

9012 RESEARCH

IRVINE SPECTRUM • CA



FOR SALE: 40,135 SF FLEX/R&D BUILDING

INVESTOR/OWNER OCCUPIER OPPORTUNITY

Voit
REAL ESTATE SERVICES

9012 RESEARCH

IRVINE SPECTRUM • CA

CHRIS DEASON

Senior Vice President
949.263.5347
cdeason@voitco.com
Lic #01031828

STEFAN ROGERS

Senior Vice President
949.263.5362
srogers@voitco.com
Lic #01376946

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
949.851.5100 • 949.261.9092 Fax

DISCLAIMER

Voit Real Estate Services ("Voit") has been retained as exclusive advisor and broker to Research Drive LLC ("Seller") regarding the sale of 9012 Research Drive, Irvine, CA ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Seller or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Seller and Voit. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Seller nor Voit, nor any of their respective directors, officers, affiliates or representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Seller shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without prior written authorization of the Seller or Voit. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Seller or Voit. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

9012 RESEARCH

IRVINE SPECTRUM • CA

EXECUTIVE SUMMARY

9012 RESEARCH DRIVE, IRVINE SPECTRUM

We are pleased to announce a new owner-occupier or investment opportunity to purchase a 40,135 square foot, 2-story, class "A" corporate headquarters property on approximately 2.42 acres of land with above-standard parking in the heart of the highly desirable Irvine Spectrum submarket in Irvine, California. Situated at the intersection of Orange County's major freeways and transportation networks, the Irvine Spectrum attracts major national and international brands capitalizing on the opportunity to locate in one of Southern California's premier headquarter locations, including KPMG, CoreLogic, Cylance, Toyota, Toshiba, Vizio, Ford, Mazda, Taco Bell, Masimo, Mazda, and a number of other major brands.



IDEAL OWNER/USER JEWEL BOX OPPORTUNITY



FREESTANDING BUILDING WITH MULTIPLE INGRESS/EGRESS ONTO RESEARCH DRIVE AND CUSHING.



FLEXIBILITY TO ADD GROUND LEVEL ROLL UP DOORS



ELEVATOR SERVED



HIGH VISIBILITY RESEARCH DRIVE FRONTAGE



BELOW REPLACEMENT CONSTRUCTION COST



CLOSE TO THE NEW LOS OLIVOS MARKETPLACE



EXCELLENT PROXIMITY TO THE IRVINE SPECTRUM ENTERTAINMENT CENTER



MINUTES TO JOHN WAYNE AIRPORT

PROJECT FEATURES

ADDRESS:	9012 Research Drive, Irvine
SQUARE FEET:	40,135 SF
BUILDING TYPE:	Class A R&D/Flex Corporate Headquarters - 5.4 (A)
YEAR BUILT:	2001
LAND:	105,415 SF (2.42 Acres)
APN:	588-191-22
STORIES:	2
CEILING HEIGHT:	14' Slab - to - Slab
CONSTRUCTION:	Concrete and Steel with High Performance Glass
PARKING:	4.5:1,000 SF
ZONING:	5.4 (A) Zoning allowing for a multitude of uses including industrial, R&D, service, design, Biotech, Laboratory, and office uses.
ABUNDANT POWER:	Above standard power of 5,000 + amps/3-phase power (Buyer to Verify)
INGRESS/EGRESS:	Multiple access points on Research Drive and Cushing
VERIZON ROOF INCOME:	\$34,202.00 Annually

Purchase Price: \$15,050,625 (\$375 PSF)

Occupied, Call to Show.



