

FOR SALE

8911 RESEARCH DRIVE, IRVINE CA 92618



EXCLUSIVELY OFFERED BY:

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Voit

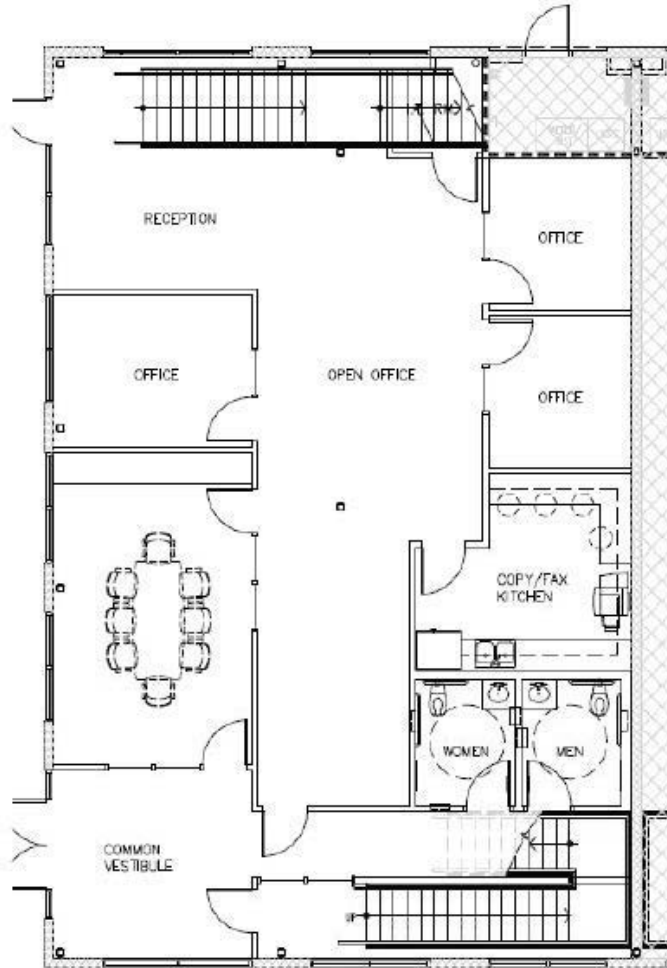
REAL ESTATE SERVICES

PROPERTY FEATURES

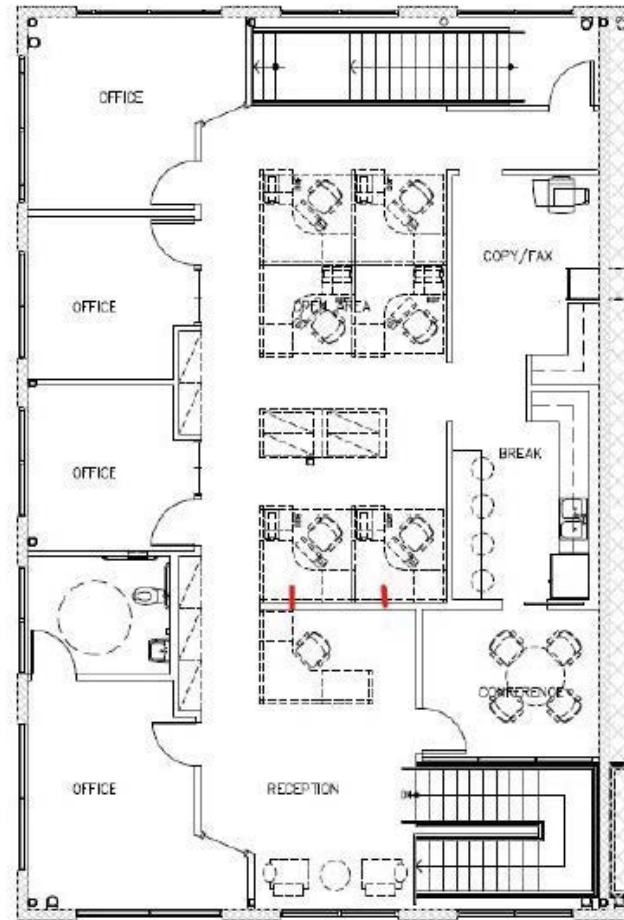
- Price: \$2,722,500 (\$550 PSF)
- Size: ±4,950 Square Feet
 - 1st Floor: ±2,300 SF – Vacant
 - 2nd Floor: ±2,650 SF – Occupied through March 31, 2025
- Zoning: 5.4A General Industrial (Design Professional)
- Parking: 3.5:1,000 SF
- Layout: Reception area, 7 private offices, 2 kitchen areas, 2 conference rooms, and 3 restrooms
- Signage: Building top
- Association Dues: \$569 per month
- Property Tax Rate: 1.0315%
- Location: Easy access to the 5 and 405 freeways, and within a 5 minute drive of numerous retail amenities



FLOORPLAN

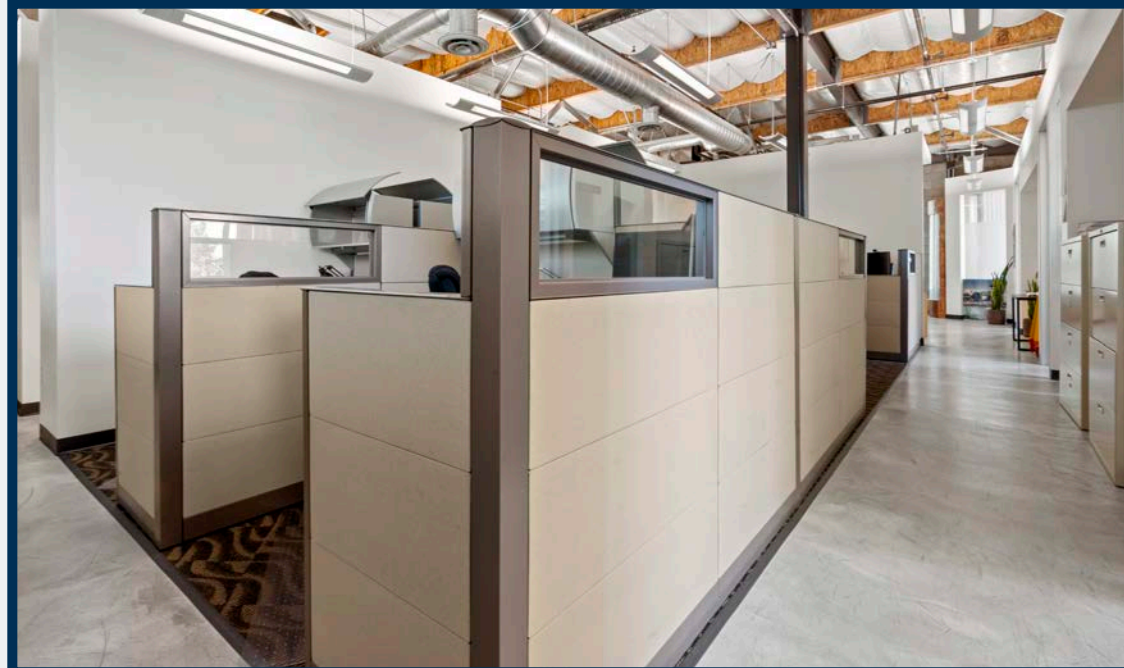
