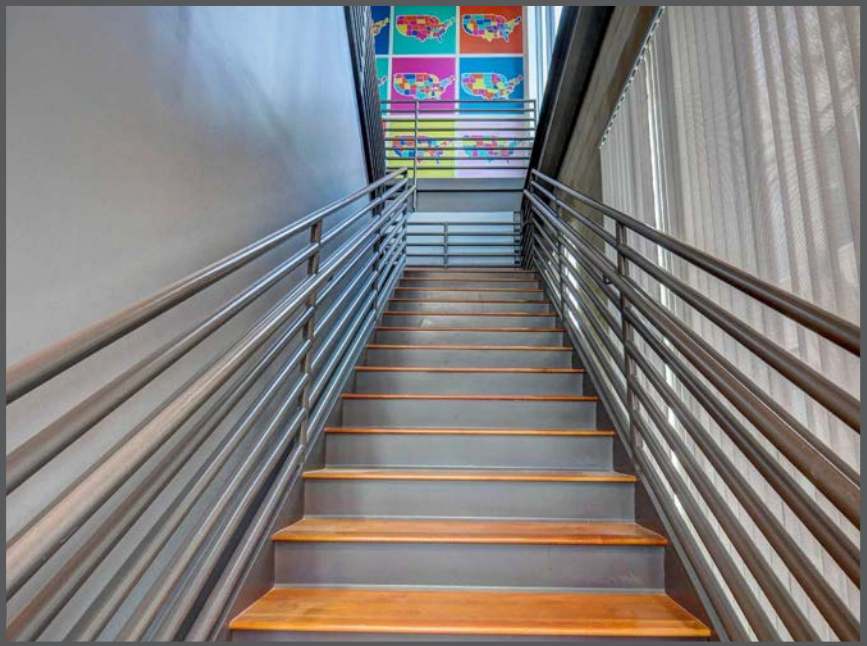
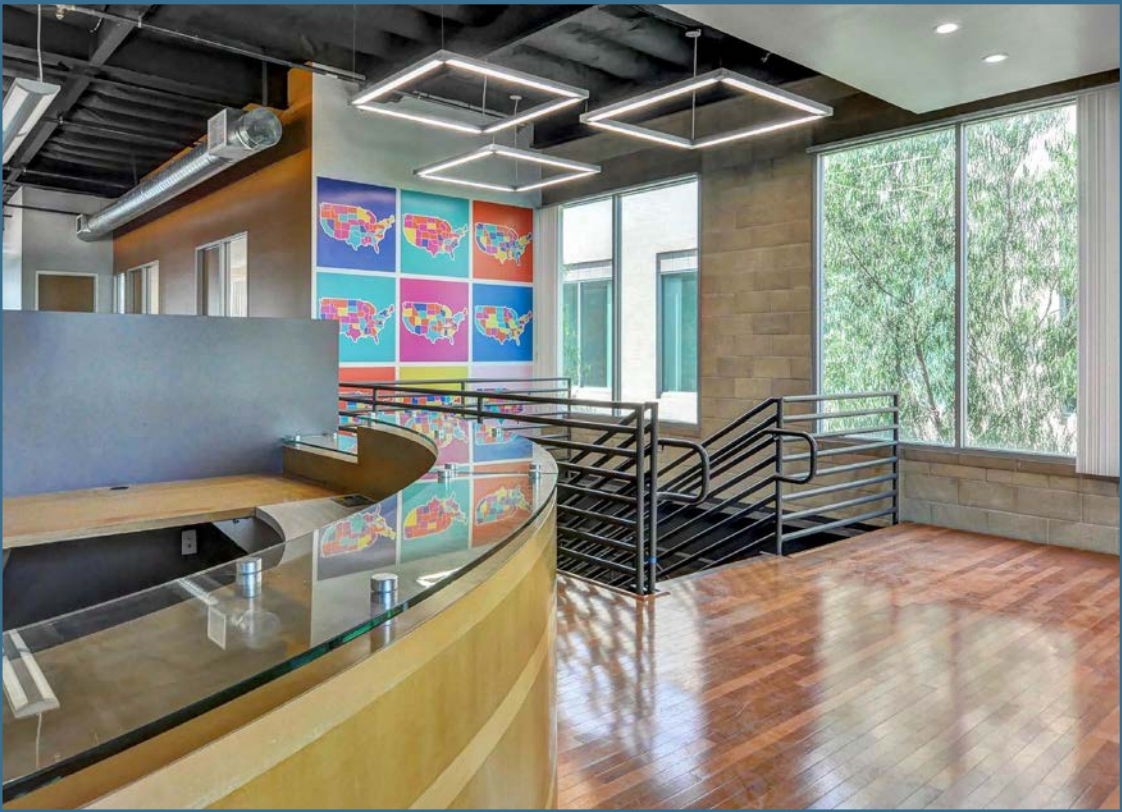


