

FOR SUBLEASE  
10,936 SF



## Research Pointe

9805 Research Drive, Irvine, CA

### FEATURES – 10,936 SF For Sublease

- Prominent architecture: high-image, high ceiling
- Total Office (HVAC): 9,421 SF
  - 1st Floor Office: 6,471 SF
  - Previous Lab Space: 2,950 SF
- Warehouse/Production: 1,515 SF
- Extensive use of natural light and skylights
- 1 Ground-level loading door
- Prominent building top sign & monument available
- 800 amps, 277/480 volts, 3 phase
- Ample and convenient surface parking (3.2:1,000)
- Walk to Spectrum Crossroads retail amenities
- Convenient to Spectrum Center® entertainment
- Immediate freeway access: Bake Parkway, Lake Forest Drive, and Irvine Center Drive
- Green Building Design: TecCrete® raised floor workplace allows efficient underfloor cabling and HVAC and electrical and plumbing distribution
- 2 Main entrances to the premises (double-door)
- Furniture possible
- Master Lease Expires January 31, 2024

### “Unique Green Building Design”



#### EXCLUSIVE AGENTS:

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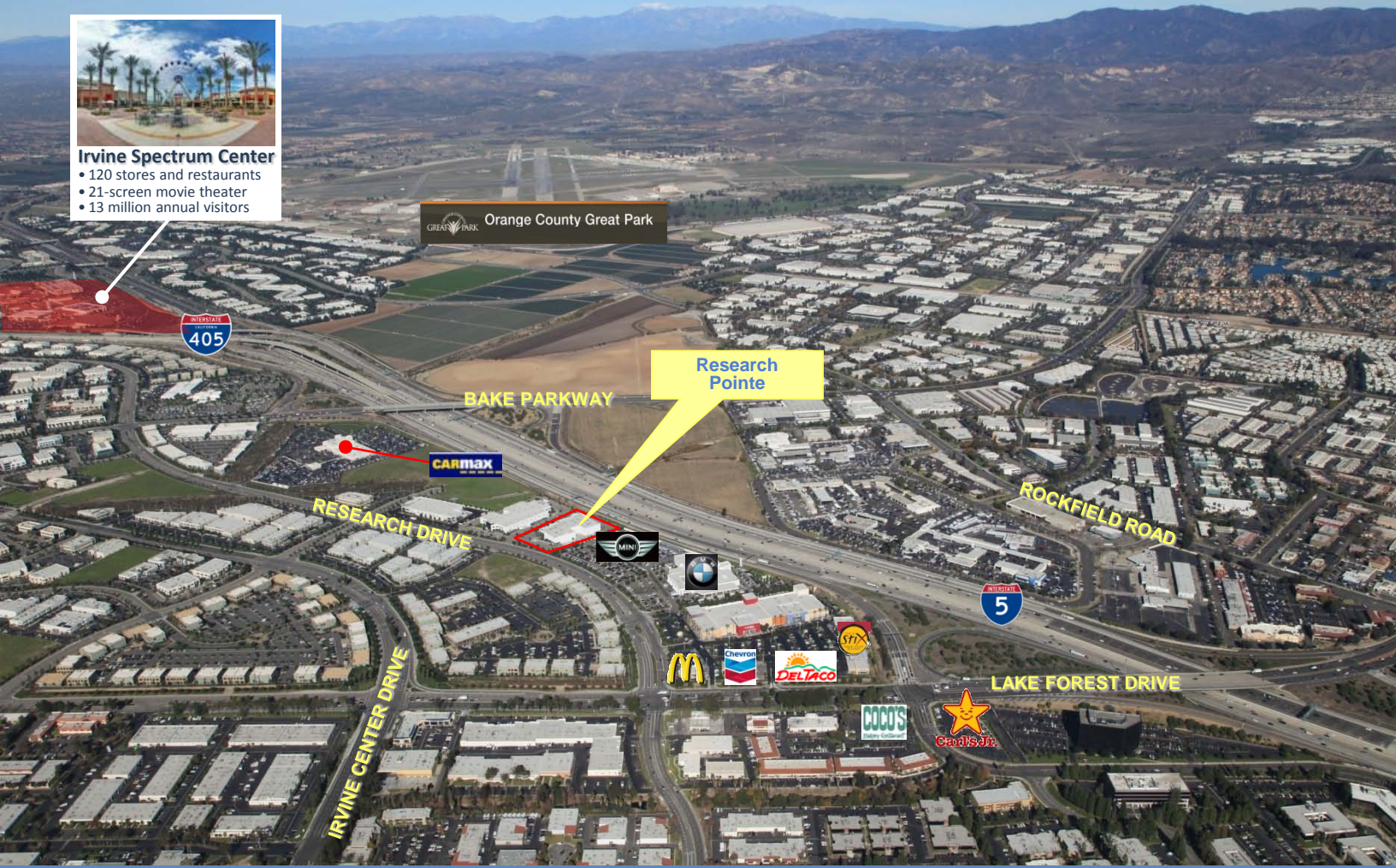
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**Irvine Spectrum Center**  
 • 120 stores and restaurants  
 • 21-screen movie theater  
 • 13 million annual visitors