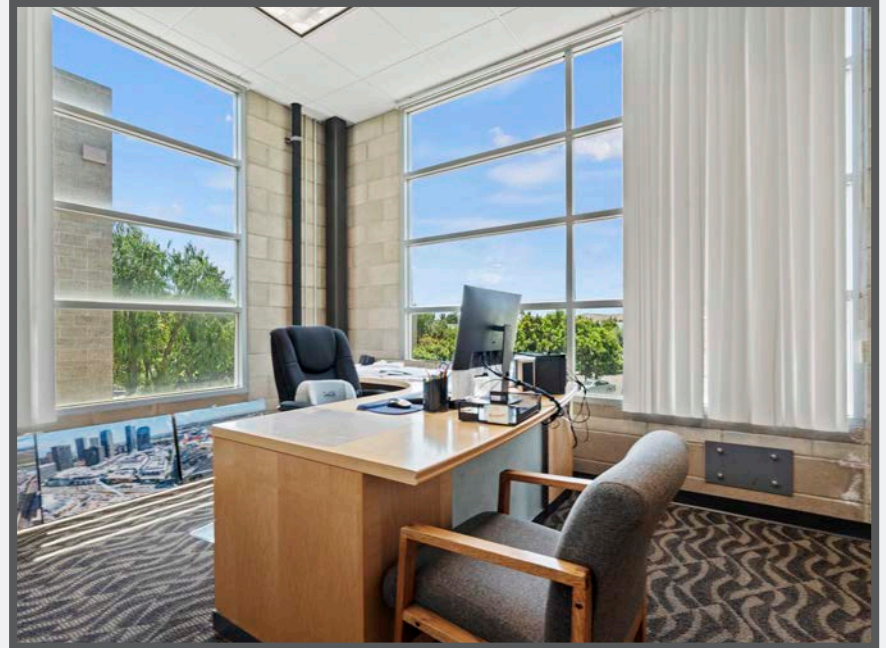
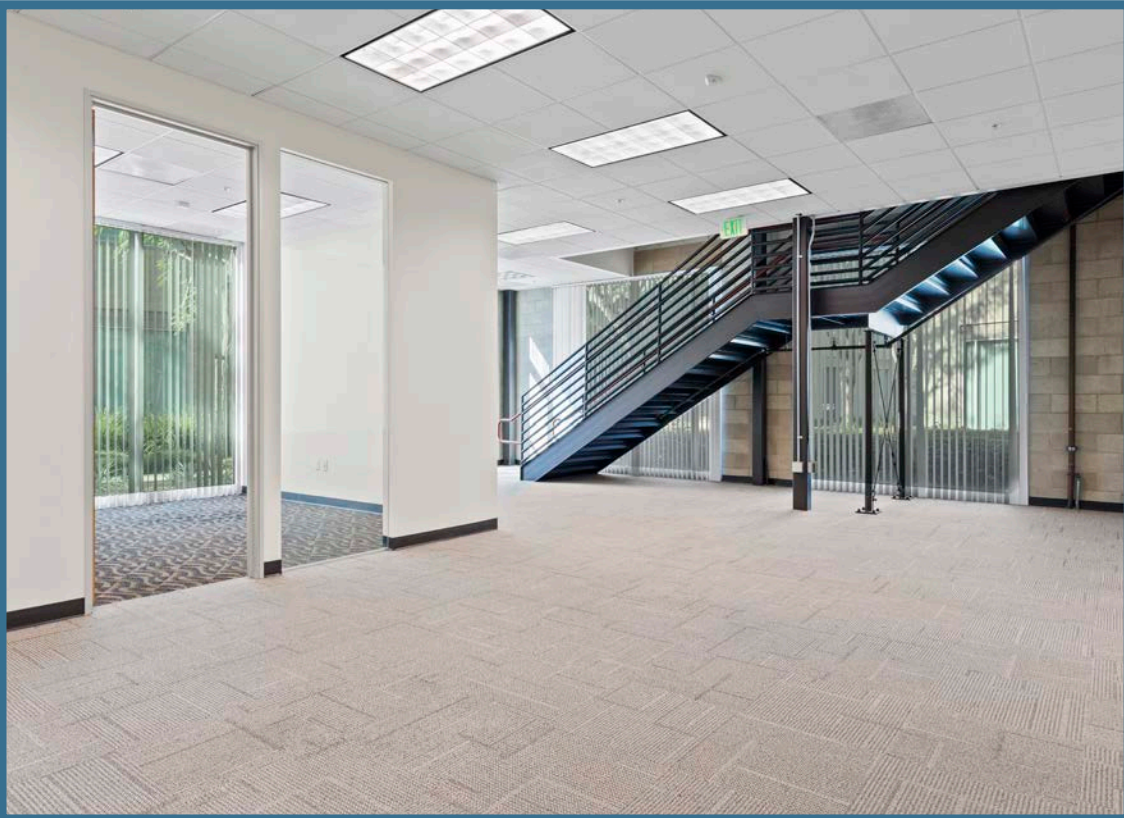


