



FOR LEASE

±15,277 SF Freestanding Industrial Flex Building



9671 Irvine Center Dr.

Irvine, CA 92618

Zach Niles
Managing Director
+1 949 885 2922
RE Lic. #01856260
zach.niles@jll.com

Xavier Nolasco
Vice President
+1 949 296 3622
RE Lic. #01911759
xavier.nolasco@jll.com

Steve Wagner
Managing Director
+1 949 885 2923
RE Lic. #01314652
steve.wagner@jll.com

Brendan Brady
Associate
+1 949 930 7975
RE Lic. #02147986
brendan.brady@jll.com

Property specifications

- ± 15,277 sq.ft. total building area
- ± 9,361 sq.ft. two story high-image office with dramatic lobby and conference room
- ± 5,916 sq.ft. climate-controlled, manufacturing and warehouse area
- Extensive glass with abundant natural light
- Interior and exterior employee break areas
- 2.5:1,000 parking (± 38 spaces), which includes eight (8) reserved parking stalls
- 2 ground level loading doors (expandable to 4 loading doors)
- 800A, 277/480V power supply
- 22' warehouse clearance
- Built in 2007
- A part of Koll Center II, a professionally managed business park
- Amenity rich location within minutes of the Irvine Spectrum, I 5 I 405 and 133 freeways

Notes

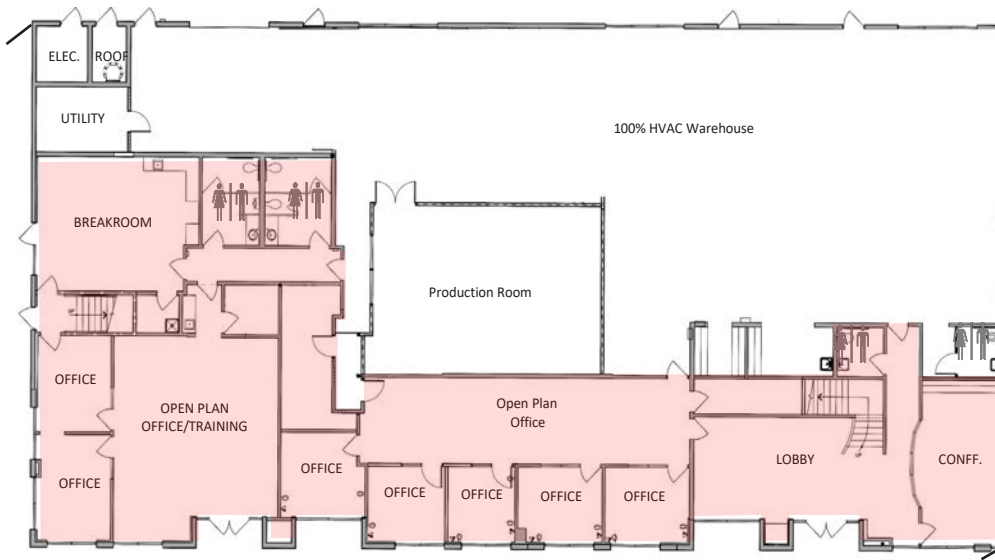
This ± 15,277 square foot freestanding office/industrial/flex building in the heart of Spectrum 5 offers exceptional image, design, function and location with its high-image finishes, flexible layout, amenity-rich location and immediate proximity to the Irvine Spectrum Center, I-5, I-405 and 133 freeways.



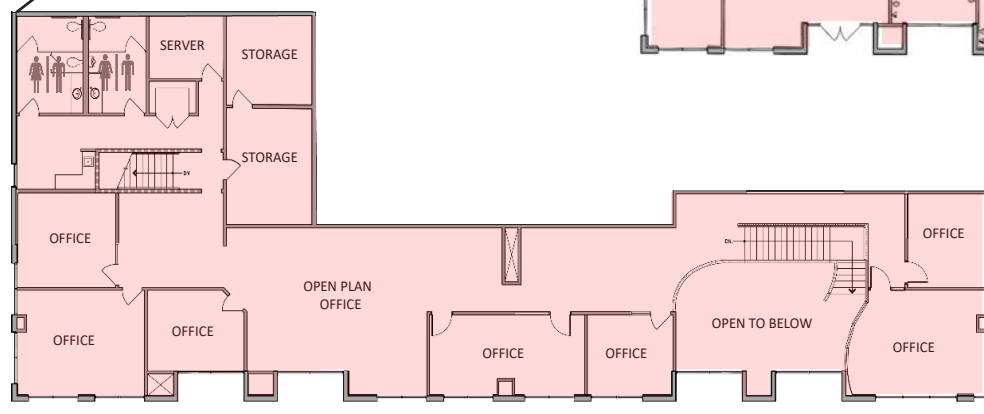
9671 Irvine Center Drive

Floorplan

First Floor

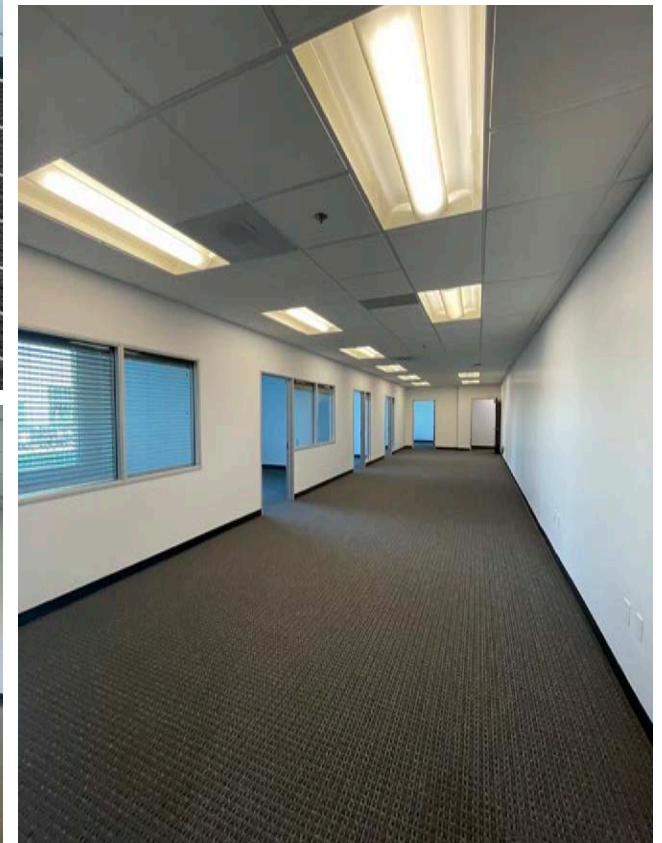


Second Floor



- ± 9,361 sq.ft. Office
- ± 5,916 sq.ft. Production/Warehouse

Office photos



Warehouse photos





Contact

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