

9070 IRVINE CENTER DR,  
IRVINE 92618

# OFFICE FOR RENT

**ASKING RATE**     **\$ 31.2/SF/Y + \$0.9/SF/Y NNN**



**Irvine Spectru Center  
1500sf Space For Lease**

**Lease**

9070 Irvine Center Dr, Irvine 92618

← 100-145  
Stairs  
Lobby/Elevator

→ 150-155



**9070 Irvine Blvd, Irvine, CA 92618 #155**

**BAYNET JIAO**

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## PROPERTY FEATURES

- 1st Floor Ste155
- Size: 1483 SF
- Annually increase: 4%
- Five (5) private offices, conference room and kitchenette
- 🗺️ 9min From Irvine Spectrum
- ✈️ 15min Form John Wayne Airport
- Turn-key, ready for immediate occupancy



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