

9012
RESEARCH DRIVE

IRVINE SPECTRUM



NET LEASED INVESTMENT OPPORTUNITY | SINGLE-TENANT OFFICE BUILDING

Exclusively Offered by:

Chris Deason, SIOR, Senior Vice President
949.263.5347 | Lic. #01031828

Stefan Rogers, MRICS, Senior Vice President
949.263.5362 | Lic. #01376946

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PROJECT HIGHLIGHTS

- 100% Leased Investment Opportunity
- Freestanding Building with High Visibility Research Drive Frontage
- Excellent Proximity to the Irvine Spectrum Entertainment Center
- Adjacent to the New Los Olivos Marketplace, Residential and Corporate Communities
- Minutes to John Wayne Airport
- Below Replacement Construction Cost

INVESTMENT HIGHLIGHTS

- **Purchase Price:** \$14,500,000 (\$361 PSF)
- **Net Operating Income:** \$837,915
- **Cap Rate:** 5.77% Year One
- Proposed 7 Year Net Leased Investment
- Below Market Rent with 2% Annual Increases
- Assumable Long Term Debt in Place - Approximately \$5 Million, 4.38% Interest, 20 Years Fixed, \$33,189 per Month

PROPERTY SUMMARY



SUBMARKET AND LOCATION

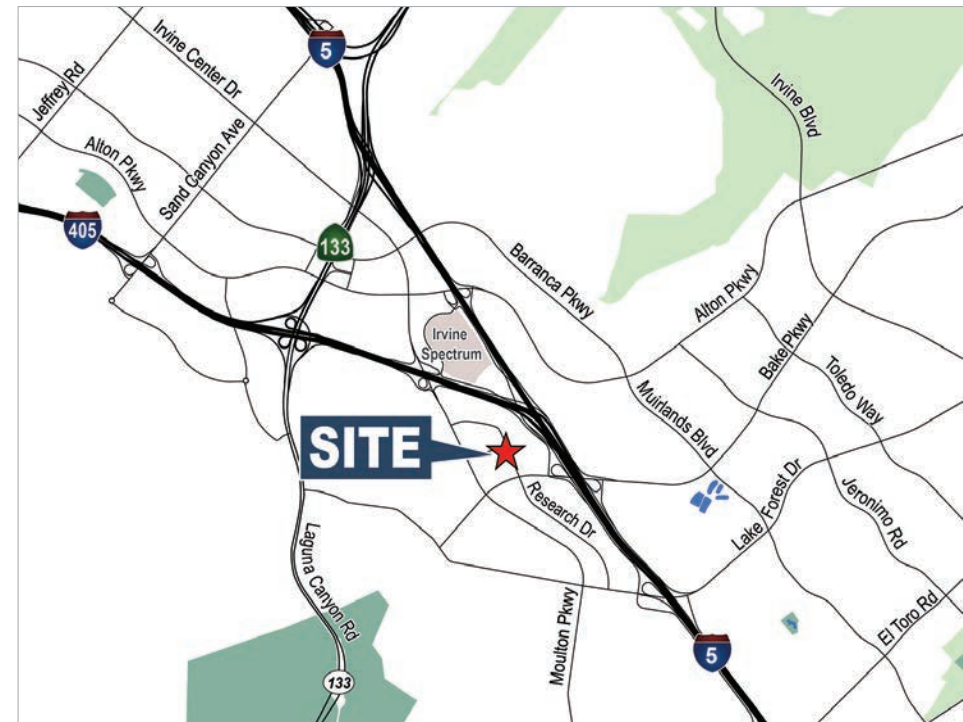
9012 Research Drive is located at the corner of Research Drive and Bake Parkway, easily accessible from the 5 and 405 freeways, and the 133 tollway in the Irvine Spectrum triangle. Corporate neighbors include KPMG, Verizon, CoreLogic, Toyota, Toshiba, HP, Vizio, Blizzard Entertainment, and numerous other Fortune 100 companies.

Also adjacent to the best new shopping and living areas in Irvine, Los Olivos Marketplace and Los Olivos Communities. Irvine Spectrum continues to be the best submarket for attracting top talent and next-gen innovative workplaces. Its walkable/bikable lifestyle provides an ideal location for live/work/play.

