



PLUG & PLAY

±7,463 SF OFFICE SPACE FOR LEASE

9927 & 9931 Muirlands Blvd • Irvine Spectrum, CA 92618



Exclusively listed by:

Dave Smith
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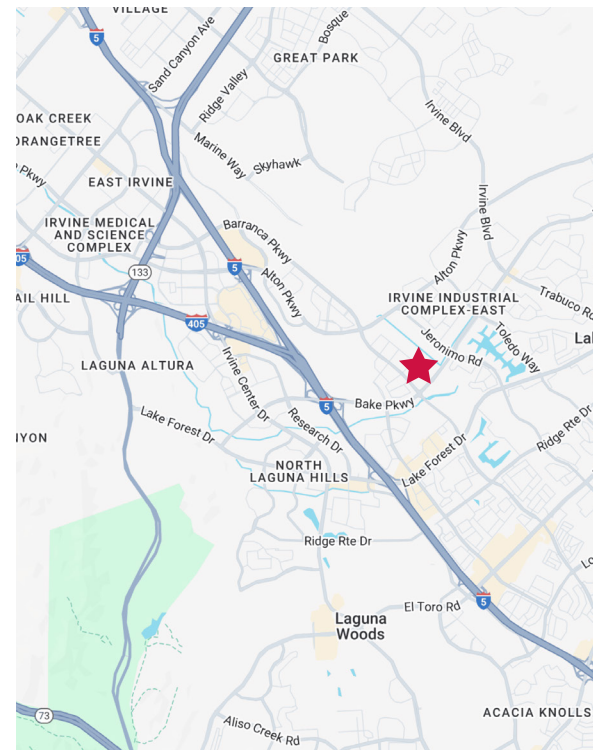
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Lee & Associates - Irvine
9838 Research Drive
Irvine, CA 92618

PROPERTY FEATURES

- Freestanding Single Story Office Building
- Furnished - workstations, desks, conference table/chairs in place
- \$1.25 NNN. Nets approx. \$0.62 PSF. Tenant pays direct for janitorial and utilities
- Flexible Lease Terms - Call to Discuss
- 5.4 Zoning - ideal for design/engineering/software
- Easy access to the 5 and 405 freeways
- Close proximity to numerous retail amenities



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

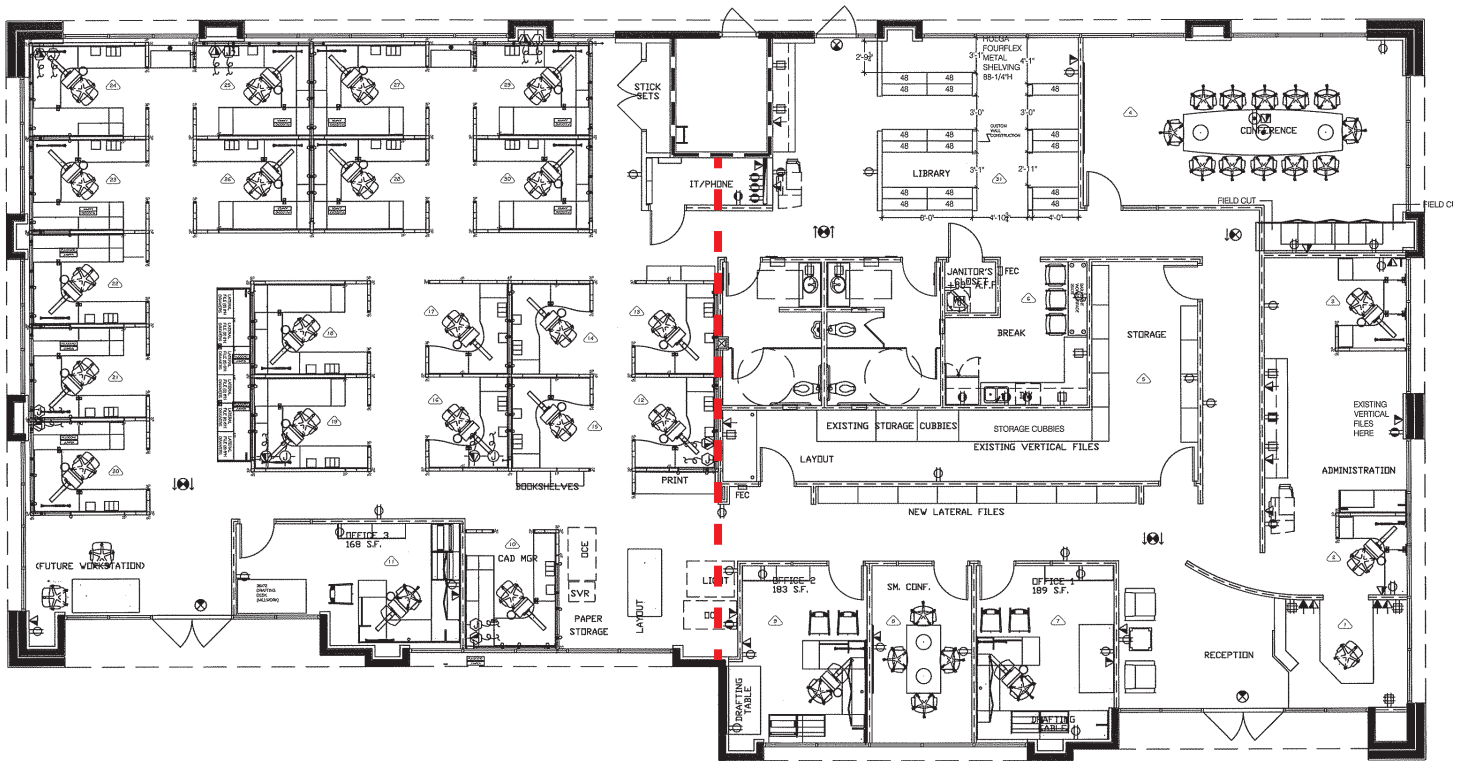
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