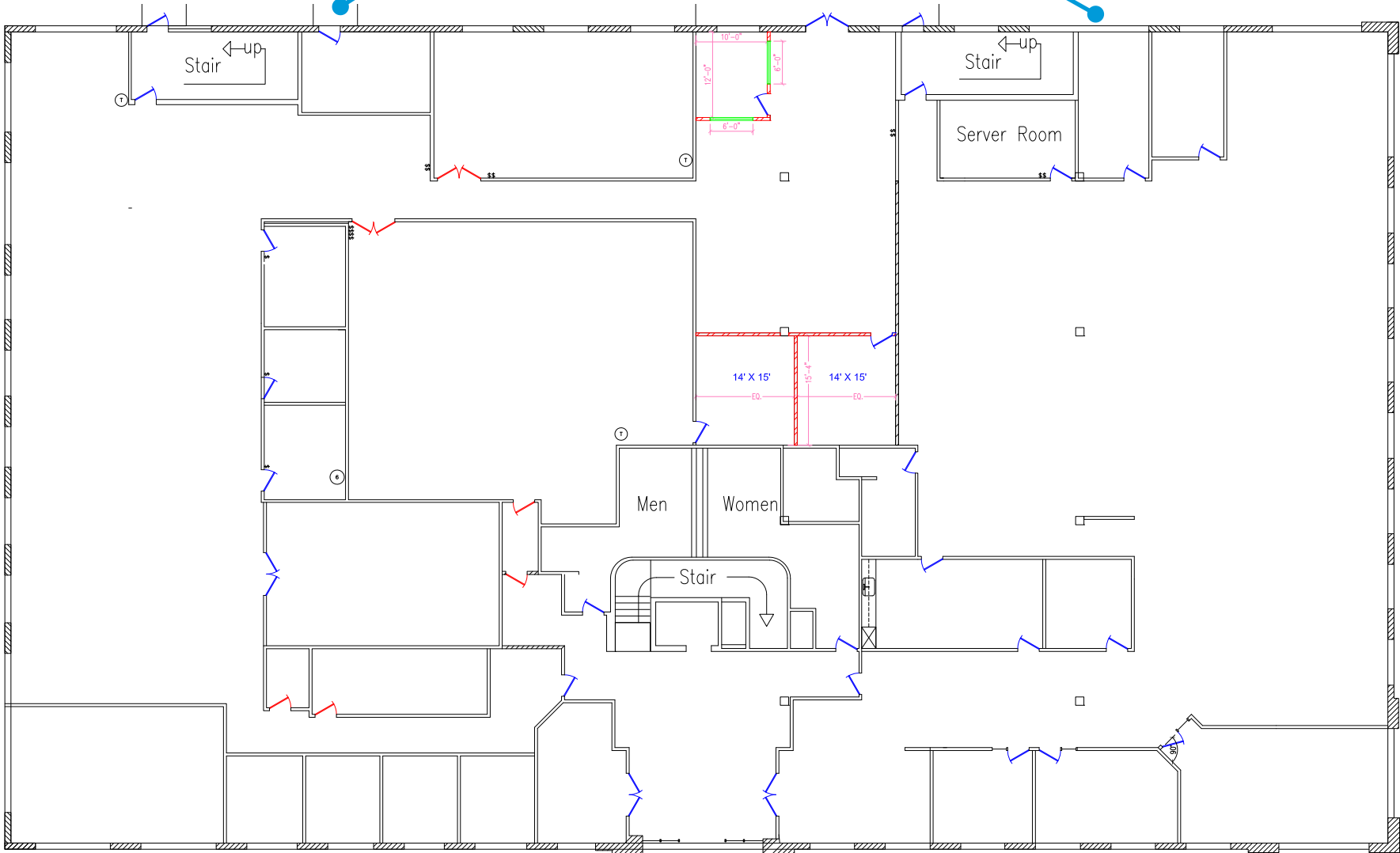
PARCEL MAP



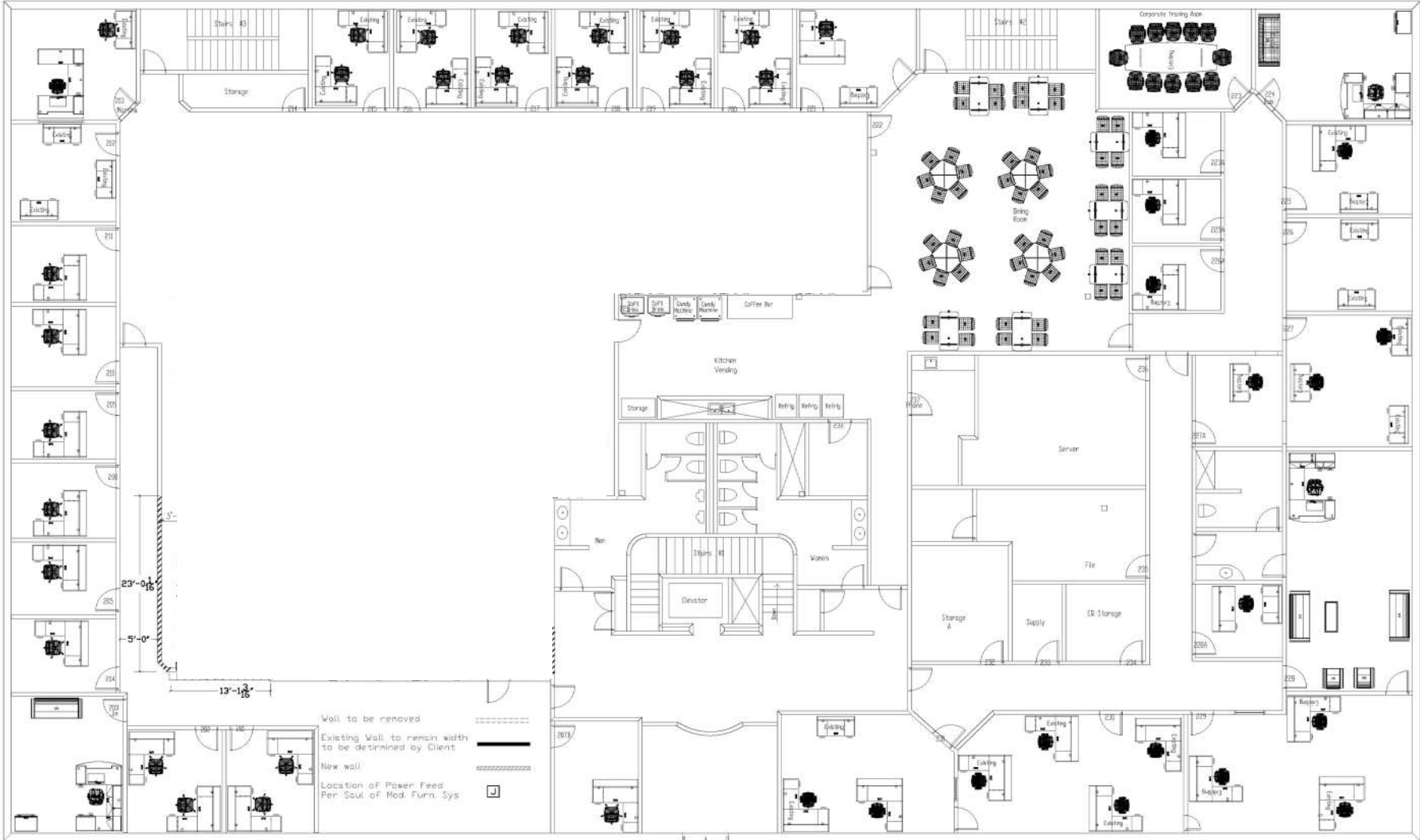
9012
RESEARCH
IRVINE SPECTRUM • CA

FLOOR 1

Possible Ground Level Roll Up Doors



FLOOR 2



SALES COMPARABLES



108 PACIFICA IRVINE

Total SF: 33,563
Land Acres: 1.55
Land SF: 67,518
Year Built: 1990
Sale Date: Oct. 27, 2023
Sale Price: \$13.9M / PSF Price: \$414.15



6201 OAK CANYON RD. IRVINE

Total SF: 23,386
Land Acres: 2.08
Land SF: 90,735
Year Built: 2007
Sale Date: Nov. 30, 2022
Sale Price: \$10.5M / \$448.99 PSF



16752 ARMSTRONG AVE. IRVINE

Total SF: 81,600
Land Acres: 6.43
Land SF: 280,213
Year Built: 2012
Sale Date: Jan. 11, 2023
Sale Price: \$40M / \$490.20 PSF



8687 RESEARCH DR. IRVINE

Total SF: 22,091
Land Acres: 1.53
Land SF: 66,647
Year Built: 1999
Sale Date: Apr. 15, 2022
Sale Price: \$10.6M / \$479.83 PSF



2692-2696 DOW AVE. TUSTIN

Total SF: 55,022
Land Acres: 2.63
Land SF: 114,632
Year Built: 1984
Sale Date: Feb. 6, 2023
Sale Price: \$23,109,500 / \$420.00 PSF



