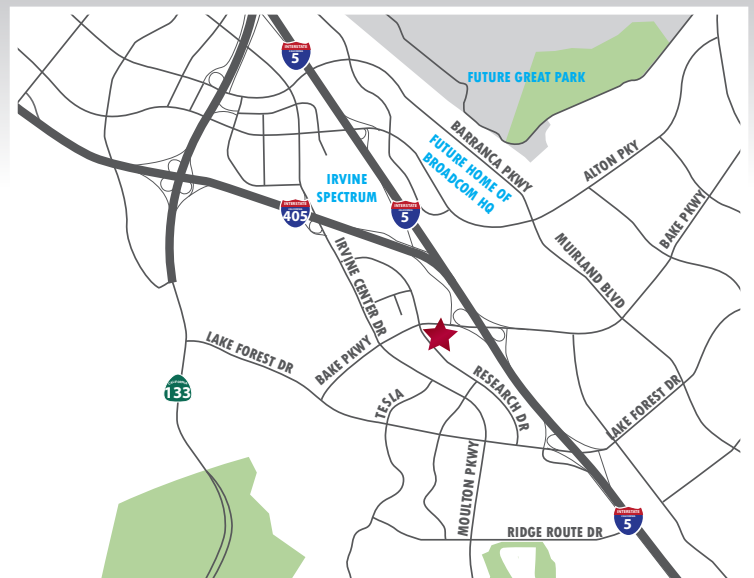


9233 RESEARCH DRIVE | IRVINE, CA



PROPERTY FEATURES

- 1st floor of a 2-story office/R&D condominium
- Major frontage on Bake Parkway
- **High-end furniture included**
- Brand new improvements
- 3.5:1 parking ratio
- Fully sprinklered
- 200 amps
- Immediate access to 5 & 405 Freeways
- **Close proximity to Future Los Olivos Shopping Center (Whole Foods is Anchor Tenant)**
- **Minutes to Irvine Spectrum Entertainment Center**



For more information, please contact:

TRAVIS HAINING

SVP/Principal
(949) 724-4711
thaining@lee-associates.com
BRE# 01483191

ALTON BURGESS

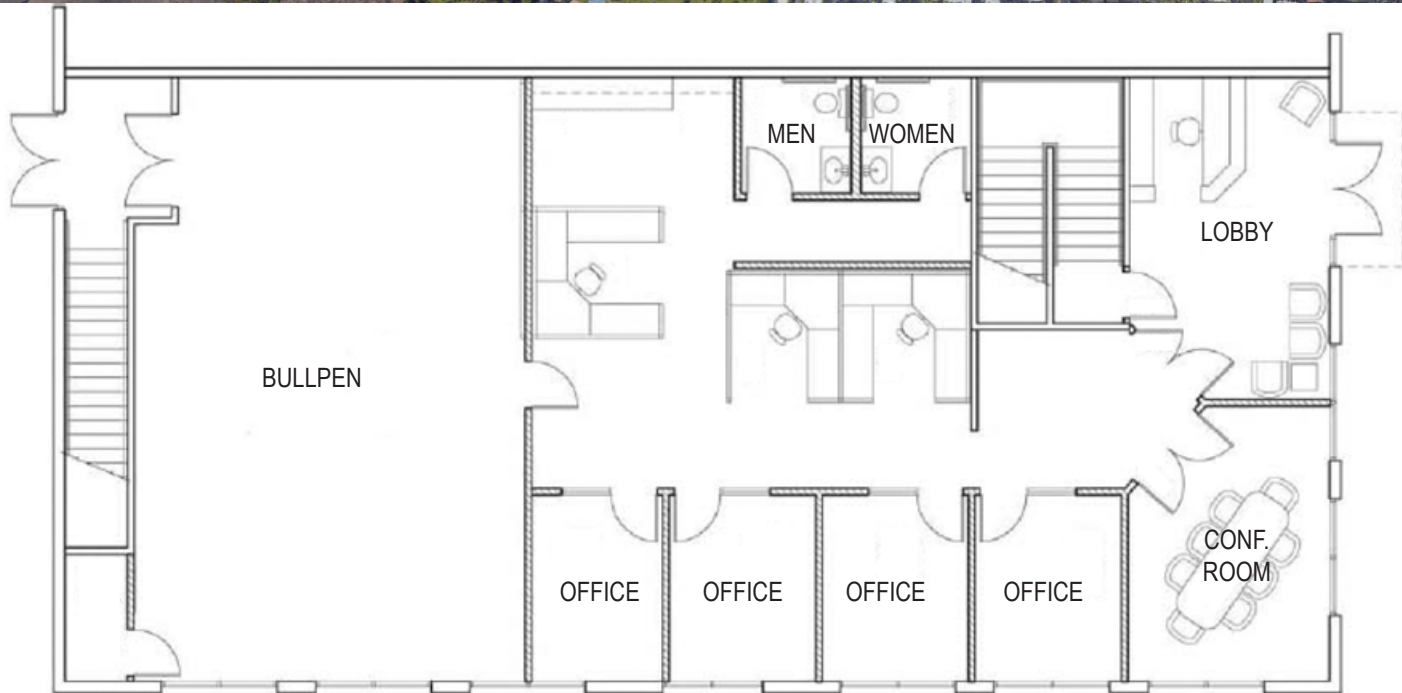
SVP/Principal
(949) 724-4722
aburgess@lee-associates.com
BRE# 01717094

RYAN LAWLER

Associate
(949) 724-4718
rlawler@lee-associates.com
BRE# 01935961

AVAILABLE FOR LEASE
±3,372 SF OFFICE SPACE

9233 RESEARCH DRIVE | IRVINE, CA



Not to scale. Not as built.

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.