

8669 RESEARCH DRIVE | IRVINE SPECTRUM, CA

**MAJOR
FREEWAY
FRONTAGE**



Asking \$1.75 NNN (\$0.22 Nets)

PROPERTY FEATURES

- Major Freeway Frontage
- 26' Clearance in front Office / Showroom
- Potential Creative Office Space
- 100% Exposed HVAC on Ground Floor
- ±4,000 SF Executive Loft overlooks Ground Floor
- 12' Clearance in Warehouse
- Three (3) Ground Level Doors
- 3.6:1,000 Parking Ratio
- 600 Amp Power
- Very Low Net Expenses (\$0.22 PSF)
- Immediate 405 / 5 / 133 Freeway Access
- Walking Distance to Future Los Olivos Shopping Center (Whole Foods is Anchor Tenant)



For more information, please contact:

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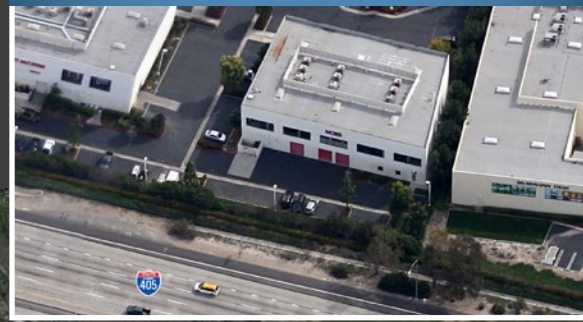
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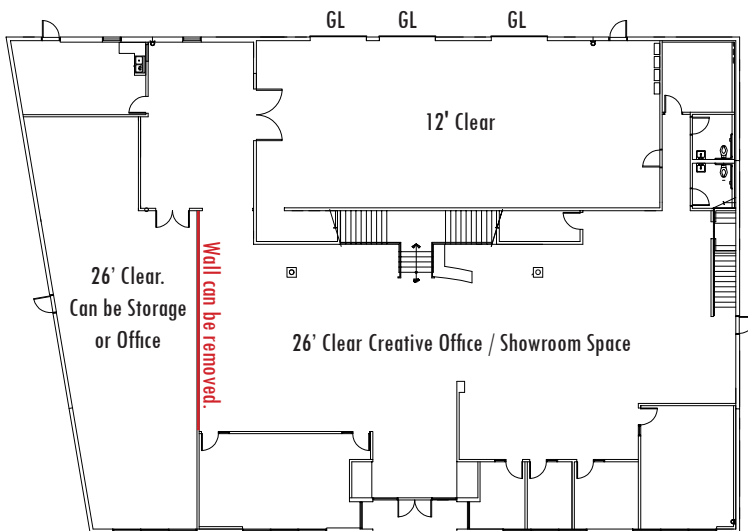
LEE & ASSOCIATES - NEWPORT BEACH, INC.
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FOR LEASE - 15,000 SQ. FT.
SHOWROOM / CREATIVE OFFICE / R&D BUILDING

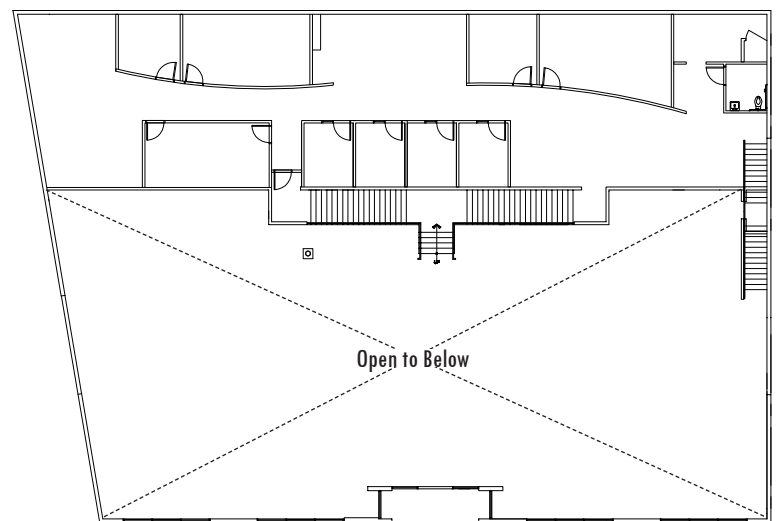
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FIRST FLOOR



SECOND FLOOR



FOR LEASE - 15,000 SQ. FT.

SHOWROOM / CREATIVE OFFICE / R&D BUILDING

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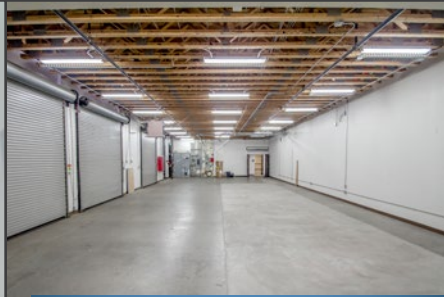
GROUND FLOOR OPEN OFFICE



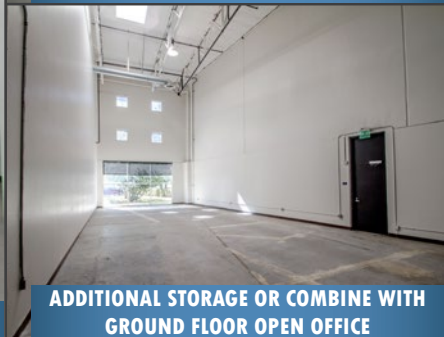
VIEW FROM EXECUTIVE LOFT



GROUND FLOOR OPEN OFFICE



12' CLEAR WAREHOUSE (3 GL)



ADDITIONAL STORAGE OR COMBINE WITH GROUND FLOOR OPEN OFFICE



2ND FLOOR EXECUTIVE LOFT VIEW OF 405 FWY



BREAK ROOM

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