

8669 RESEARCH DRIVE | IRVINE SPECTRUM, CA

UNDER NEW OWNERSHIP!



JUST SOLD!

BUYER & SELLER REPRESENTED BY TEAM BURGESS/HAINING

New Tenant Improvements Underway!

PROPERTY FEATURES

- **Major Freeway Frontage**
- 26' Clearance in front Office/Showroom – 100% Exposed HVAC
- Ideal Creative Office Space or High-End Lab/R&D
- ±4,000 SF Executive Loft overlooks Ground Floor
- ±2,000 SF 12' Clear Warehouse
- Three (3) Ground Level Doors
- 3.6:1,000 Parking (54 Dedicated Stalls)
- 600 Amp Power
- Immediate 405/5/133 Freeway Access
- **Walking Distance to brand new Los Olivos Shopping Center (Whole Foods, Panini Café, Starbucks, Wells Fargo, Chase Bank...)**



For more information, please contact:

ALTON BURGESS

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

TRAVIS HAINING

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

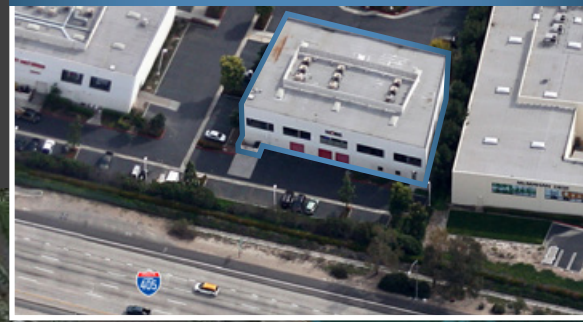
RYAN LAWLER

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

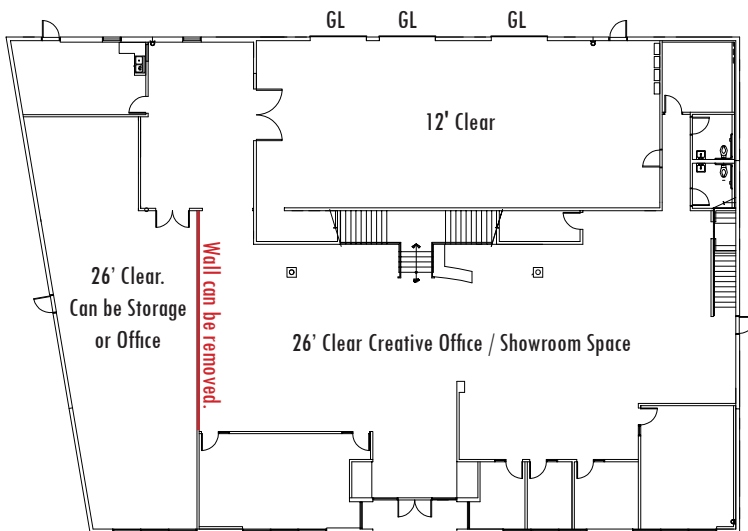
LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000 | WWW.LEE-ASSOCIATES.COM