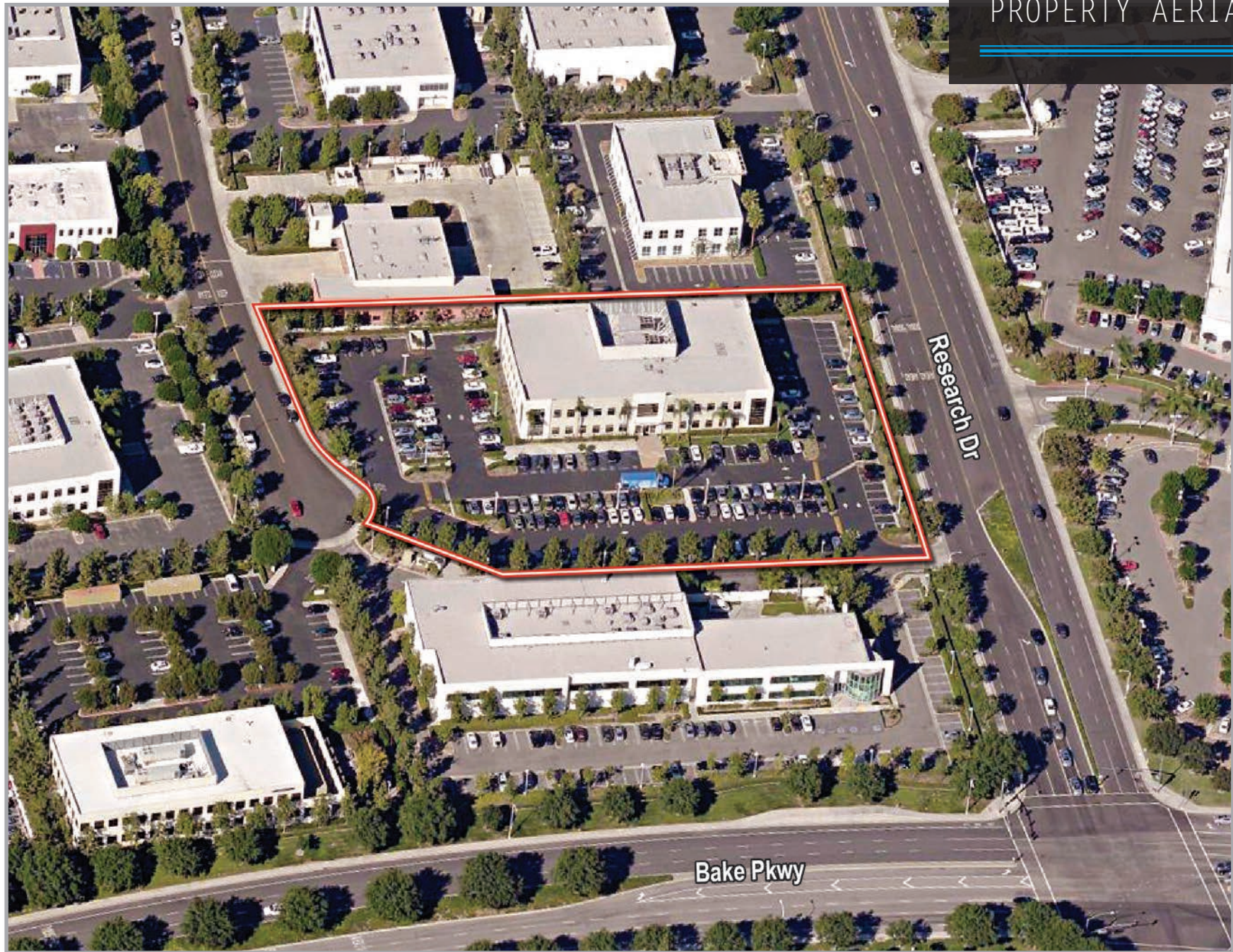
PROJECT FEATURES

ADDRESS:	9012 Research Drive, Irvine
SQUARE FEET:	40,135 SF
LAND:	105,415 SF (2.42 Acres)
LEASED:	100% Leased, Long Term Tenant
APN:	588-191-22
STORIES:	2
PARKING:	4.5:1,000 SF
CONSTRUCTION:	Concrete and Steel with High Performance Glass
BUILDING TYPE:	Class A Office Building
FINANCING:	Assumable Long Term Debt in Place
YEAR BUILT	2001

PROPERTY SUMMARY



PROPERTY AERIAL



IRVINE SPECTRUM AMENITIES

IRVINE SPECTRUM CENTER

Dining Experiences

Brio Tuscan Grille
California Pizza Kitchen
Capital Dim Sum Seafood
Cucina Enoteca
Javier's Cantina & Grill
PF Changs
Casey's Cupcakes
Hello Kitty Cafe Pop-up
Pho Saigon Pearl
Urban Seoul 2.0
Kona Grill

Lifestyle Experiences

24 Hour Fitness
Aveda Belle Isle Salon & Spa
Brilliance New York
Dave & Busters
Edwards Irvine Spectrum IMAX
Improv Comedy Club
My Blow LA
The Ride 7D
Flip Flop Shops
Nordstrom
Apple Store

LOS OLIVOS MARKETPLACE

Dining Experiences

Fukada Restaurant
Angelina's Pizzeria Napoletana
Puesto
Phan55 Vietnamese Bistro
Starbucks
Sugar Rush Sweet Shoppe
Burger Lounge
CUPS Frozen Yogurt

