

8775

RESEARCH DRIVE

IRVINE SPECTRUM



FOR LEASE ±20,160 SQUARE FEET

CBRE



PROPERTY OVERVIEW / HIGHLIGHTS



±20,160 SF Industrial Building with ±5,000 SF of Office Area



Showroom, R&D and Distribution Use Possible



Frontage on the 405 Freeway



One (1) Ground Level Door



Fully Sprinklered



±800 Amps, 277/480 Volt, 3-Phase Power Panel



±2.8:1,000 Parking Ratio



Walking Distance to the Los Olivos Shopping Center



Excellent Access to the 405, 5 and 133 Freeways

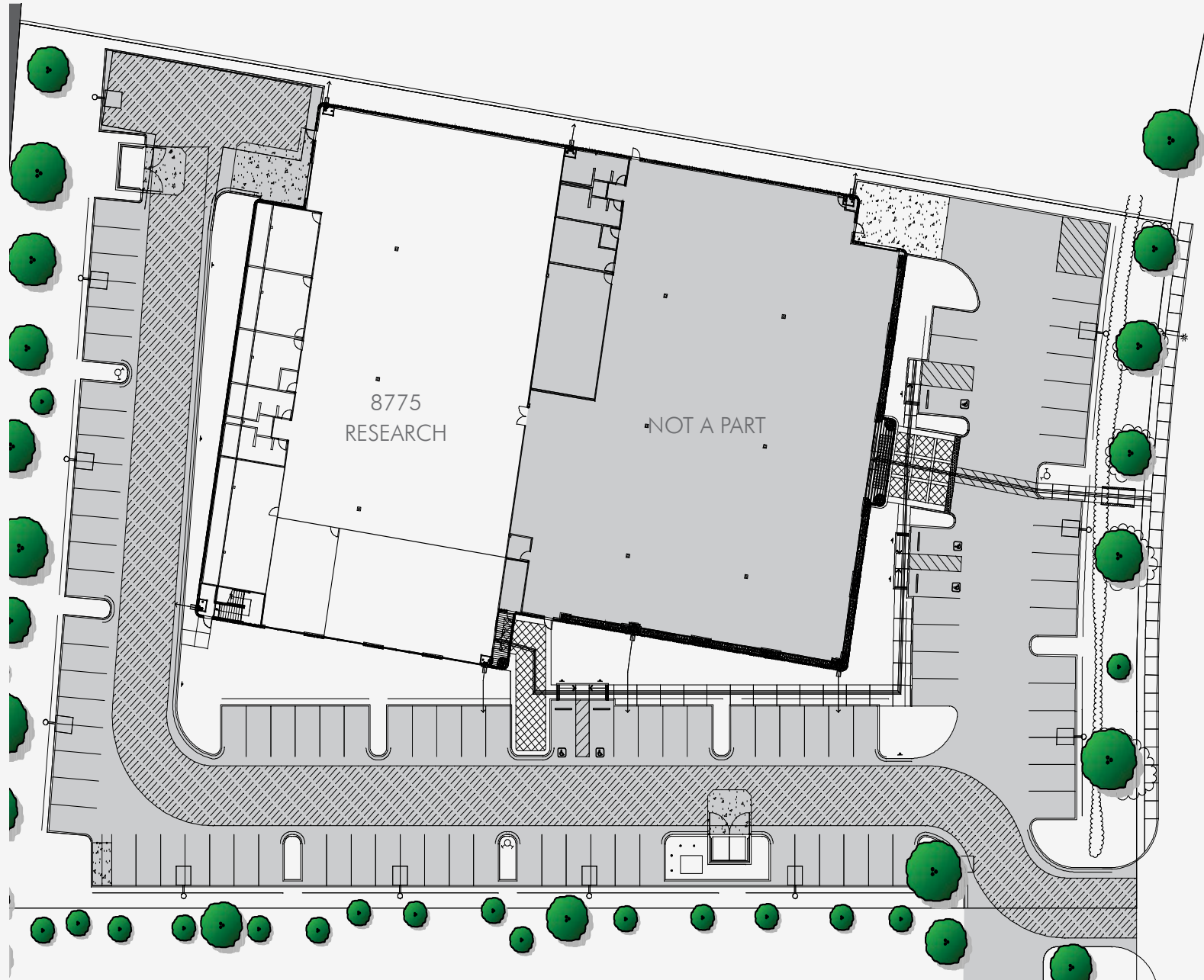


Located in the Heart of the Irvine Spectrum





FLOOR/SITE PLAN





CONTACT US:

TYLER HALY

Lic. 01944023

O +1 949 725 8486

tyler.haly@cbre.com

GREGG HALY

Lic. 00937913

O +1 949 725 8632

gregg.haly@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE