

RESEARCH POINTE

9805 RESEARCH DR

IRVINE, CA

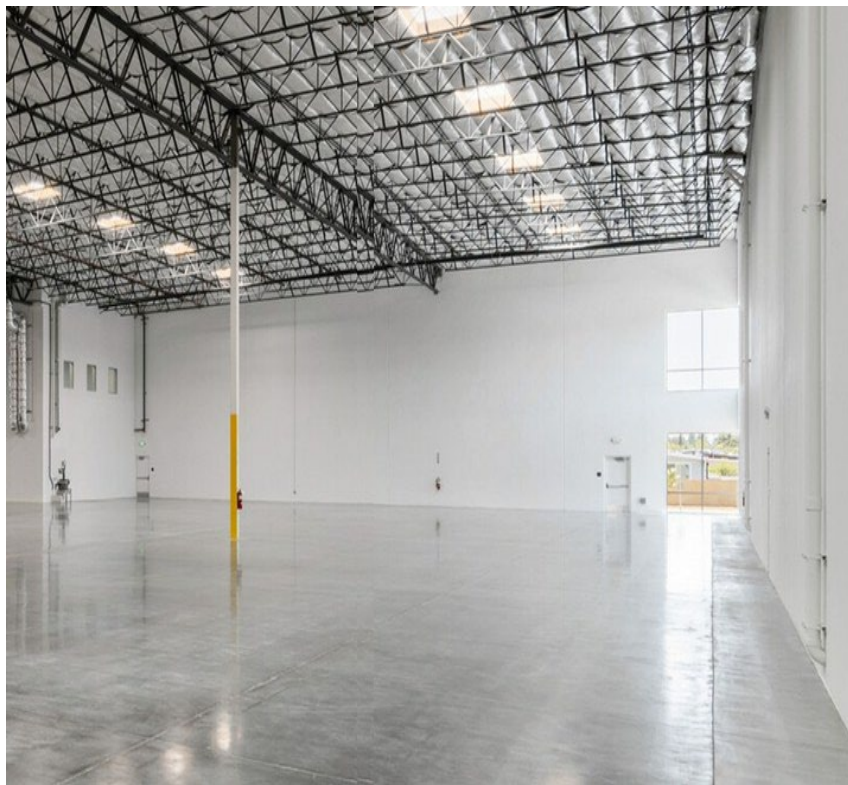
**New Construction/
High Bay Warehouse Space**



PROPERTY FEATURES:

**10,936 – 16,738 SF
FOR LEASE**

- Prominent architecture: high-image, high ceiling
- Office: 4,800 SF (To Suit) + Optional 5,802 SF Upstairs
- Warehouse: 6,136 SF
- 28' Clear Height
- Extensive use of natural light and skylights
- 1 Ground-level loading door
- Prominent building top sign & monument
800 amps, 277/480 volts, 3 phase
- Ample and convenient surface parking (3.2:1,000)
- Walk to Spectrum Crossroads retail amenities
- Convenient to Spectrum Center® entertainment
- Immediate freeway access: Bake Parkway, Lake Forest Drive, and Irvine Center Drive



EXCLUSIVE AGENTS:

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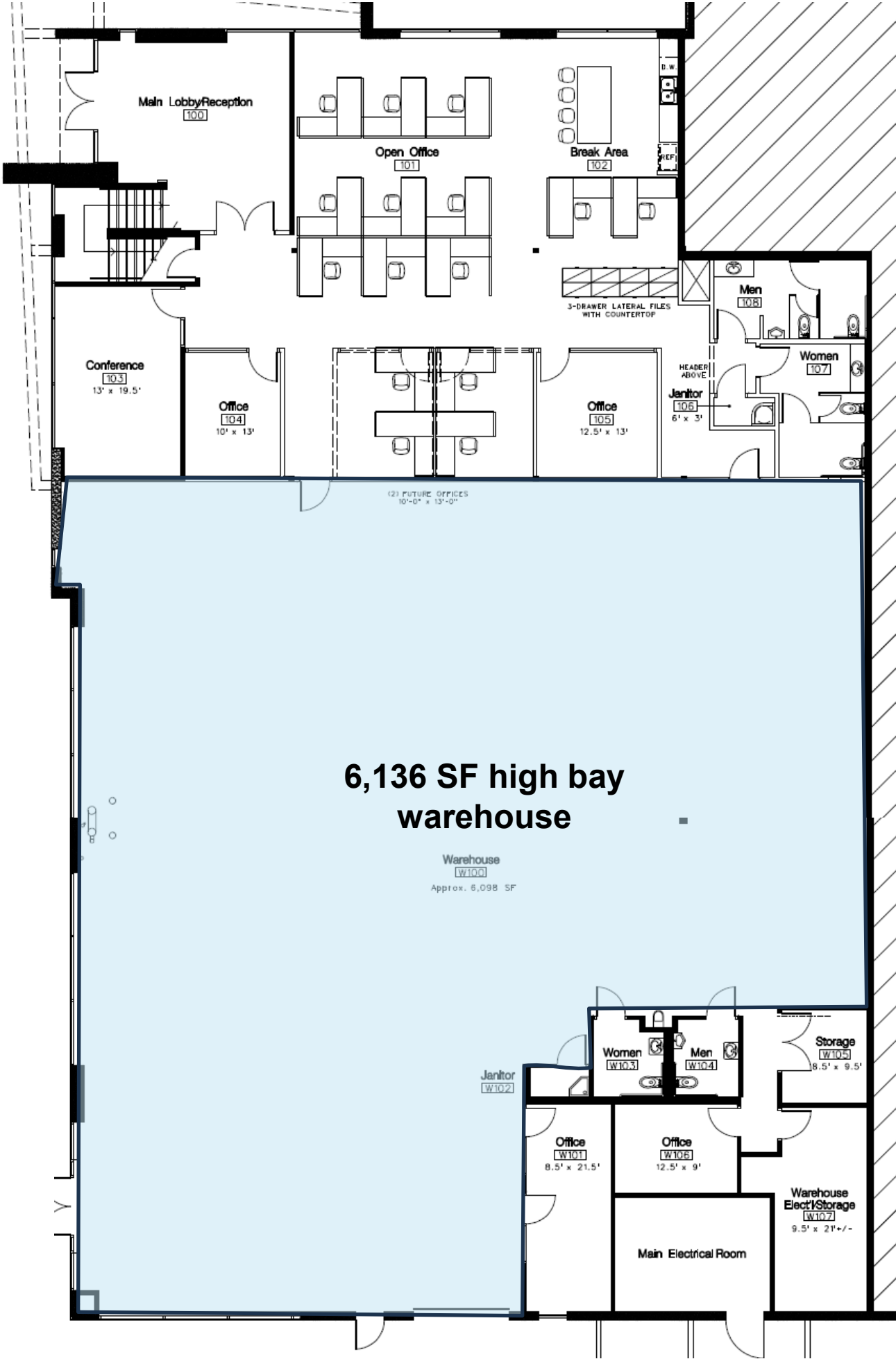
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FIRST FLOOR (10,936 SF)



**6,136 SF high bay
warehouse**

Warehouse
W100
Approx. 6,098 SF

Janitor
W102

Women
W103

Men
W104

Storage
W105
8.5' x 9.5'

Office
W101
8.5' x 21.5'

Office
W106
12.5' x 9'

Warehouse
Elect/Storage
W107
9.5' x 21'+/-

Main Electrical Room

FIRST FLOOR (~10,900 SF)

4,800SF Newly Constructed Office Space (to suit)



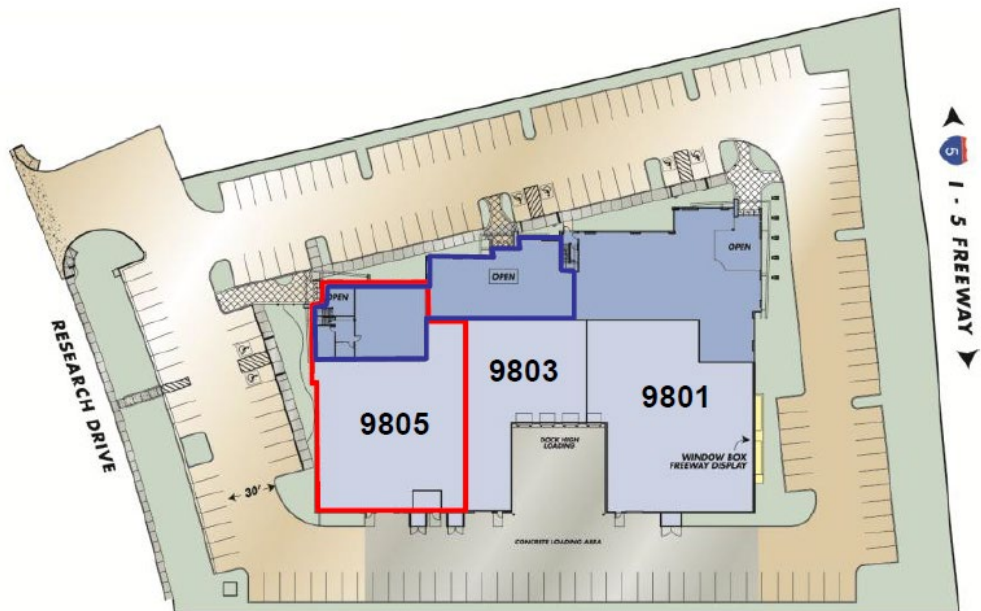
6,100SF High Bay Warehouse





Irvine Spectrum Center

- 120 stores and restaurants
- 21-screen movie theater
- 13 million annual visitors



9805 Research Dr

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