1st floor

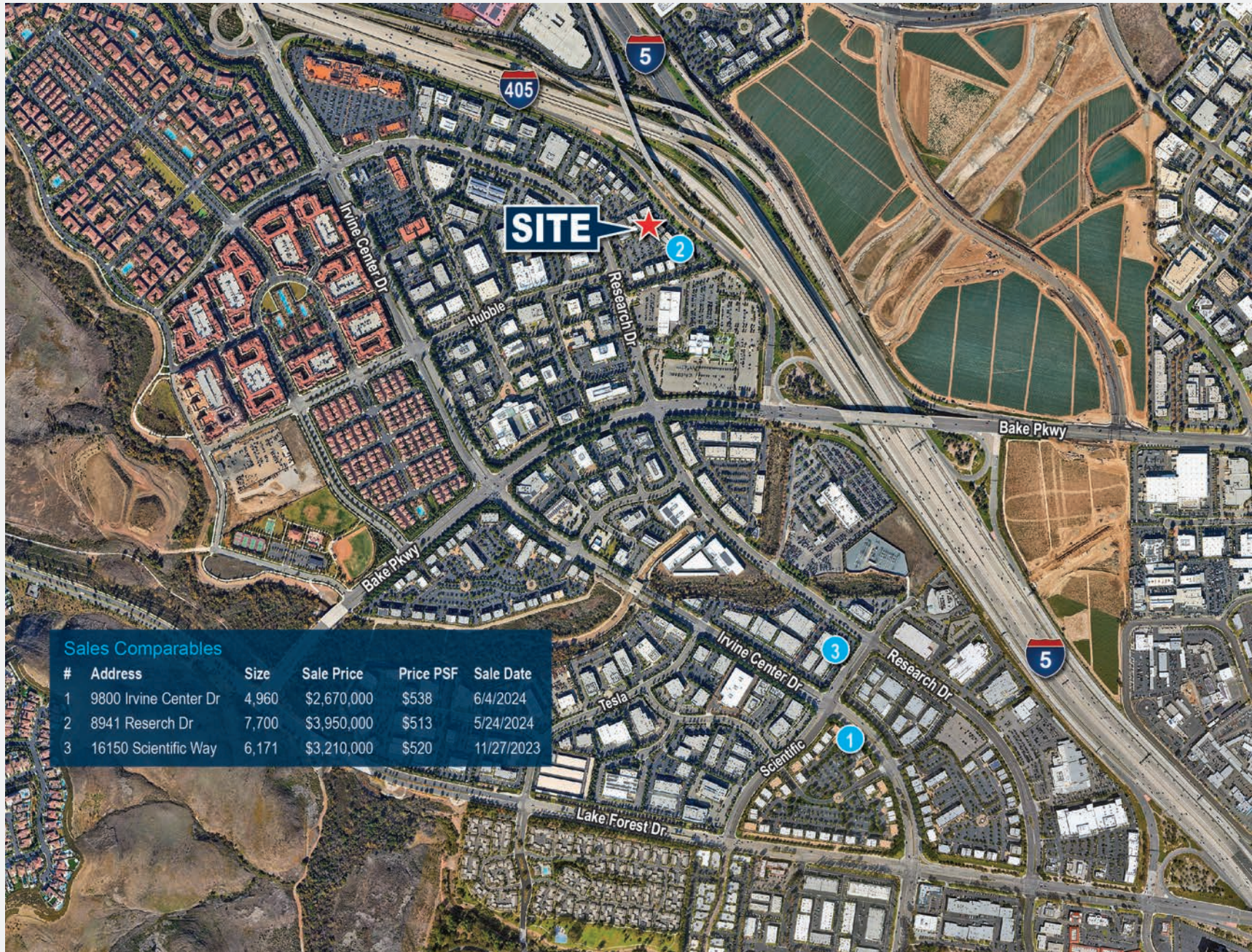


2nd floor





SALE COMPS



AERIAL





IRVINE SPECTRUM CENTER

TARGET

NORDSTROM

REGAL

Yard House

Cheesecake Factory

OLD NAVY

Apple

H&M

WOOD RANCH BBQ & GRILLS

BARNES & NOBLE BOOKS & GIFTS

FOCO DE CHÃO

smashburger

IMPROV

Paul Martin's AMERICAN GRILLS

AVE'S KITCHEN

Javier's

Bass Pro Shops

COSTCO WHOLESALE

Bassett's

LIVING SPACES

LOS OLIVOS APARTMENT VILLAGE

LOS OLIVOS RETAIL CENTER

WHOLE FOODS

CHASE

STARBUCKS COFFEE

SITE

Master Planned Community with homes starting at over \$2 million

24 FITNESS

HYUNDAI R&D Headquarters

AutoNation

CARmax

Mercedes-Benz

Ford

KIA

Jeep

RAM

NISSAN

VW

HONDA

Chevrolet

99c ONLY

PEPBOYS AUTO

Advance Auto Parts

Forest Lanes

usbank

ihop

Best Buy

RH RESTORATION HARDWARE

McDonald's

DELTA GO

Starbucks

Buffalo Wild Wings