

# Bldg 26

8925 Research Dr, Irvine, CA 92618

Presented By:  
Sage Investment group



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Property Details

Prestigious Brenexus office space for lease

Availability: Ready for occupancy on August 1, 2026.

Layout: Five private offices, two conference rooms, a large open area, and four private restrooms. (2 bathrooms, 1 conference room, 5 private offices, and 1 kitchen on each floor)

Interior features: Expansive 9.5–10 foot tall windows provide excellent natural light. Spaces include high-quality hardwood flooring in common areas and carpeting in offices.

Amenities: Two central air conditioning units, 24/7 security alarm system.

Location highlights: Prime location in the heart of Irvine Spectrum, with convenient access to the 5, 405, and 133 freeways. Ample parking and walking distance to the Los Olivos Marketplace.

Lease type: Full-service gross, with tenant responsible for internet, janitorial, and electricity. Landlord covers all other expenses.

Signage: Available for lease agreements of 3+ years, subject to approval and tenant expense.

**Price: \$28.20 /SF/YR**

- Prestigious Brenexus office space located in the heart of Irvine Spectrum, offering a professional and modern work environment.
- Features five private offices, two conference rooms, a large open area, and four private restrooms for flexible workspace configurations.
- Equipped with two central air conditioning units, a 24/7 security alarm system, and full-service gross lease terms (tenant covers internet, janitorial)
- Prime accessibility to major freeways including I-5, I-405, and SR-133, with ample surface parking and walking distance to Los Olivos Marketplace.

View the full listing here: <https://www.loopnet.com/Listing/8925-Research-Dr-Irvine-CA/37797030/>

Rental Rate:	\$28.20 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area	4,950 SF
:	
Year Built:	2004
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$2.35 /SF/MO

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## Listing spaces

1st Floor

Space Available:	2,475 SF
Rental Rate:	\$28.20 /SF/YR
Contiguous Area:	4,950 SF
Date Available:	August 01, 2026
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	1 Years

2nd Floor

Space Available:	2,475 SF
Rental Rate:	\$28.20 /SF/YR
Contiguous Area:	4,950 SF
Date Available:	August 01, 2026
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

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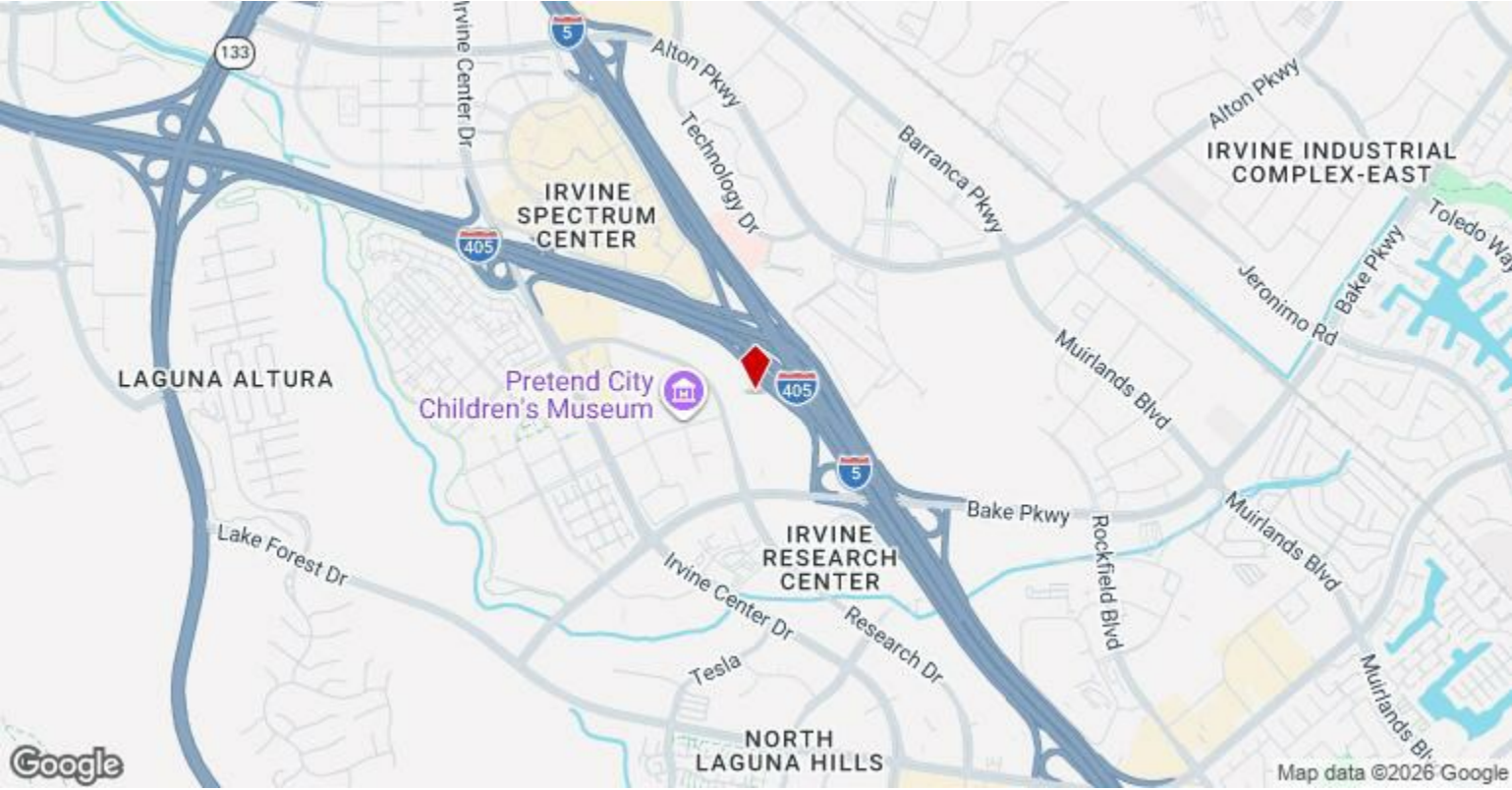
## Major Tenant Information