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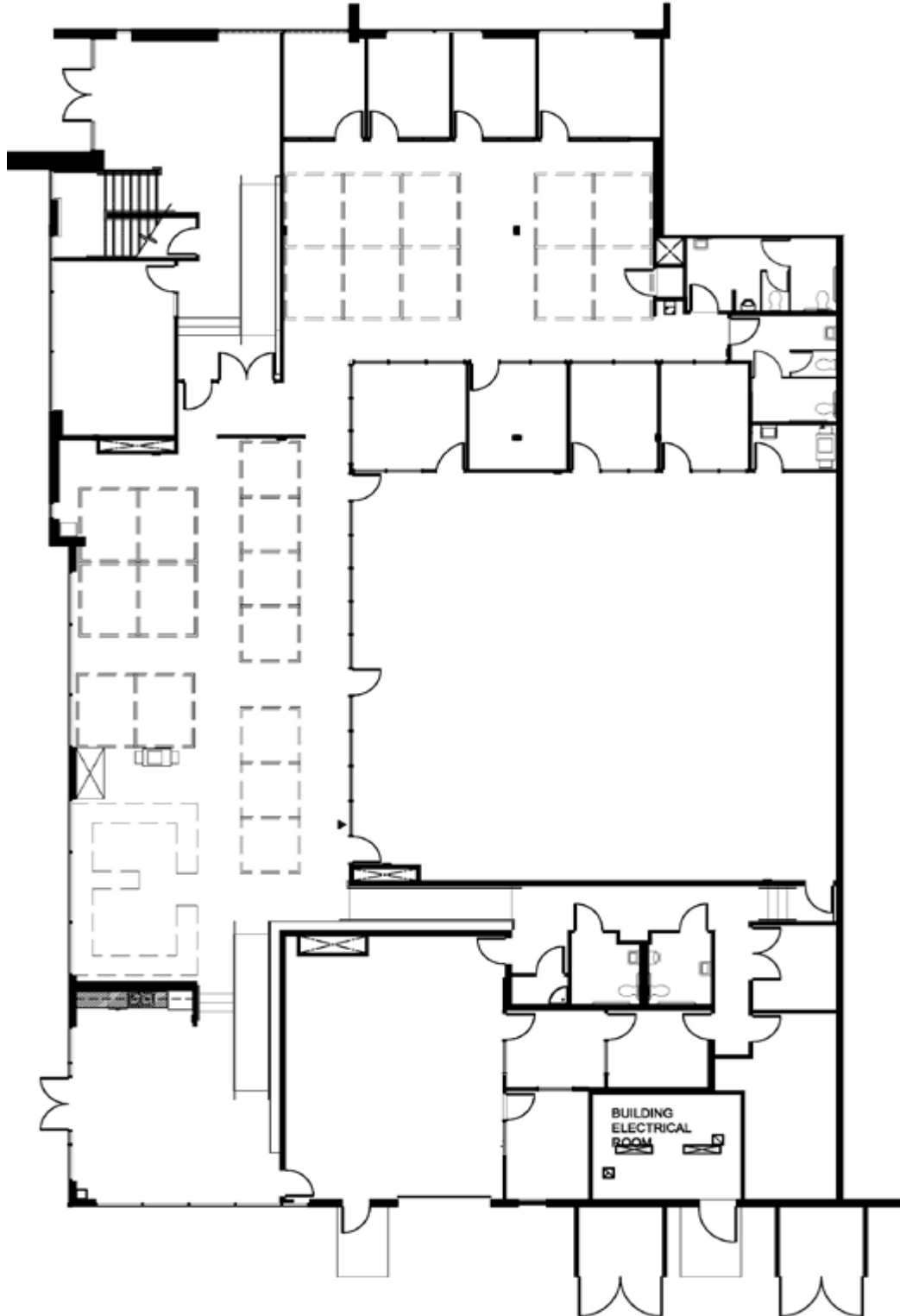
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