

# Commercial Lease



8900 Research Dr.  
Irvine, CA 92618

14,773 SF  
IRVINE

FLEX SPACE

AVAILABLE  
Sept. 2026

Download  
Spec Sheet



Schedule  
a tour



Video  
Tour



Pacific

Sotheby's  
INTERNATIONAL REALTY



Chris Lee      Alice Schroeder  
DRE 02107257 | DRE 01319910  
949.793.1738 | 949.510.1125  
chris@theavantteam.com  
alice@theavantteam.com



AVANTTEAM  
ELEVATING REAL ESTATE

8900 Research Dr.,  
Irvine, CA 92618



- Additional Features:
- Clearance 24'
  - 21 Parking Spaces
  - Water & Trash included
  - Built 2002
  - \$1.87/SF NNN

## 14,773 SF Commercial Lease Available September 2026

14,773 SF Flex-space. Well built warehouse & optional racks, modern office and conference rooms, Loading Dock, Exterior Door Docks. Ideal for Light Manufacturing, Office+Warehouse, Logistics, & Storage in Heart of Irvine Ctr. Dr. and Research Dr. Large Offices, 2 Bathrooms, Kitchen, Machinery Room. Easy in, Easy out. Parking on site.



Download Spec.

Video Tour

Schedule a Tour

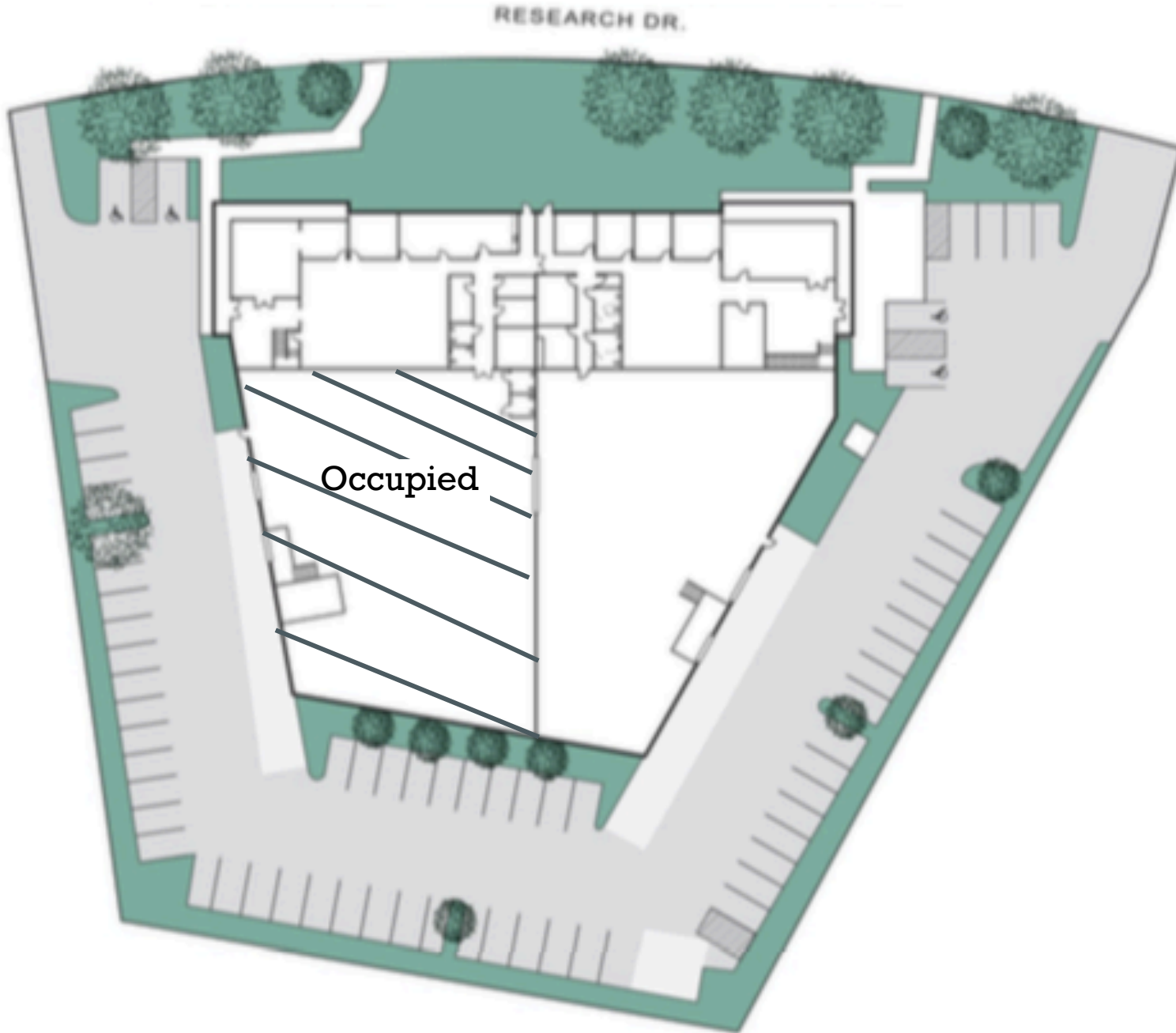
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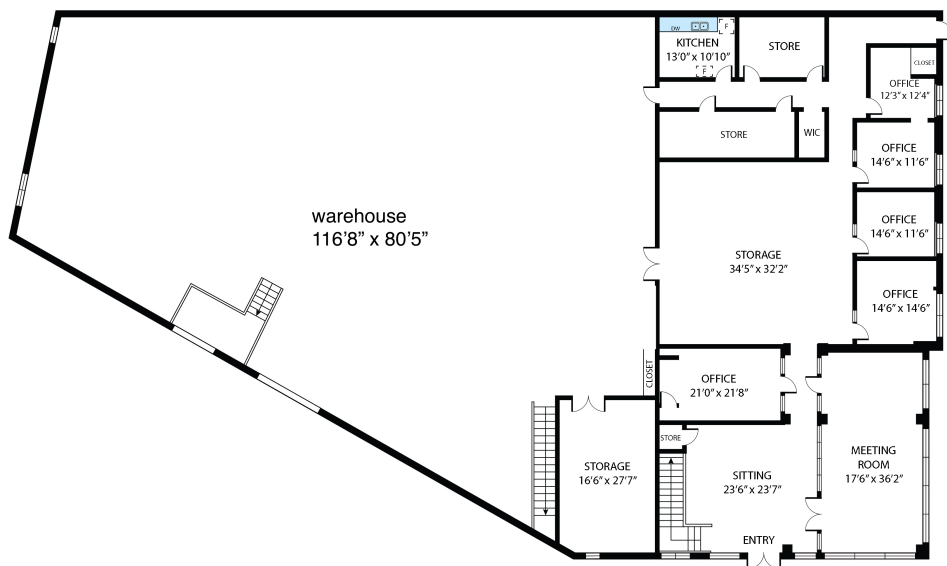
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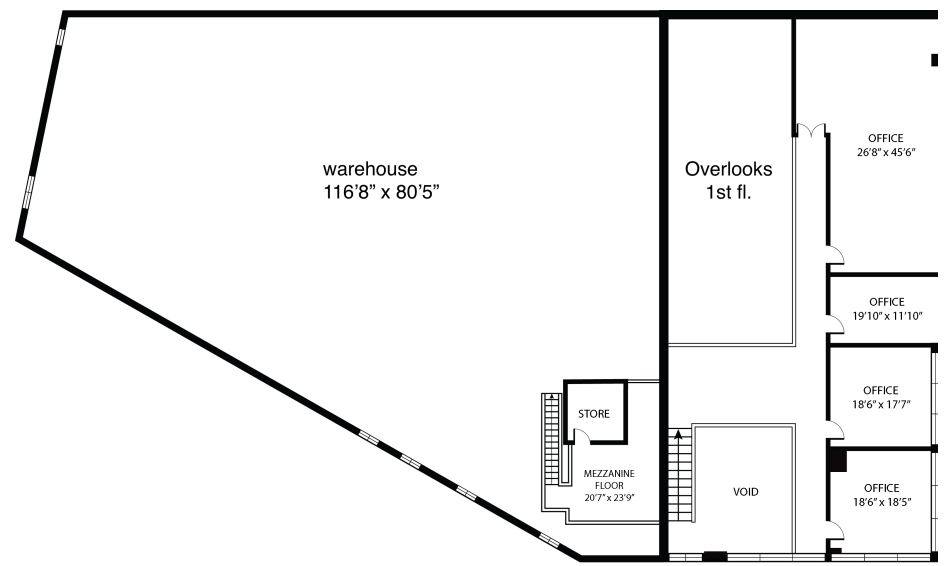




Site Plan



FIRST FLOOR



SECOND FLOOR

