

Properties for Sale

1 9850 Research Drive, Irvine, CA 92618



Property Details

Price	\$2,295,000
No. Unit	0
Rentable Building Area	4,960 SF
Total Lot Size	0.06 AC
Property Type	Office
No. Stories	2
Building Class	A
Year Built	2006
Zoning Description	4.2D
Tax ID/APN	588-221-01
Status	Active

Broker Information

Patrick Norris
 Coldwell Banker Residential Brokerage
 (949) 697-5579
 CalBRE #: 01934075

Sale Notes

FURNISHED - PROFESSIONAL SPACE FOR OWNER-OCCUPY OR INVESTMENT. This Class A furnished office building has a very professional environment with neutral colors and stone flooring in the lobby, perfect for impressing your existing and potential clients. The building offers a double glass-door entrance, floor-to-ceiling windows, and is two stories of approximately 4,960 square feet (2,480 sqft each floor) with contemporary interior build-out and finishes. Its larger offices can be enjoyed by company executives or shared by teams for maximum potential. The building comes furnished with executive level desks, conference table, bookshelves and filing cabinets. Picturesque landscaping, ample parking, ground floor reception and lobby area, conference room, training room, large executive offices with semi-private bathrooms, shower, kitchens, restrooms, security system round out the amenities. Excellent signage exposure with signage facing Research Drive and the parking lot. Building can be used by one organization, or is already divided by floor for investment opportunities. Building is currently leased through October 2021 with an active listing to sublease/relet. Currently, an owner-occupied purchase is available. Parking Ratio is 4:1000. EMAIL LISTING AGENT FOR SHOWING INSTRUCTIONS - EASY TO SHOW.

Highlights

Located in the highly desired office park in the Irvine Spectrum Area.

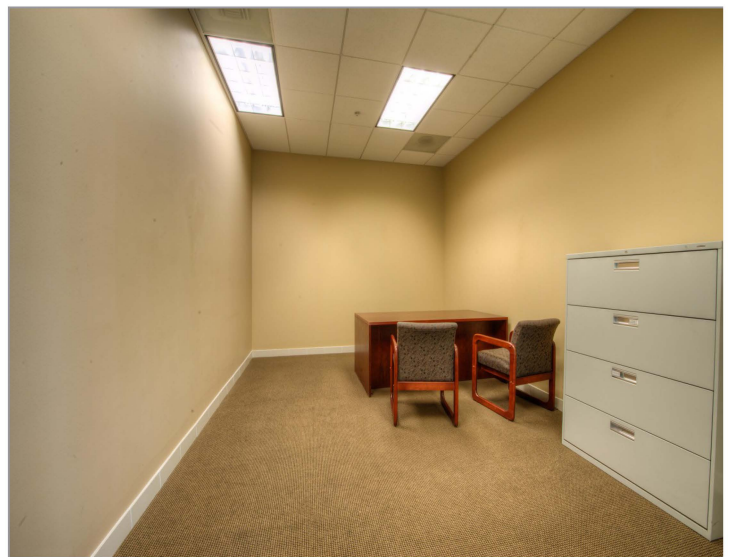
Excellent and quick access to the 5, 405, and 133 freeways.

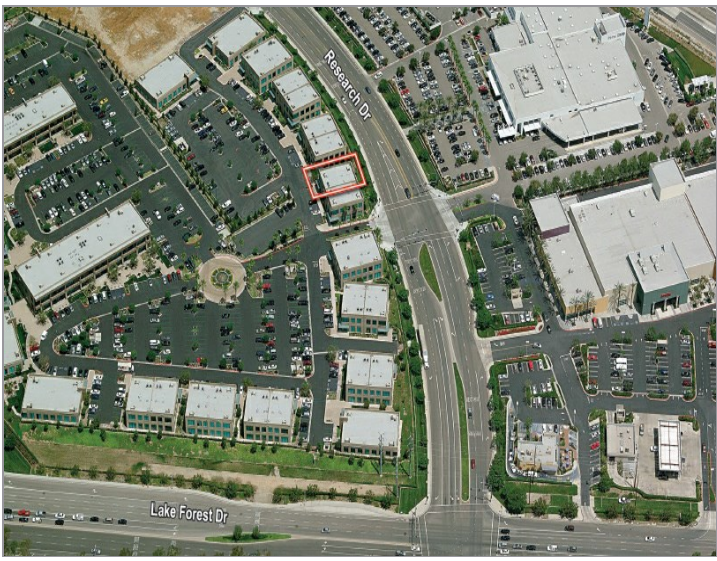
Furnished, Turn-Key Space.

