

SHARED OFFICE SPACE FOR LEASE

BRENEXUS OFFICE EDITION

9870 Research Drive • Irvine Spectrum, CA 92618



Exclusively listed by:

Dave **Smith**

Senior Vice President

License ID# 01195186

949.790.3134

dsmith@leeirvine.com

Travis Watts

Senior Associate

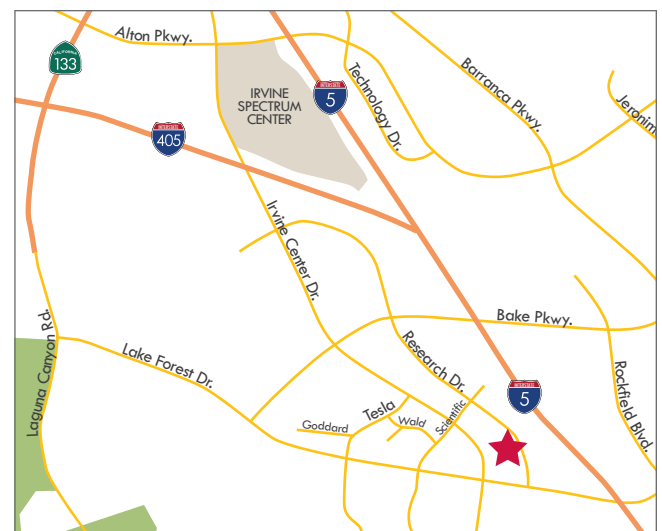
License ID# 01927498

949.790.3140

twatts@leeirvine.com

PROPERTY FEATURES

- Upscale professional office facility developed exclusively for CPA's, attorneys & financial professionals
- High profile location with immediate access to 5, 405, & 133 FWYS
- Close proximity to Irvine Spectrum Entertainment Center & Los Olivos Marketplace
- Single/multiple offices and/or workstations available
- Shared use of conference rooms, reception, kitchen, restrooms, etc.
- Year long lease terms
- Call for additional details



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



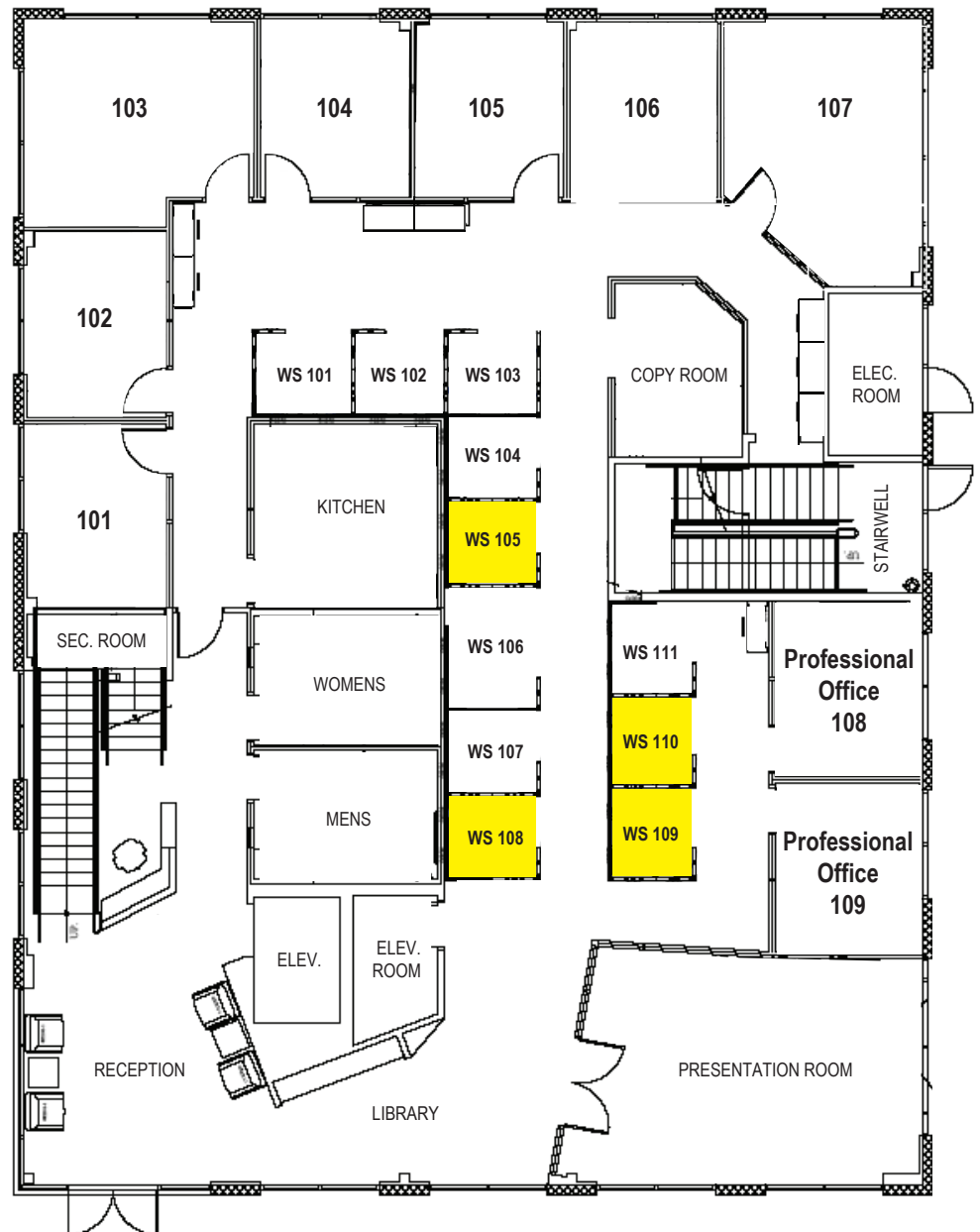
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FIRST FLOOR