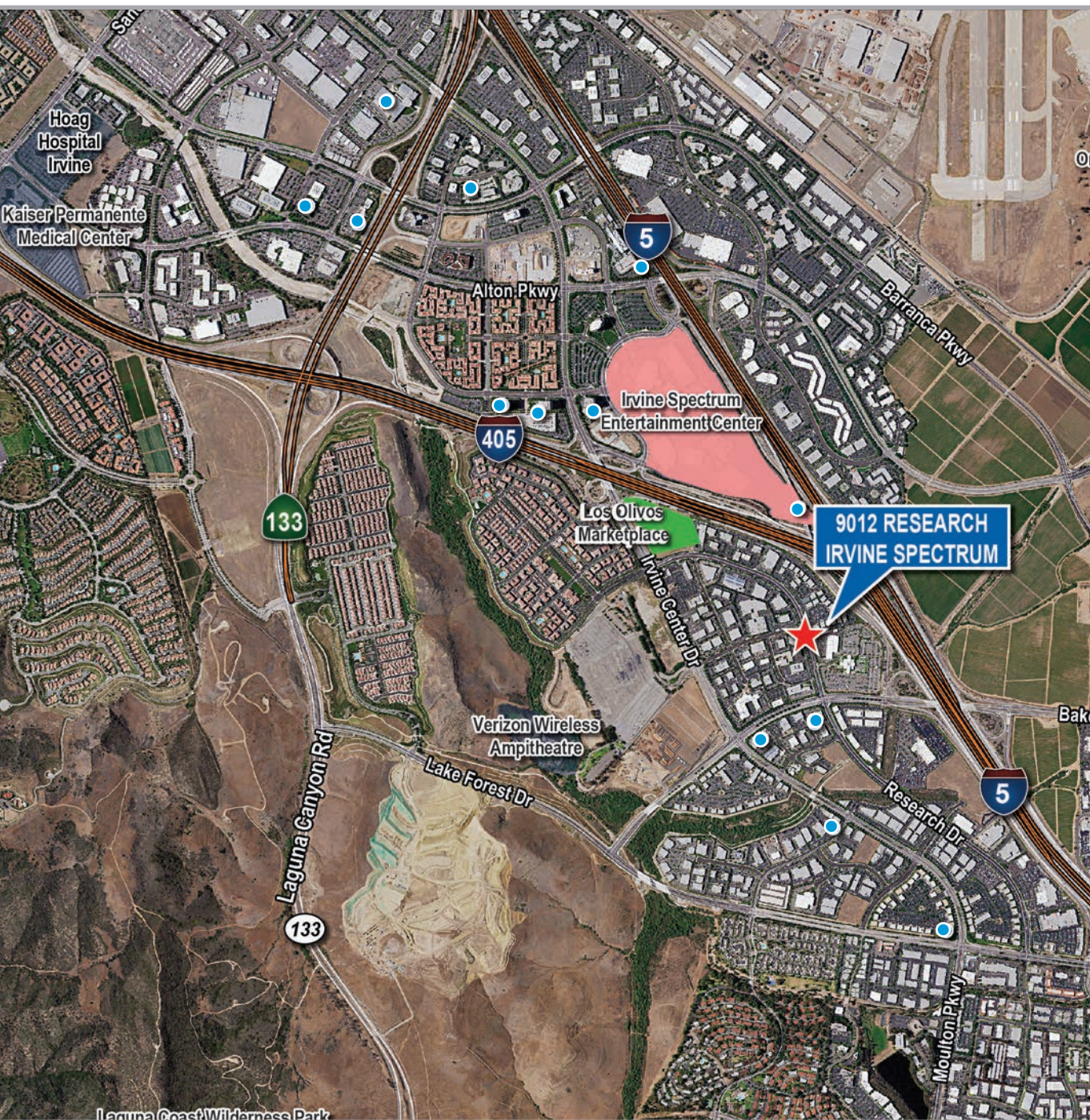
Lifestyle Experiences

Whole Foods
Chase Bank
Wells Fargo Bank
24 Hour Fitness
Radiant Hot Yoga
Revival Spa
Spectrum Montessori
Newport Colony Homes

CORPORATE NEIGHBORS

Hoag Urgent Care
Kaiser Permanente Hospital
KPMG
CoreLogic
Hyundai America Technical Cntr
Toyota
Aston Martin North America
Mission Motorsports
Canon

Vizio
Unisys
AT & T
Verizon
Blizzard Entertainment
Hewlett Packard
Tillys
Masimo
Taco Bell





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2020 Main Street, Suite 100 | Irvine, CA 92614 | PH 949.851.5100 | FX 949.261.9092 | BRE Lic. #01991785