Photos

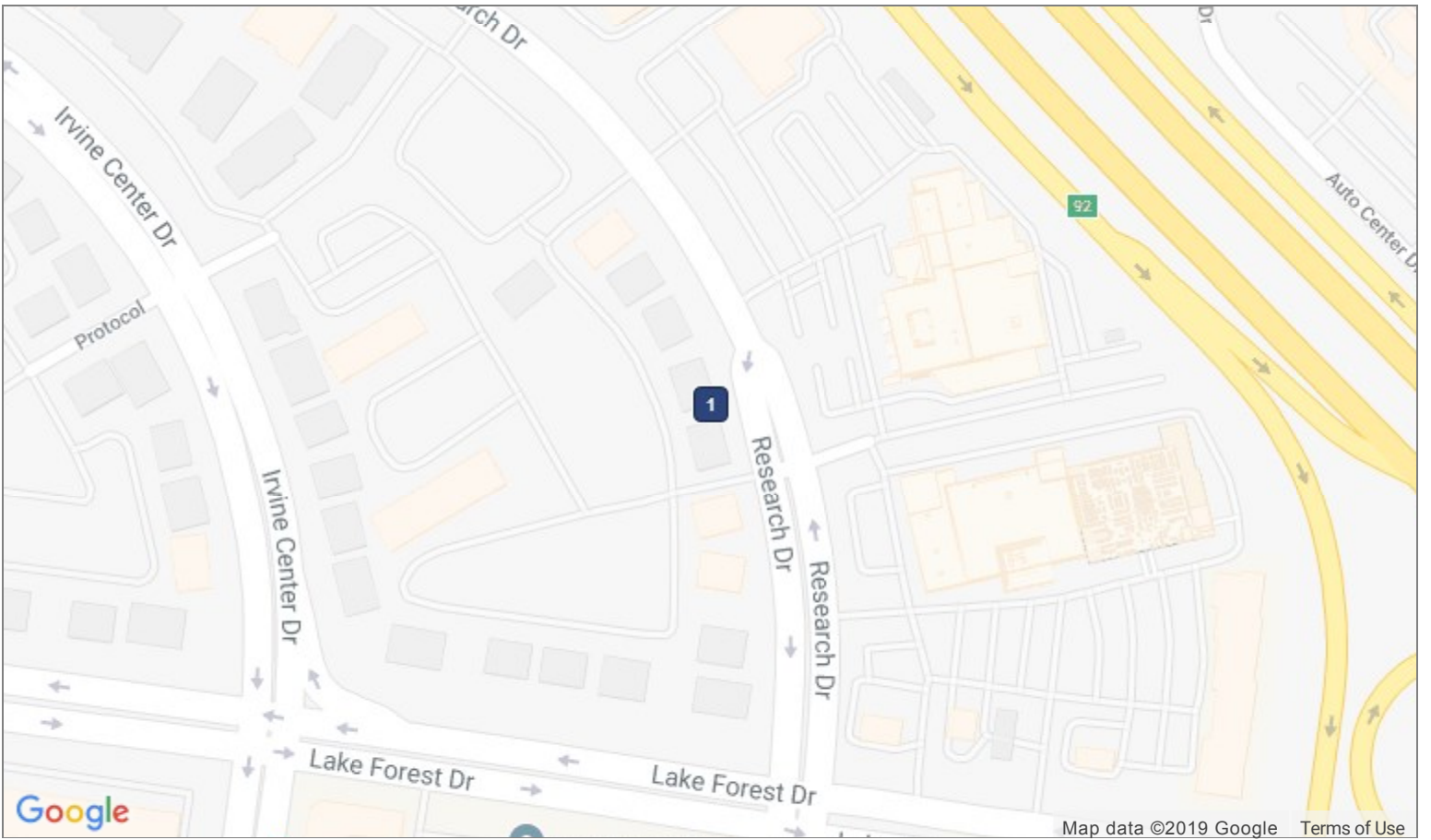








Map



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