

FOR SALE

9160

IRVINE CENTER DRIVE

**±4,950 SF UPGRADED 2-STORY
OFFICE BUILDING**

IDEAL OWNER/USER OR FULLY LEASED INVESTMENT OPPORTUNITY

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**OC**
OFFICE GROUP

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EXECUTIVE SUMMARY



ADDRESS

9160 Irvine Center Drive, Irvine, CA 92618



PRICE

\$2,722,500 (\$550 PSF)



ASSOCIATION DUES

\$662/Month



SIZE

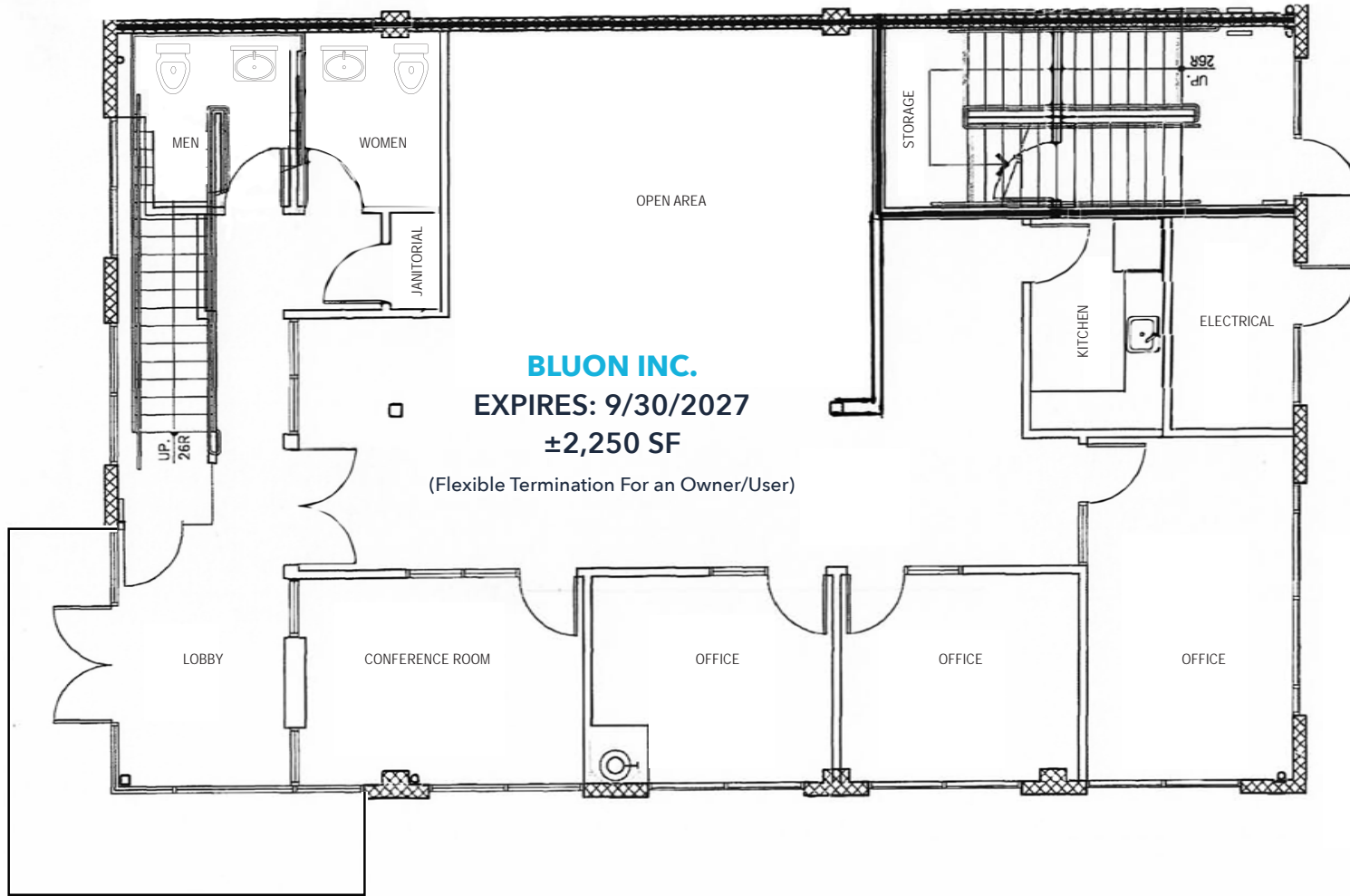
±4,950 SF Upgraded Two-Story Office Building