<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Bedrock Machinery	-	December 2024
California Lawyers Group	-	July 2015
Gas Purification Engineering	-	
Sage Investment Group	-	
Xavor	-	

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## Location



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## Property Photos



MLS-1



MLS-3



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## Property Photos



MLS-2



MLS-7

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## Property Photos



MLS-8



MLS-9

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## Property Photos



MLS-10



MLS-11

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## Property Photos



MLS-12



MLS-13

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## Property Photos



MLS-14



MLS-6

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## Property Photos



MLS-15



MLS-16

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## Property Photos



MLS-17



MLS-18

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## Property Photos



MLS-19



MLS-20

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## Property Photos



MLS-21



MLS-22

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## Property Photos



MLS-23



MLS-24

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## Property Photos



MLS-25



MLS-26

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## Property Photos



MLS-27



MLS-28

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## Property Photos



MLS-29



MLS-30

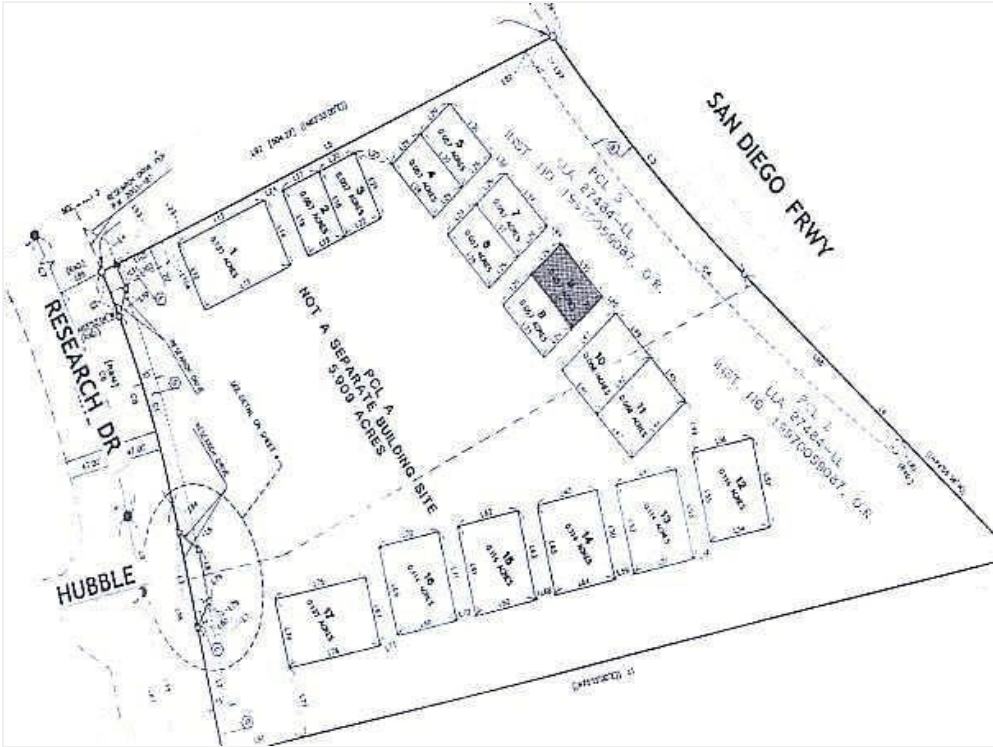
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## Property Photos