FOR LEASE - 15,000 SQ. FT.
SHOWROOM / CREATIVE OFFICE / R&D BUILDING

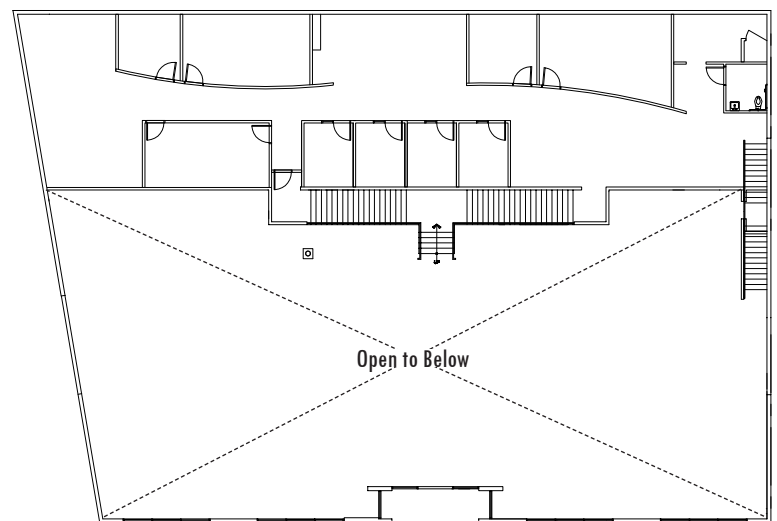
8669 RESEARCH DRIVE | IRVINE, CA



FIRST FLOOR



SECOND FLOOR



FOR LEASE - 15,000 SQ. FT.

SHOWROOM / CREATIVE OFFICE / R&D BUILDING

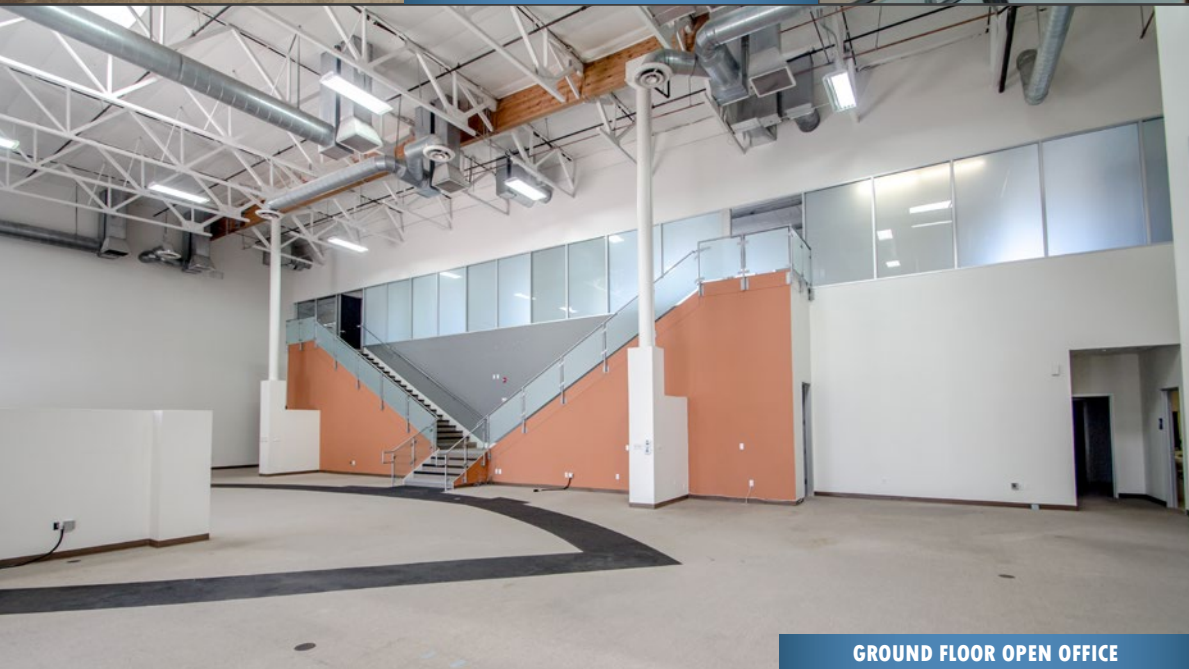
8669 RESEARCH DRIVE | IRVINE, CA



GROUND FLOOR OPEN OFFICE



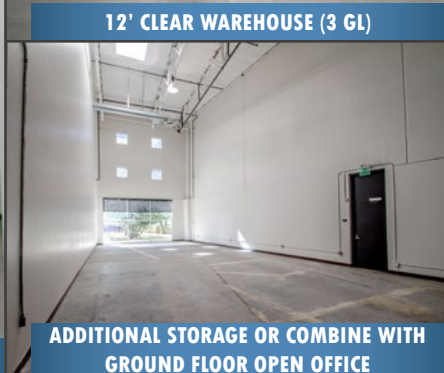
VIEW FROM EXECUTIVE LOFT



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

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.