

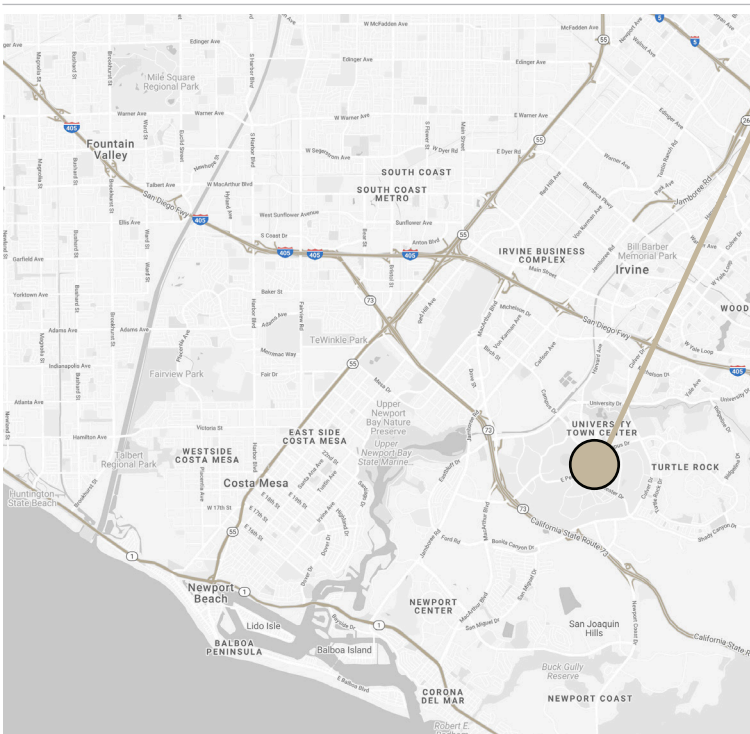
IRVINE

office space



9140 IRVINE CENTER DR > IRVINE

FOR LEASE > 1,746 SF



PROPERTY OVERVIEW

- > Lease rate: \$3.10 FS
- > A rare available space in University Tower. Located next to UCI, this space is surrounded with walkable amenities
- > The space is currently built out as a technology startup and education space with 4 private offices and a conference room. The space also includes a bullpen, dedicated reception area, and a kitchenette area
- > There are 2 window-lined offices and a conference room that overlook the University Town Center courtyard
- > Tenant and guest parking is free. Longer lease terms available



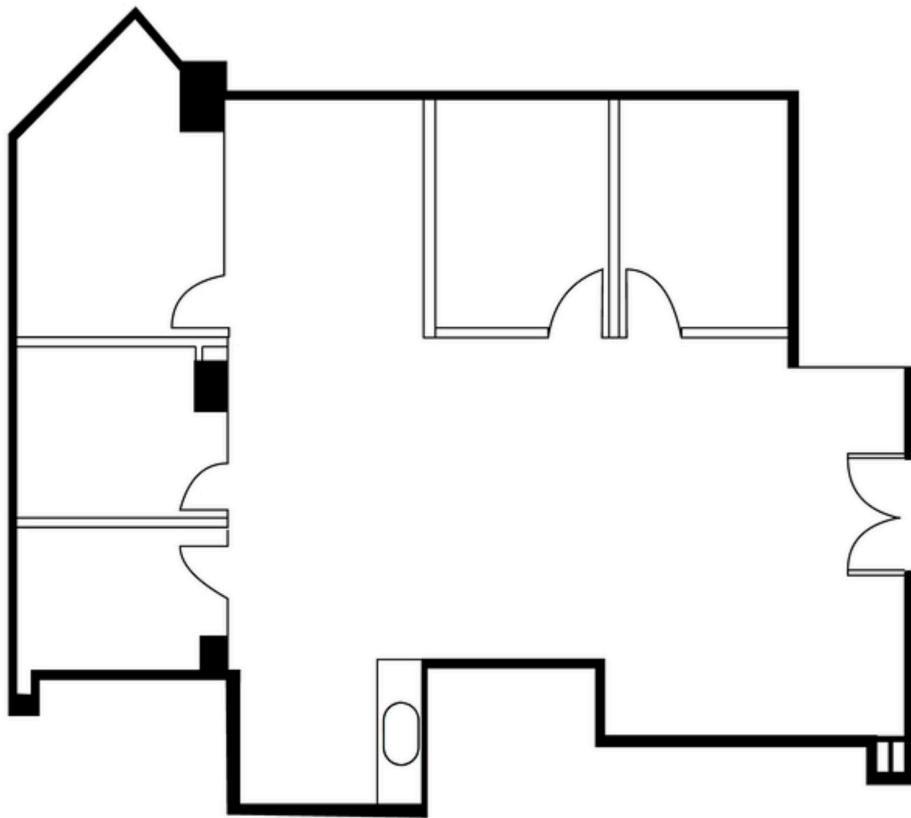
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