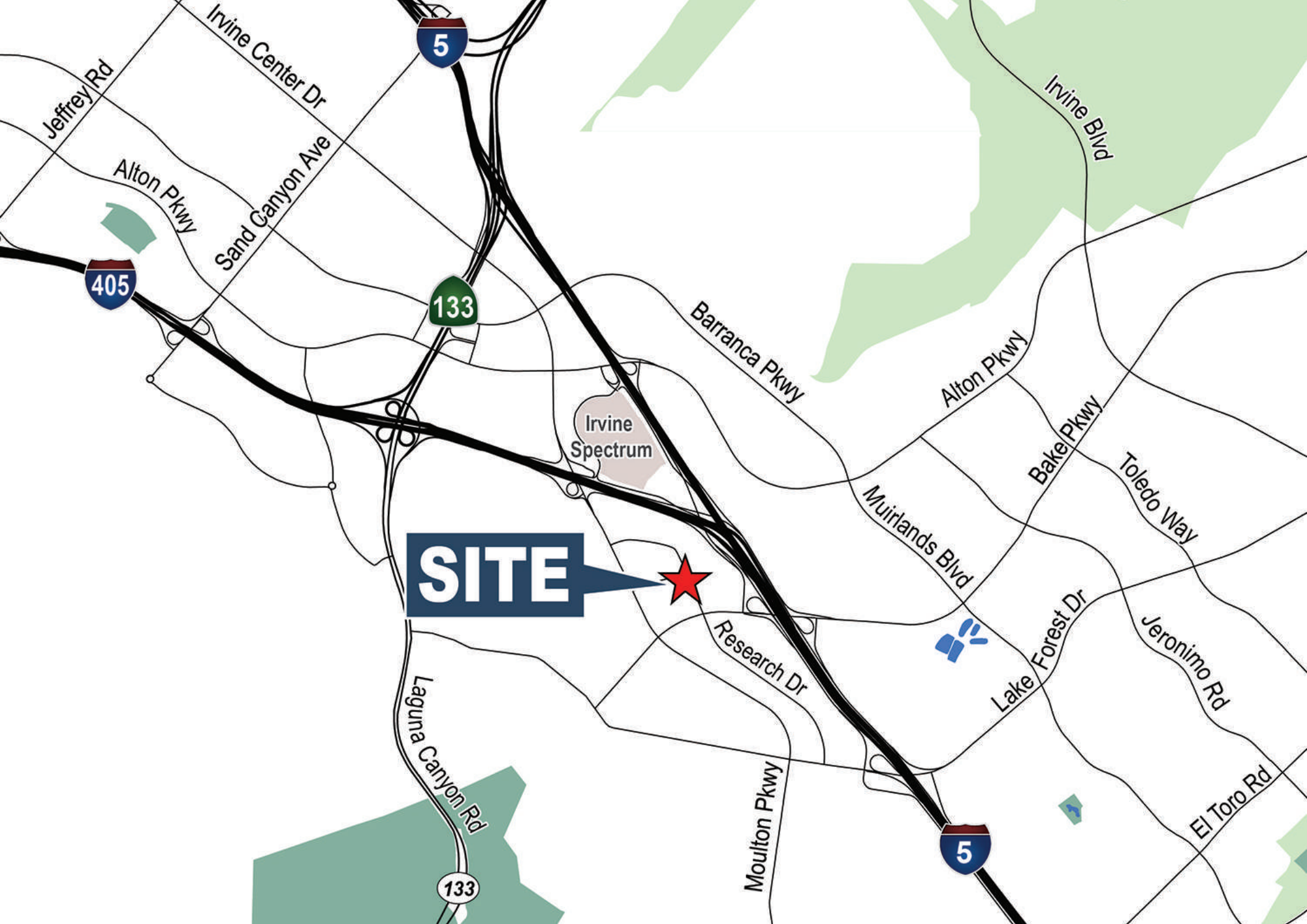
6 THOMAS IRVINE

Total SF: 28,835
Land Acres: 1.49
Land SF: 65,035
Year Built: 1981
Sale Date: Sept. 9, 2022
Sale Price: \$11M / \$381.48 PSF



1621 ALTON PKWY IRVINE

Total SF: 46,236
Land Acres: 2.93
Land SF: 127,631
Year Built: 1982
Sale Date: Aug. 16, 2022
Sale Price: \$20,775,000 / \$449.33 PSF



SITE

AREA OVERVIEW

IRVINE SPECTRUM SUBMARKET

The Irvine Spectrum provides an ideal “live-work-play” environment with premier access to a deep and talented labor pool, world-class schools, new executive housing, and unparalleled amenities including access to the I-405, I-5, Irvine Transportation Center (rail) and John Wayne Airport (air). The area offers a diverse employment base of high tech, life sciences, and financial firms, amongst others. Notable nearby businesses include Apple, Amazon, Broadcom, Blizzard Entertainment, Coca-Cola, Ford, and Mazda, to name a few.

