

# FOR SALE

## ±4,960 SF OFFICE BUILDING

## BACCHUS OFFICE PARK



9090 IRVINE CENTER DRIVE, IRVINE, CA 92618

# Voit

REAL ESTATE SERVICES



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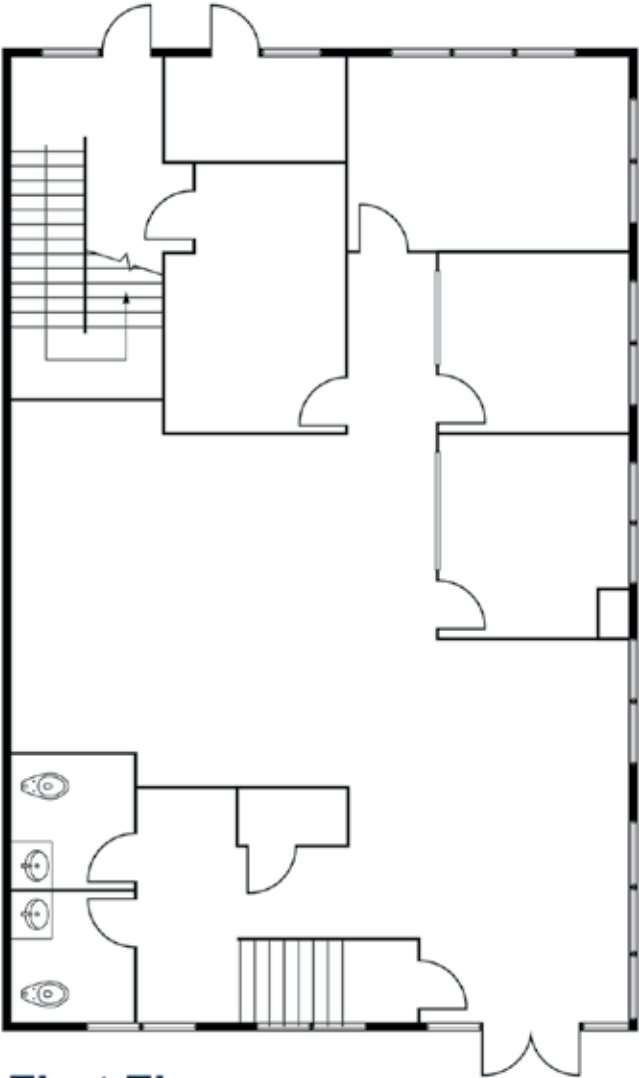


## PROPERTY FEATURES

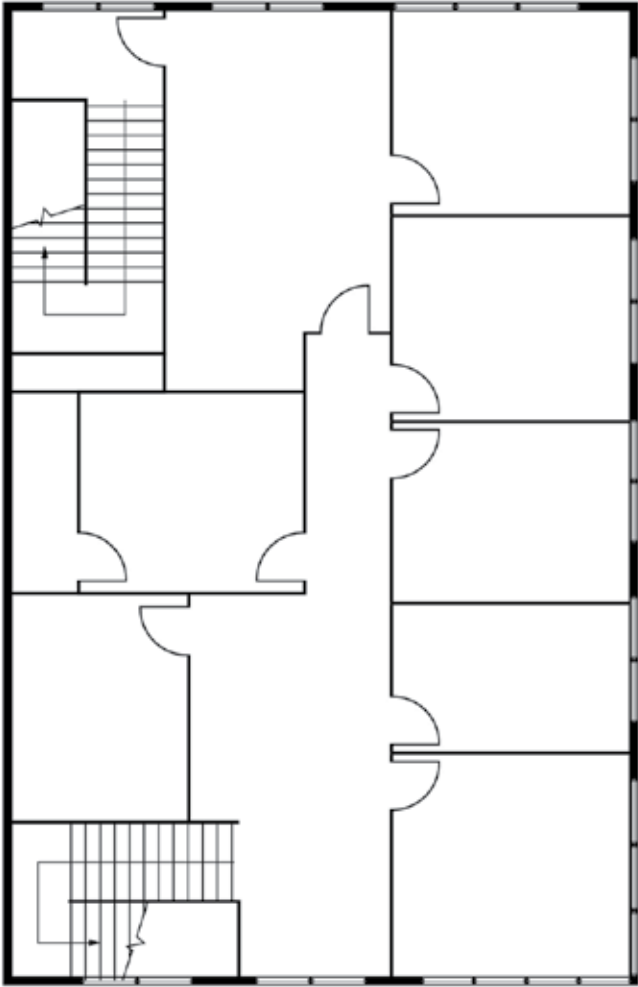
- ±4,950 SF AVAILABLE
- COMPLETELY RENOVATED IN 2024 WITH NEW FINISHES THROUGHOUT
- TWO-STORY HIGH-IMAGE OFFICE
- PROFESSIONALLY ZONED OFFICE PARK (4.2 COMMUNITY COMMERCIAL)
- LARGE OFFICES
- SIGNAGE ON IRVINE CENTER DRIVE
- 4:1,000 SURFACE FREE PARKING
- WALKING DISTANCE TO RETAIL & RESTAURANTS NEARBY INCLUDING IRVINE SPECTRUM CENTER LOS OLIVOS MARKETPLACE
- ACCESS CONTROL & SECURITY SYSTEM IN PLACE
- DIRECT ACCESS TO 405, 5 & 133 FREEWAY



