



FOR LEASE

BRENEXUS OFFICE EDITION

9960 RESEARCH DRIVE | IRVINE SPECTRUM | ±2,480 SF

CONTACT

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PROPERTY FEATURES

- High Image Professional Two Story Office Bldg.
- Highly Efficient Layout w/ Upgraded Interior
- Extensive Window Line Allowing for an Abundance of Natural Light
- Building Top Signage
- Free & Common Surface Parking (4:1,000 SF)
- Ideal for Professional Office Tenants (Pure Office Zoning)
- Adjacent to Irvine Spectrum Center & Numerous Other Retail Amenities
- Close Proximity to Irvine Spectrum's Newest Residential Developments
- Immediate Access to the 5, 405, 73 & 133 Freeways/Toll Roads
- Proactive & Responsive Ownership
- Professionally Managed Business Park/Building Project

AVAILABILITY

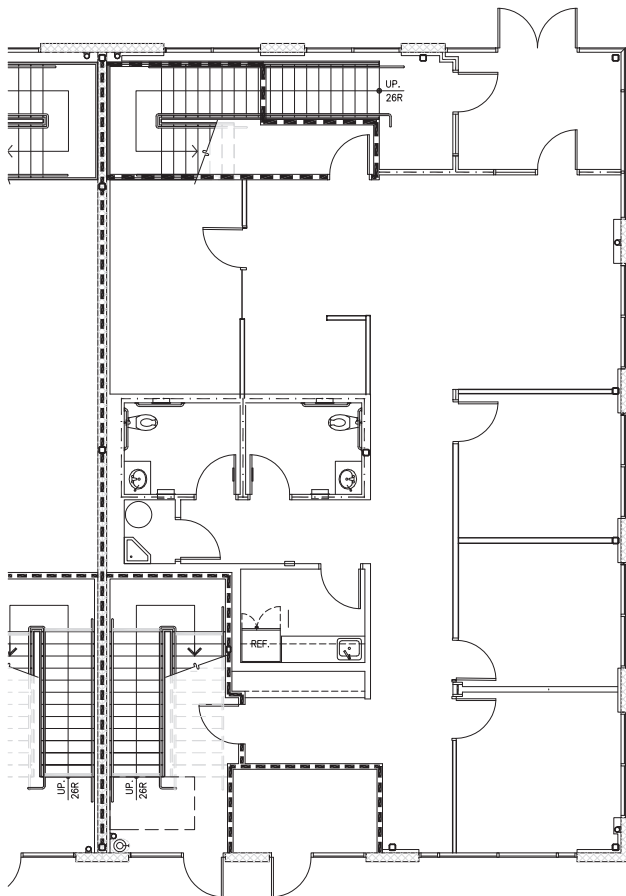


SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
100	±2,480	\$2.25 MG*	GROUND FLOOR SUITE W/ ENTRANCE OFF THE PARKING LOT - 3 PRIVATE OFFICES, CONFERENCE ROOM, RECEPTION, KITCHENETTE, SERVER/STORAGE ROOM & PRIVATE RESTROOMS.

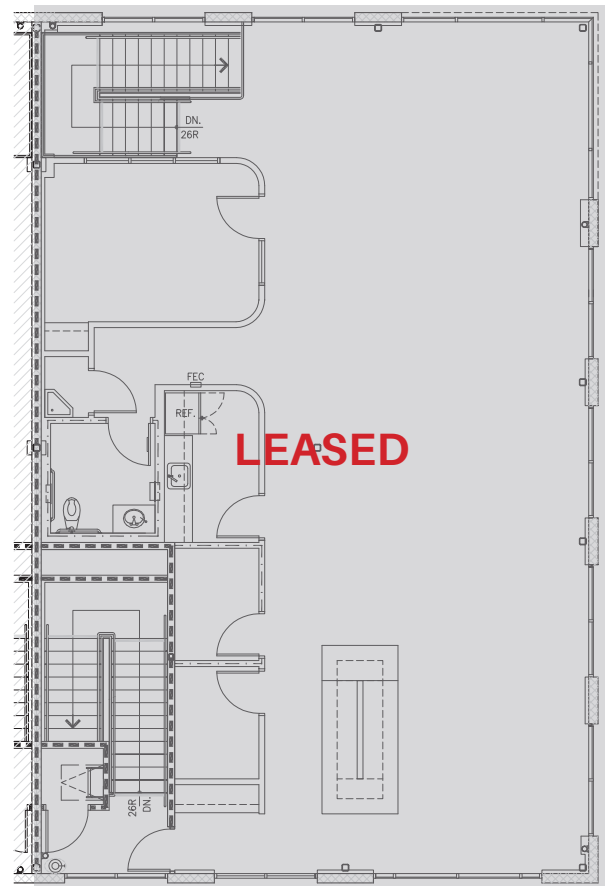
*TENANT PAYS UTILITIES & JANITIOAL



FIRST FLOOR (±2,480 SF)



SECOND FLOOR (±2,480 SF)



INTERIOR IMAGES

9960 RESEARCH DRIVE | IRVINE SPECTRUM





9960 RESEARCH DRIVE

IRVINE SPECTRUM
CALIFORNIA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
SMITH | FRYER | WATTS

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