IRVINE SPECTRUM CENTER

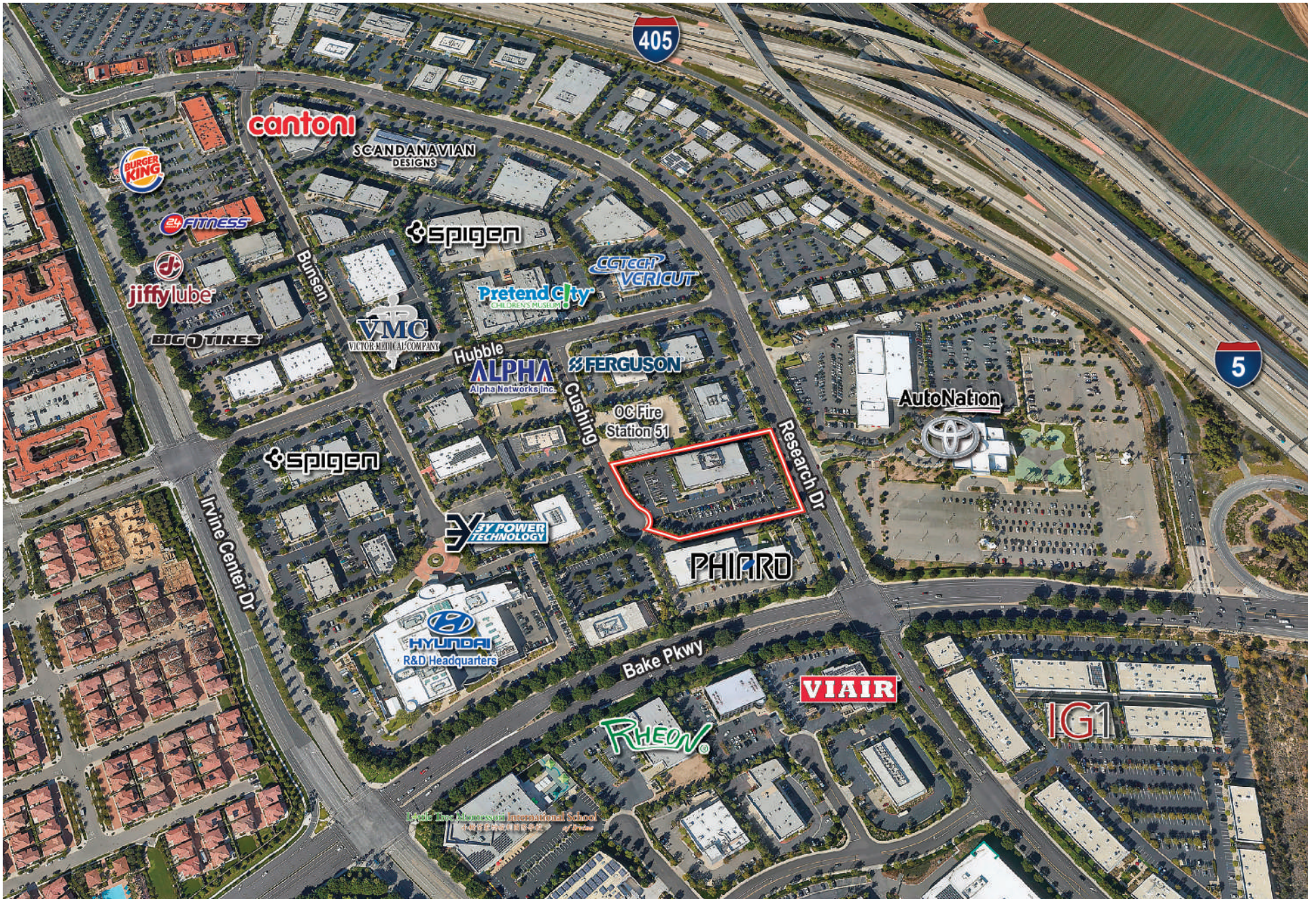
One of Southern California’s premier destinations visited by more than 17 million people annually (on par with Disneyland with 16.8M). The Center offers more than 200 shops and restaurants with more than 30 international cuisines. Irvine Spectrum Center provides a breadth of entertainment options including live music performances, Irvine Improv (Comedy Club), free exercise classes, Dave & Busters, a ferris wheel, and an ice rink.

THE GREAT PARK

Sitting on over 1,300 acres, The Great Park provides recreation, competitive sports, cultural activities, and the natural environment. Over 500 acres of the park are built and operating and in 2022, the City approved the framework plan for the next phase of development. The Sports Complex comprises of a 194-acre venue home to a championship soccer stadium, 12 baseball and softball fields, 13 soccer fields, 5 sand volleyball courts, 25 tennis courts, 8 basketball courts, flexible field space, and a children’s play area. The Park also has an Ice Facility encompassing 280,000 square feet featuring three NHL-sized rinks and an Olympic-sized rink including a 2,500-seat arena.



CORPORATE NEIGHBORS





FOR SALE: 40,135 SF FLEX/R&D BUILDING

INVESTOR/OWNER OCCUPIER OPPORTUNITY

CHRIS DEASON

Senior Vice President
949.263.5347
cdeason@voitco.com
Lic #01031828

STEFAN ROGERS

Senior Vice President
949.263.5362
srogers@voitco.com
Lic #01376946

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
949.851.5100 • 949.261.9092 Fax