

**NOW FOR SALE!**



**Building Rehab in Process!**

## PROPERTY FEATURES

- **Major Freeway Frontage**
- 26' Clearance in Front Office/Showroom – 100% Exposed HVAC
- Ideal Creative Office Space or High-End Lab/R&D
- ±4,000 SF Executive Loft Overlooks Ground Floor
- ±2,000 SF 12' Clear Warehouse
- Three (3) Ground Level Doors
- 3.6:1,000 Parking (54 Dedicated Stalls)
- 600 Amp Power
- Immediate 405/5/133 Freeway Access
- **Walking Distance to Brand New Los Olivos Shopping Center (Whole Foods, Panini Café, Starbucks, Wells Fargo, Chase Bank...)**



For more information, please contact:

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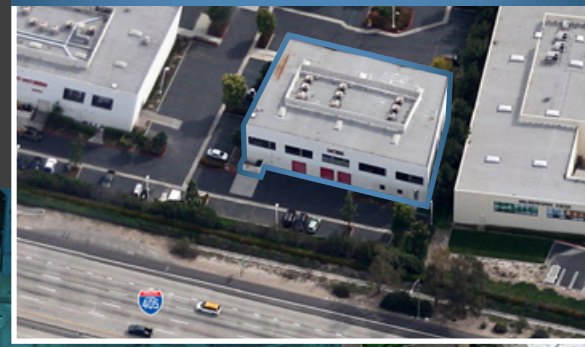
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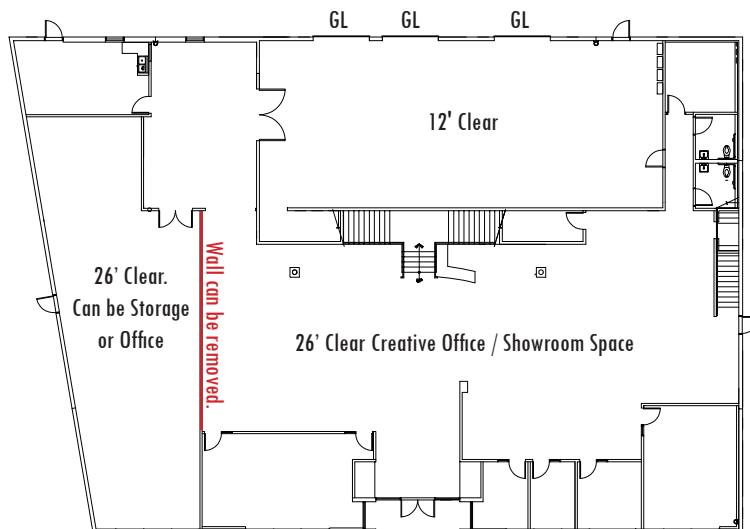
FOR SALE OR LEASE - 15,000 SQ. FT.

SHOWROOM / CREATIVE OFFICE / R&D BUILDING

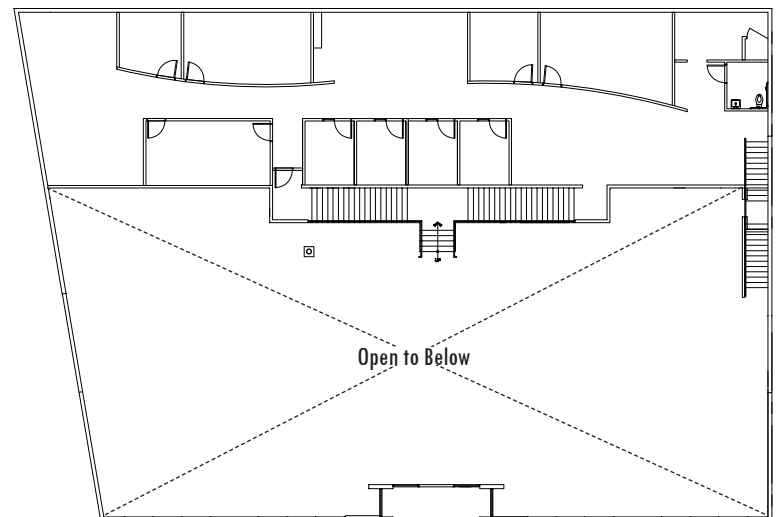
8669 RESEARCH DRIVE | IRVINE, CA



## FIRST FLOOR



## SECOND FLOOR



**FOR SALE OR LEASE - 15,000 SQ. FT.**

SHOWROOM / CREATIVE OFFICE / R&D BUILDING

**8669 RESEARCH DRIVE | IRVINE, CA**



**DISCLAIMER:** The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.