SECOND FLOOR





SECOND FLOOR PHOTOS



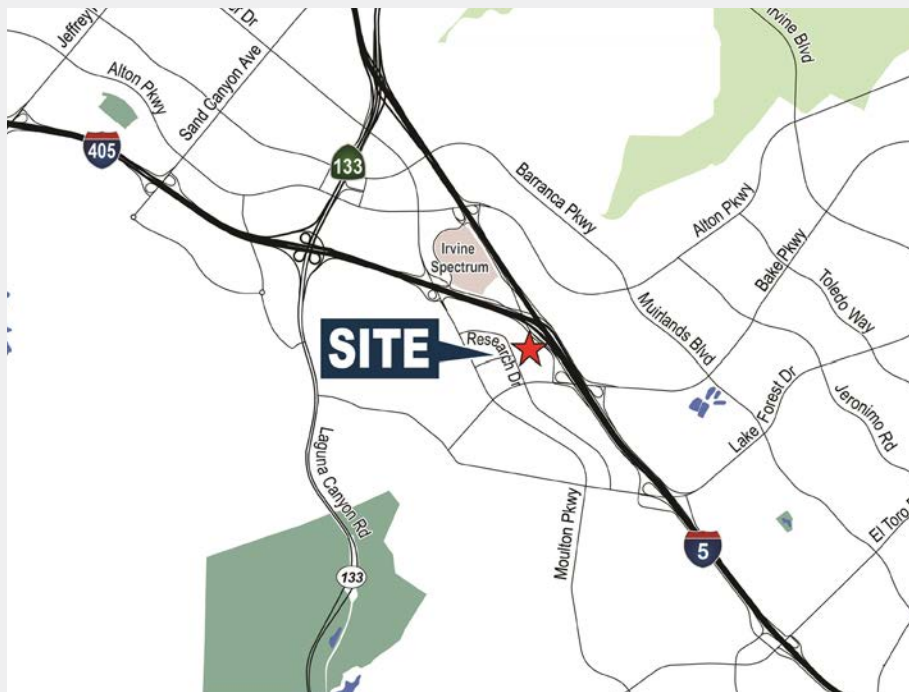
IRVINE SPECTRUM

WORLD CLASS LIVE/WORK LIFESTYLE

Since 2010, the Irvine Spectrum has seen strong development and demographic growth, making it a world class real estate market. Companies like Amazon, Taco Bell, Asics, Blizzard, and Verizon call the Irvine Spectrum home because of its balance of lifestyle, community, and business.

Thousands of residential units are still under construction, including the Los Olivos and Great Park communities. The new Los Olivos Center is within walking distance from the property, which features Whole Foods, Panini's, Puesto, Angelina's, Starbucks, Wells Fargo & Chase Bank.

The transportation infrastructure in the Irvine Spectrum is second to none, with the Irvine Train Station connecting residents and businesses to neighboring cities and counties. The 5 & 405 Interstate Freeways, and 133 Toll Road are also immediately accessible.



10 MINUTES



55 MINUTES



30 MINUTES



