

# FOR SALE

## +/- 5,625 SF Industrial/Flex Condo

9680 Research Dr

Irvine, CA 92618

Asking: \$2,700,000  
\$480 PSF



**Rob Rader**

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**Topside**  
REAL ESTATE  
Corporate License: #02117811

# INVESTMENT HIGHLIGHTS

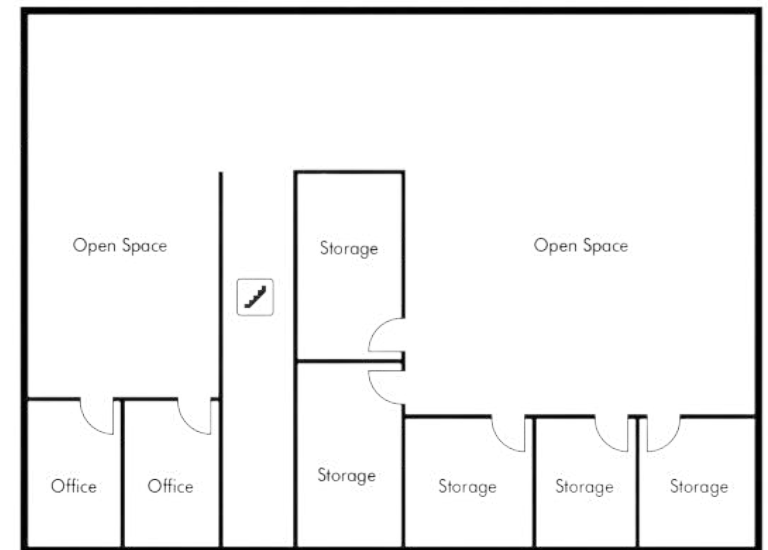
- Asking: \$2,700,000 | \$480 PSF
- +/- 5,625 SF Industrial Condo for Sale
- Open/Creative Layout
- One (1) Ground Level Door
- 450 Amp Power (Verify)
- Excellent Access off the 405 FWY
- Located in the heart of Irvine Spectrum
  - Dining: Javier's, Wood Ranch, Paul Martin's, Shake Shack
  - Retail: Nordstrom, Vuori, Lululemon
  - Housing: 35,000+ Irvine Company Houses and Apartments

## DISCLAIMER

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FIRST FLOOR



SECOND FLOOR

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IRVINE CENTER DRIVE

RESEARCH DRIVE

BAKE PARKWAY

9680 RESEARCH



SCIENTIFIC

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# OC MARKET OVERVIEW

- **Work-Life Balance:** With over 42 miles of coastline and 230 miles of regional riding and hiking trails, Orange County offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training, and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub:** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



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# CONTACT OUR TEAM

*Disclaimer: While we believe all information to be accurate, buyer is responsible to verify all information and complete their own due diligence.*