



OFFICE BUILDING

8871 Research Dr, Irvine, CA 92618



BACKGROUND

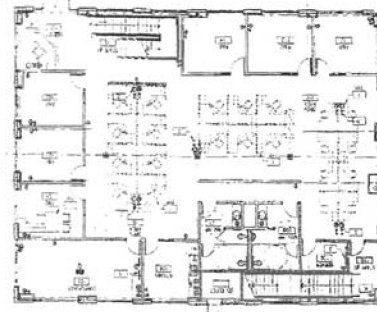
Price: \$5,000,000
Building Size: 9,900 SF
Property Type: Office
Property Sub-type: Office Building
Property Use Type: Owner user
Occupancy: Owner
No. Stories: 2
Building Class: B
Year Built: 2003
Lot Size: 4,785 SF
Parking Ratio: 3.50 / 1,000 SF

This distinctive Office Building with an extensive glass line. Freestanding and Two-story. 100% High-Image Building with Creative Improvements Throughout Building Signage Available. The building is located in the prestigious Irvine Spectrum, near numerous amenities and enjoys easy access to the 5, 405, and 133 Freeways. The Irvine Entertainment Center is Orange County's premier dining, shopping and entertainment destination, and is only minutes from the property. Brand new Whole Foods Market is within walking distance

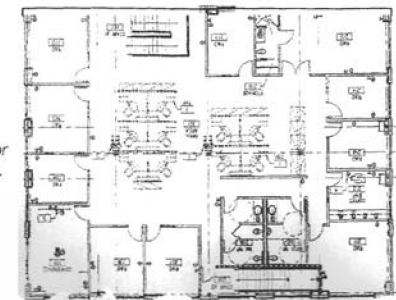
FLOOR PLAN

Lobby Entrance

First Floor
4,950 Sq.Ft.



Second Floor
4,950 Sq.Ft.



BREXUS
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