Available Occupied



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PROFESSIONAL AMENITIES

- Irvine Spectrum Address in South Orange County
- Fully Furnished Office Solutions
- Professional Management Company On-Site
- Complimentary Beverage Service
- Kitchen Facilities Complete with Gourmet Cappuccino Maker
- Maintenance, Janitorial, Utilities and Security
- Software Based Telecommunications Technology
- Training & Conference Room Facilities
- Beautifully Appointed Waiting Areas
- Free Parking
- No Application Fee
- No Move In or Move Out Fee
- Administrative & IT Support On Demand



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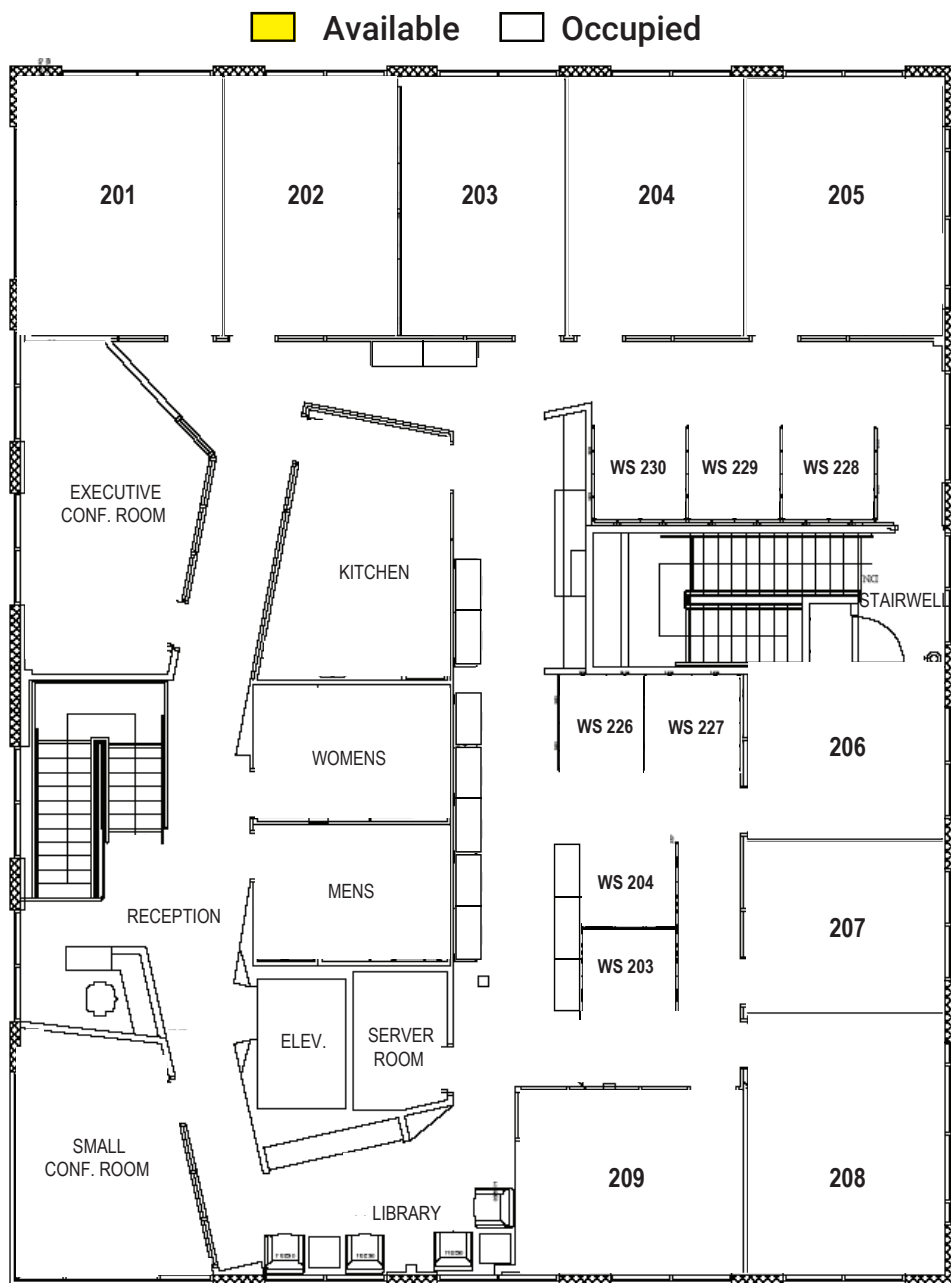
SECOND FLOOR



