

FOR LEASE

9150 IRVINE CENTER DRIVE SUITE 200, IRVINE, CA



EXCLUSIVELY OFFERED BY:

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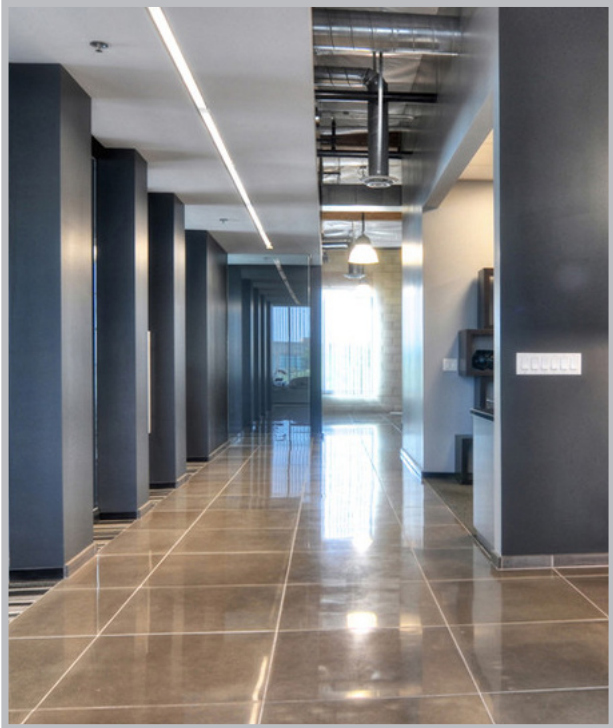
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REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

