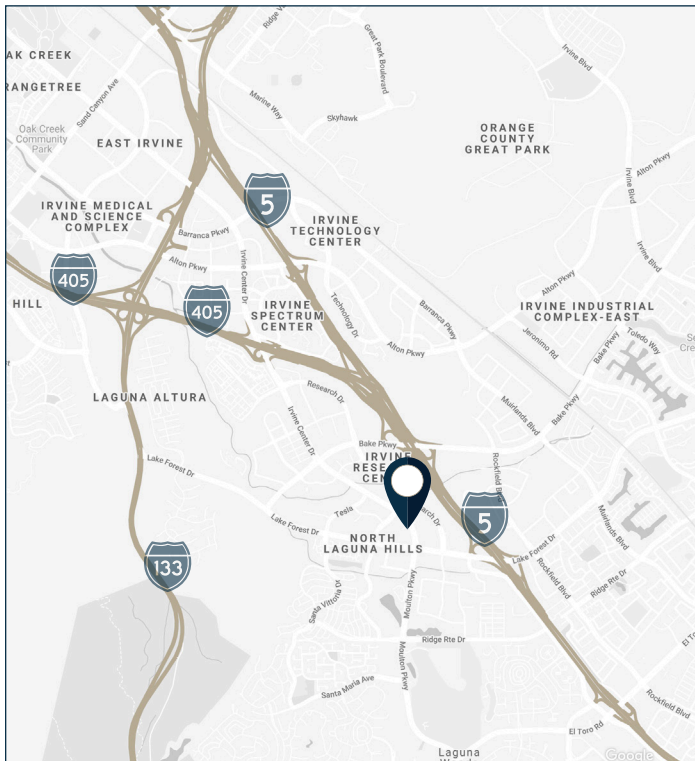


# BACHUS

signature series



**FOR LEASE | 2,600 RSF | 9880 IRVINE CENTER DRIVE, IRVINE**



## LEASE OVERVIEW

- ▶ Lease Rate: \$2.40 FSG/SF
- ▶ Second Floor Office Space
- ▶ Premiere Office Space in Irvine Spectrum
- ▶ Office Features: Second Floor Views of Office Park, Natural Lighting, Lobby, Conference Room, Private Offices, Private Restrooms, Break Area and IT/Server Room
- ▶ 3.5:1000 Parking Ratio
- ▶ Building Top Signage Opportunity
- ▶ Adjacent to a Wide Variety of Restaurant & Retail Amenities including the Irvine Spectrum and Los Olivos Marketplace
- ▶ Immediate 5, 405, and 133 Freeway Access

**WRE** WINDWATER  
REAL ESTATE

**Mac Mace** | 949.922.9889  
mmace@windwater.com  
Lic. #01956808

**Voit**  
REAL ESTATE SERVICES

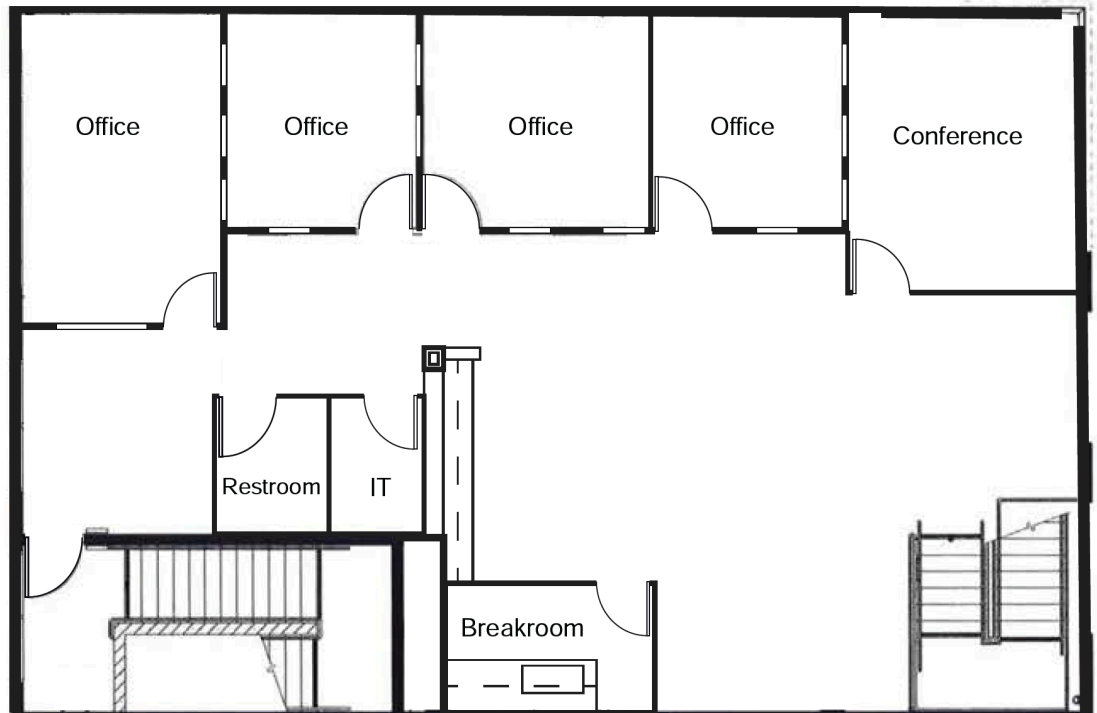
**Russ Smith** | 949.565.5595  
rsmith@voitco.com  
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## SECOND FLOOR

SIZE: 2,600 SF



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