Plat Map

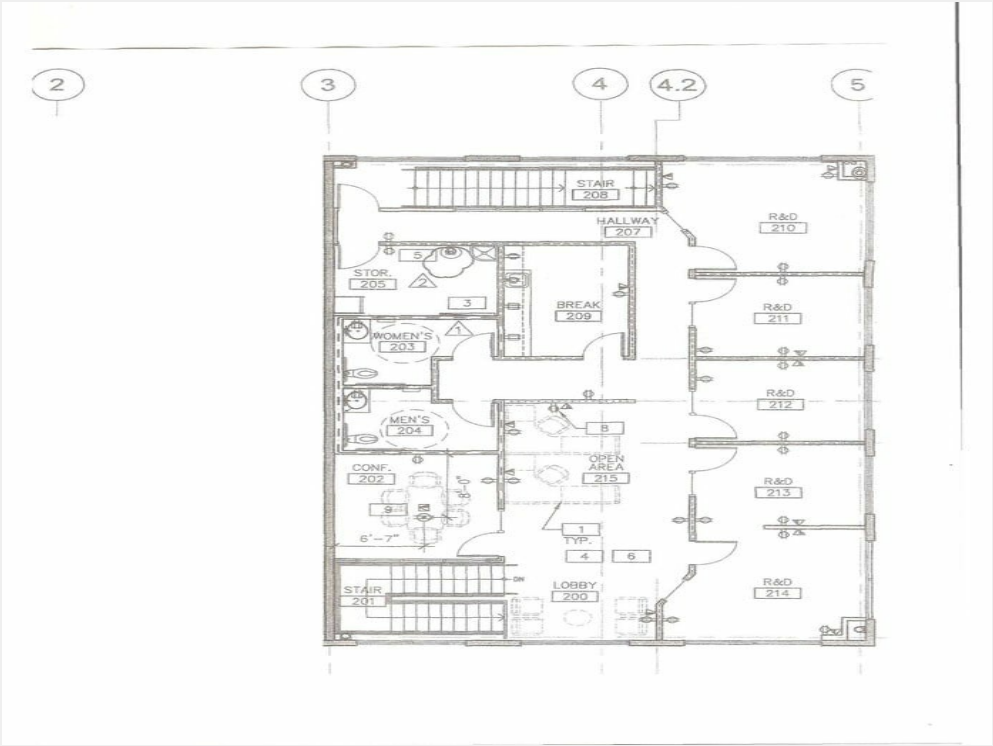


Plat Map

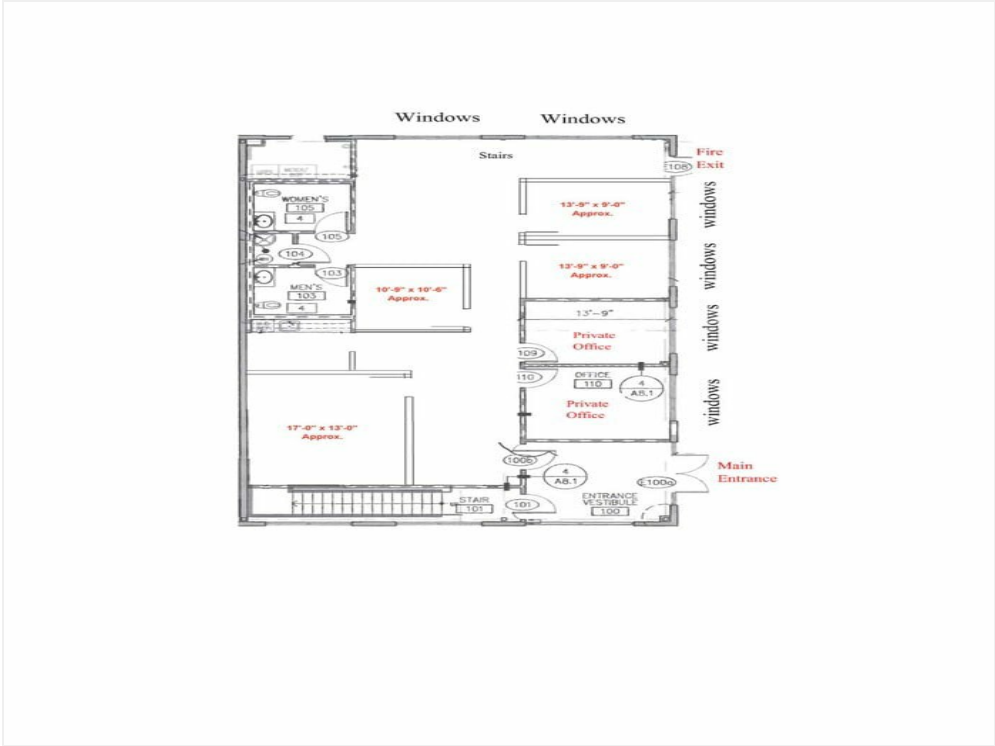
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## Property Photos



2nd FLOOR 8925 RESEARCH DRIVE, IRVINE, CA 92618 (10-25-2021)



1st FLOOR 8925 RESEARCH DRIVE, IRVINE, CA 92618 (10-25-2021)

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