

FOR LEASE

8801 RESEARCH DR. IRVINE, CA 92618

6,000 SF | Brenexus Limited Edition

PROPERTY OVERVIEW

Irvine Spectrum | Single-Story Office Building | 3.5 : 1,000 Free Surface Parking

- Lease Rate: \$1.85 NNN
- Fully Furnished Free-Standing Office w/Roll-Up Door
- Full Kitchen, Conference, Perimeter Offices and Large Open Area
- Signage Opportunity Available
- Polished Concrete Floor + Custom Track Lighting and High-Open-Ceilings Throughout
- Creative Open Office Opportunity
- Immediate Access to 5, 405 & 133 Freeways
- Close to Irvine Spectrum Center and an Abundance of Amenities



ORANGE COUNTY COMMERCIAL REAL ESTATE EXPERTS

WindWaterRealty.com



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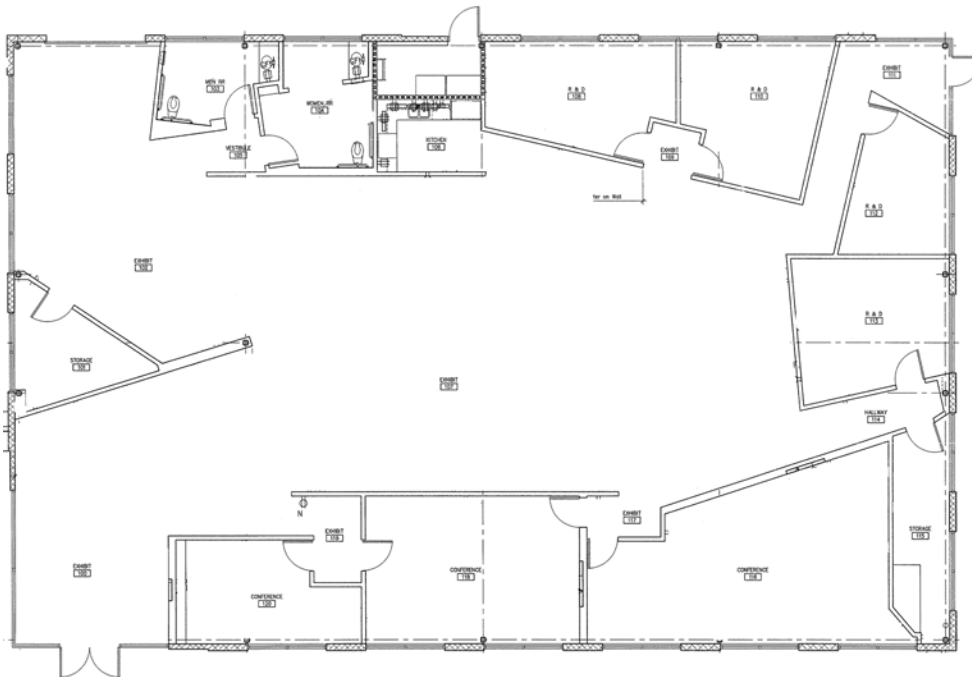
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INTERIOR PHOTOS



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