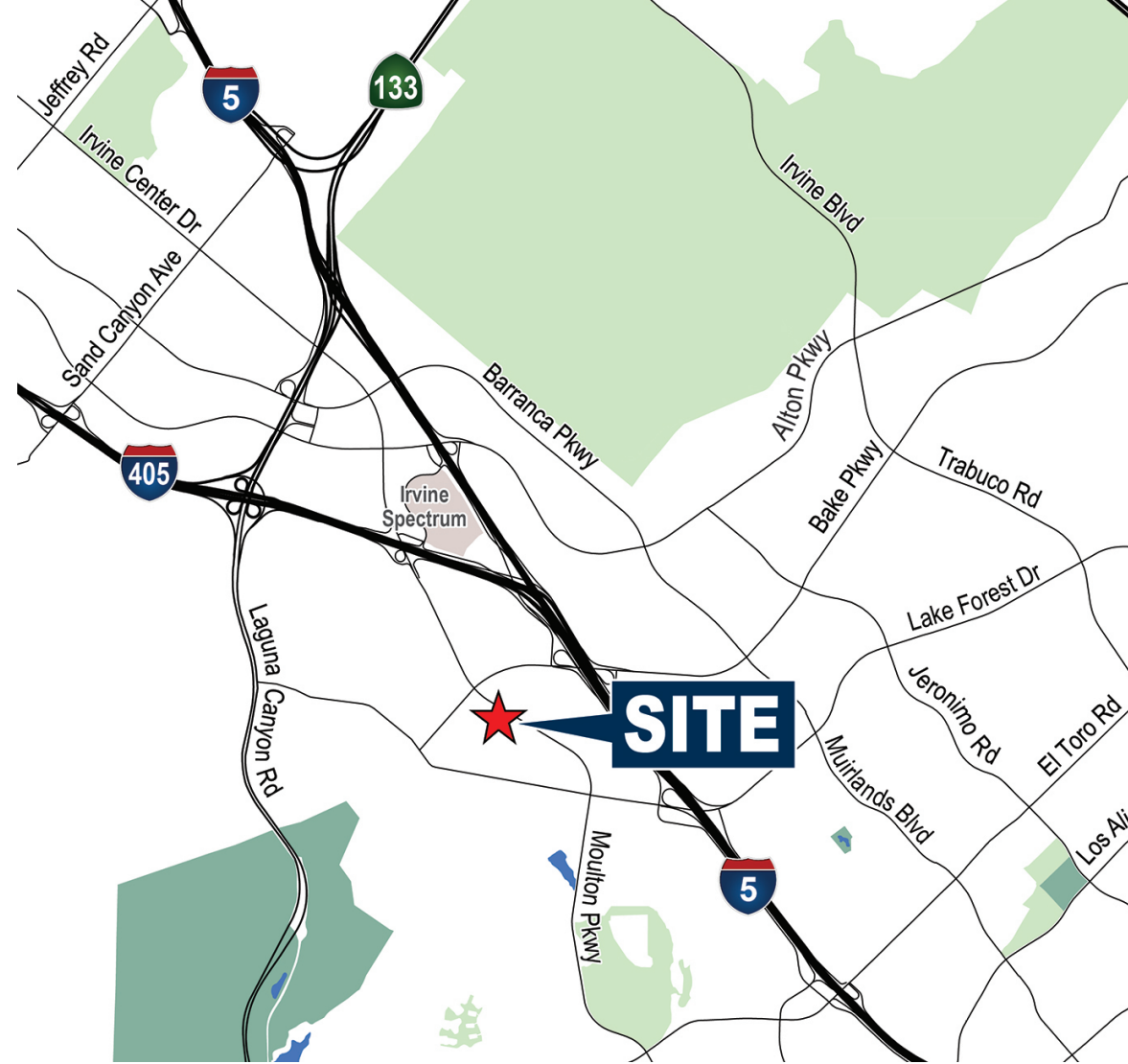
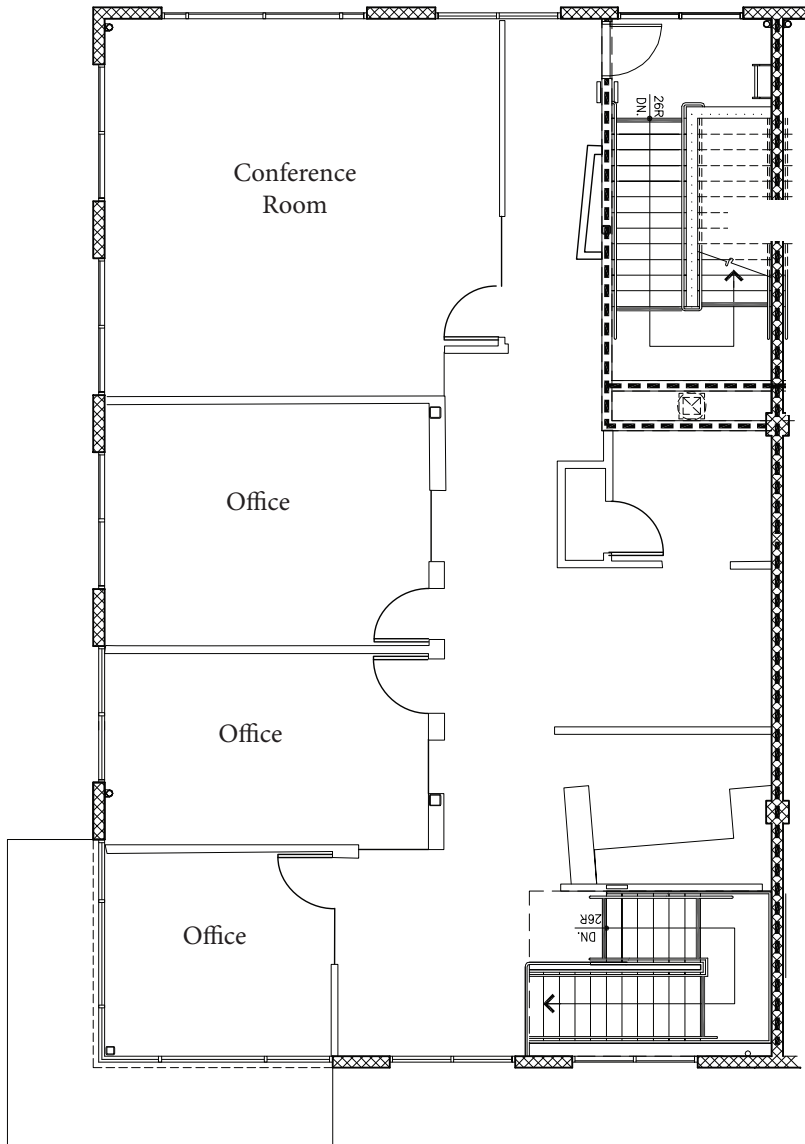
PROPERTY FEATURES

- ±2,710 SF Second Story Office Space
- Creative High-end Office Improvements
- Parking Ratio 4:1000
- Free Surface Parking
- Easy Access to the 73, 133, 405 & 5 Freeways
- Located within the Bacchus Office Park



FLOOR PLAN

SECOND FLOOR - SUITE 200



PRIME IRVINE SPECTRUM LOCATION

Walking distance to an abundance of retail and dining amenities:

Los Olivos Market Place: Whole Foods, Starbucks, Puesto, Angelinas

Irvine Spectrum: Retail, Dining, Entertainment

Spectrum Crossroads: BestBuy, McDonald's, Chevron, Del Taco

Alton Marketplace: Walmart, Costco, Del Taco, Bank of America