

**8961 RESEARCH DRIVE | IRVINE SPECTRUM, CA**



**Brand New Creative Improvements Complete!**

**PROPERTY FEATURES**

- Two Story High Image Office
- **Glass Roll Up for Ground Floor Suite**
- Design Professional Zoned Office Park
- Divisible to 4,950 Square Feet
- 3.5:1,000 Surface Free Parking
- Direct Access to 405, 5 & 133 Freeways
- Minutes away from Irvine Spectrum Entertainment Center
- **Walking Distance to brand new Los Olivos Shopping Center (Whole Foods, Panini Café, Starbucks, Wells Fargo, Chase Bank...)**



For more information, please contact:

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# FOR SALE OR LEASE: 4,450 - 9,900 SF

SHOWROOM / CREATIVE OFFICE / R&D BUILDING

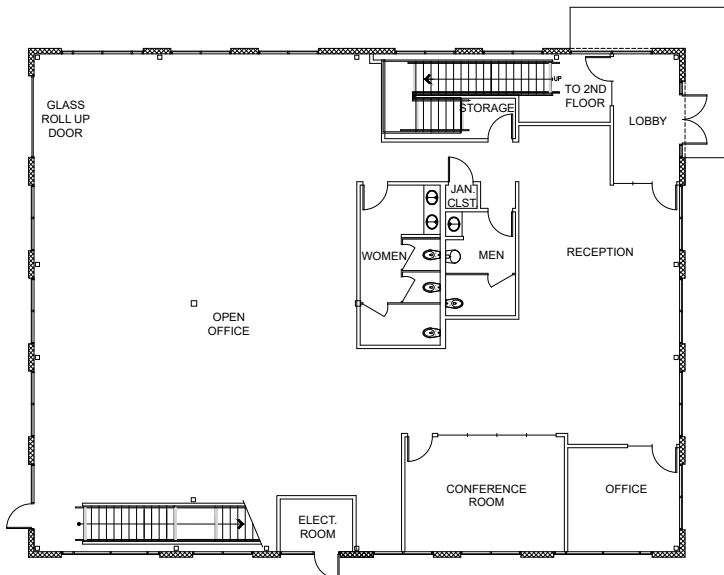
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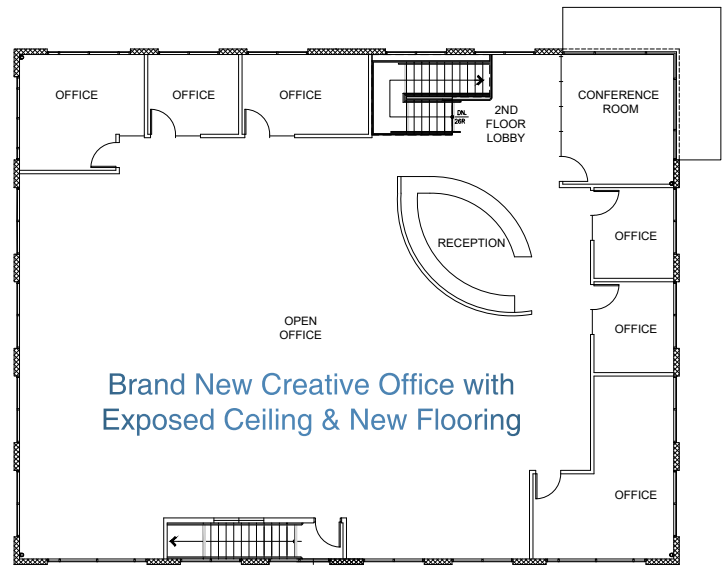
Ground Level Roll Up Door On First Floor



## FIRST FLOOR: ±4,450 SF



## SECOND FLOOR: ±5,500 SF



Brand New Creative Office with Exposed Ceiling & New Flooring