PROPERTY FEATURES

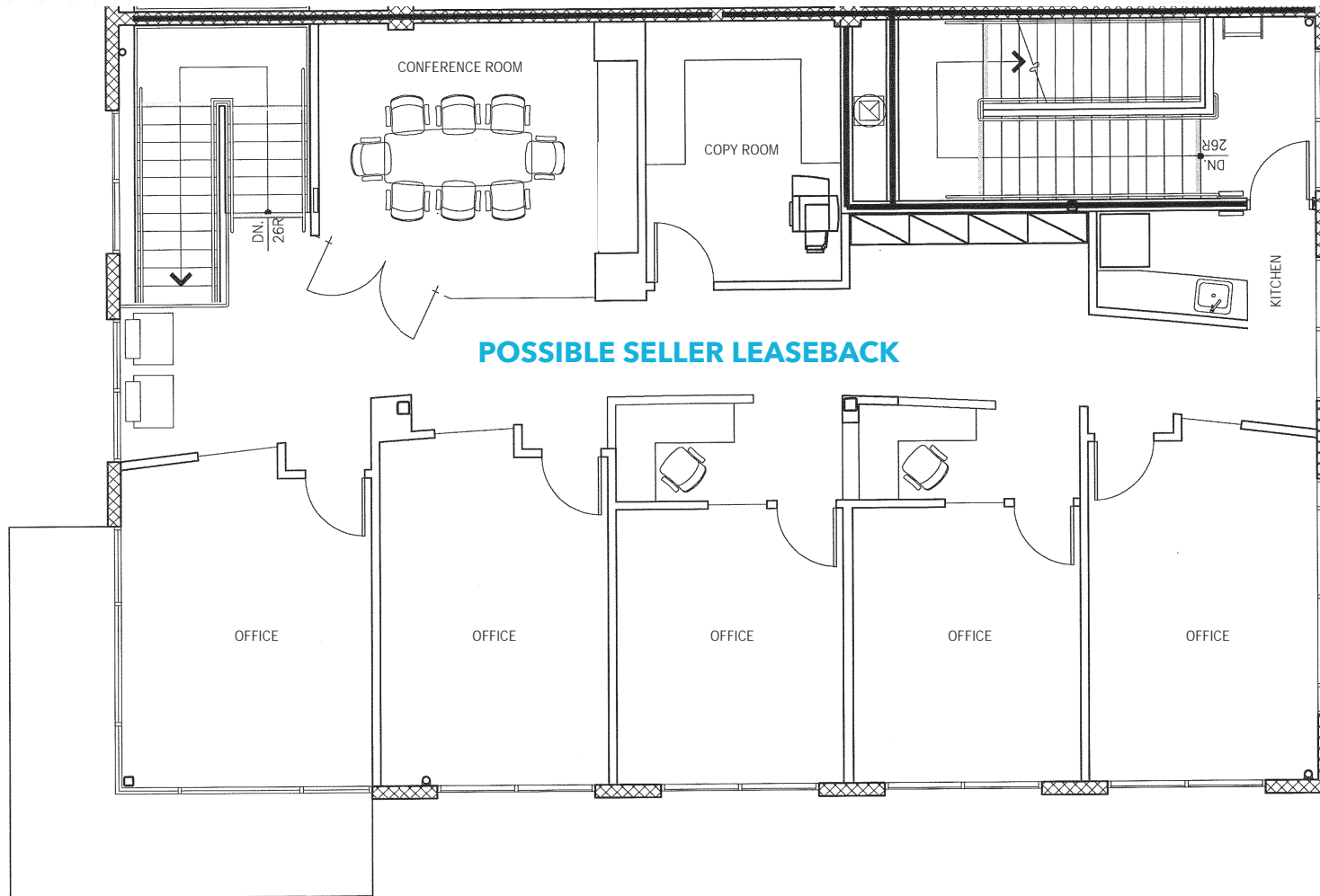
- Building Top Signage Available
- Modern Enhancements Throughout
- Turnkey Asset for Investor or Owner/User
- Excellent Glass Line
- 8 Offices, 2 Conference Rooms, 2 Kitchens, Open Area, Copy Room, Storage, Restrooms
- Prime Irvine Spectrum Location
- Minutes From a Variety of Retail and Dining
- Immediate Access to the 5, 405, & 133 Freeways
- Brand New 1st Floor Lease In Place
- 2nd Floor Seller Leaseback Possible
- The Property Can Be Delivered Vacant, Fully Leased, or Partially Leased to Comply with SBA Financing



FIRST FLOOR



SECOND FLOOR



NEARBY AMENITIES



IRVINE SPECTRUM CENTER

405 FWY - 215,000 CARS PER DAY

LOS OLIVOS MARKETPLACE

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