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LEASING MENU

Workstation-64 sf		Monthly Rate \$	750
- Irvine Spectrum Business Address - Guest Reception - Personalized Call Answering - Call Redirecting with Voicemail and Wav File Technology - Remote Setup and Retrieval of your Personal Voicemail - Domestic Long Distance Telephone Service - Plug and Play High Speed Internet and Telecommunications - Receive All Faxes Privately at Your Desktop		- Multi-functional Copy/Fax/Scan/Printers in Color and Black & White - Dedicated Mailbox - Incoming and Outgoing Mail Handling - Ergonomic High Quality Furnishings - Fully-Equipped Kitchen Facilities - Complimentary Beverage Service - ADA Compliant Elevator - Document Destruction Service - Conference Room Usage - Administrative and IT Support On Demand	
Professional Office-113-120 sf		Monthly Rate \$	1,600
- Irvine Spectrum Business Address - Guest Reception - Personalized Call Answering - Call Redirecting with Voicemail and Wav File Technology - Remote Setup and Retrieval of your Personal Voicemail - Domestic Long Distance Telephone Service - Plug and Play High Speed Internet and Telecommunications - Receive All Faxes Privately at Your Desktop - Multi-functional Copy/Fax/Scan/Printers in Color and Black & White		- Dedicated Mailbox - Professionally Furnished Offices complete with Fine Art Work - Ergonomic High Quality Furnishings - Fully-Equipped Kitchen Facilities - Complimentary Beverage Service - Beautifully Appointed Library/Waiting Areas - ADA Compliant Elevator - Document Destruction Service - Conference Room Usage - Administrative and IT Support On Demand - Large Meeting and Catering Coordination Available	
Executive Office-225 sf		Monthly Rate \$	2,600
- Irvine Spectrum Business Address - Guest Reception - Personalized Call Answering - Call Redirecting with Voicemail and Wav File Technology - Remote Setup and Retrieval of your Personal Voicemail - Domestic Long Distance Telephone Service - Plug and Play High Speed Internet and Telecommunications - Receive All Faxes Privately at Your Desktop - Multi-functional Copy/Fax/Scan/Printers in Color and Black & White		- Dedicated Mailbox - Professionally Furnished Offices complete with Fine Art Work - Ergonomic High Quality Furnishings - Fully-Equipped Kitchen Facilities - Complimentary Beverage Service - Beautifully Appointed Library/Waiting Areas - Additional File Cabinets - ADA Compliant Elevator - Document Destruction Service - Conference Room Usage - Administrative and IT Support On Demand - Large Meeting and Catering Coordination Available	

Fees

• Application Fee	No Charge
• Move In/Move Out Fee	No Charge
• Administrative Fee	No Charge
• IT Setup Fee	\$200 (one time)