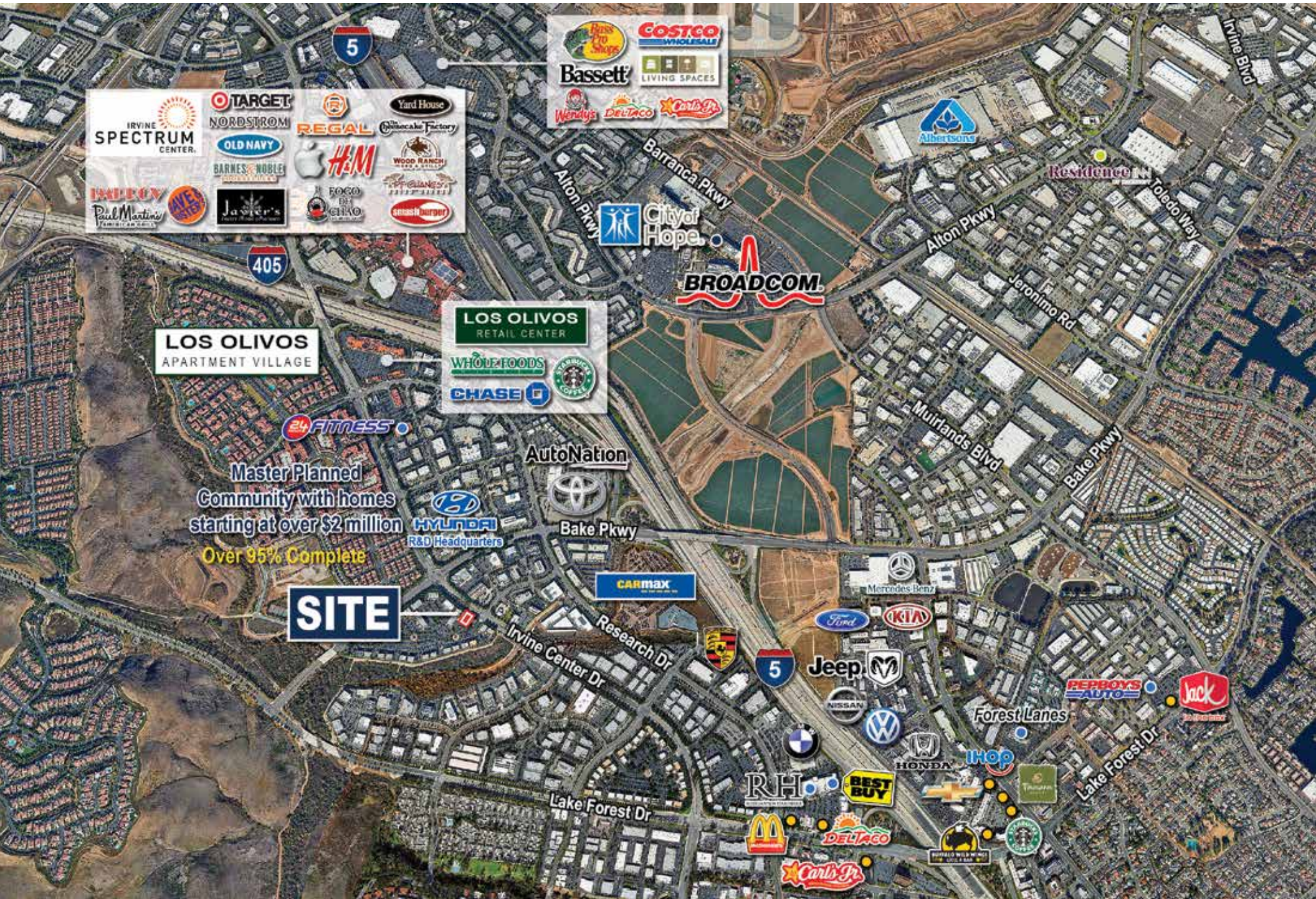
# ±4,960 SF OFFICE BUILDING



**First Floor**



**Second Floor**



IRVINE SPECTRUM CENTER

TARGET

NORDSTROM

REGAL

Yard House

OLD NAVY

BARNES & NOBLE

H&M

WOOD RANCH

Wendy's

DEL TACO

Emilio's

Paul Martin's

AVE STES

Javier's

FOGO DE CHÃO

smashburger

Bassett's

COSTCO WHOLESALE

Wendy's

DEL TACO

Emilio's

LIVING SPACES

**LOS OLIVOS**  
APARTMENT VILLAGE

LOS OLIVOS RETAIL CENTER

WHOLE FOODS

CHASE

STARBUCKS COFFEE

Master Planned  
Community with homes  
starting at over \$2 million  
Over 95% Complete

**SITE**

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