



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Research Pointe

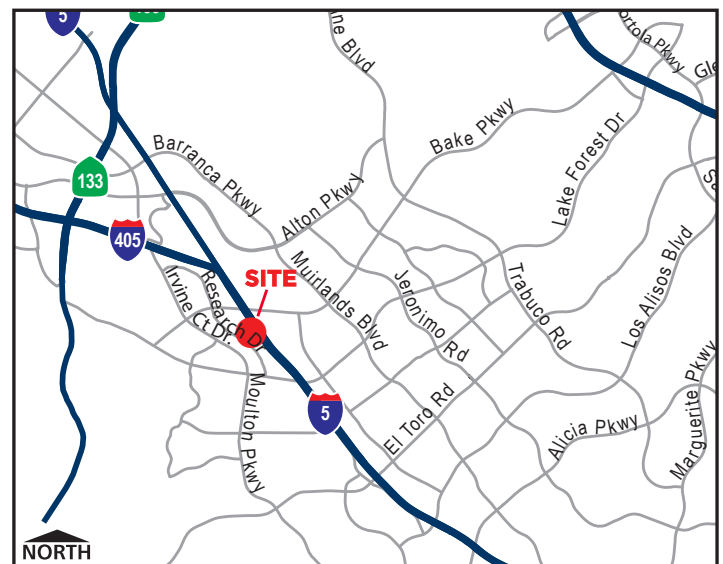
9801 Research Drive, Irvine Spectrum, CA



29,252 SF Class A Facility

Property Highlights

- Video production studio with edit bays and theatre
- 1 Ground-level loading
- 1 Dock-high loading
- Major freeway visibility - 300,000 cars per day
- 350' Lineal freeway frontage
- High end interior finishes
- Prominent window display boxes on freeway
- 26' warehouse clearance; ESFR fire sprinklered
- 800 amps, 277/480 volts, 3 phase
- Ample and convenient surface parking (3.3:1,000)
- Walk to Spectrum Cross-roads retail amenities
- Immediate freeway access: Bake Parkway and Lake Forest Drive



Don Yahn

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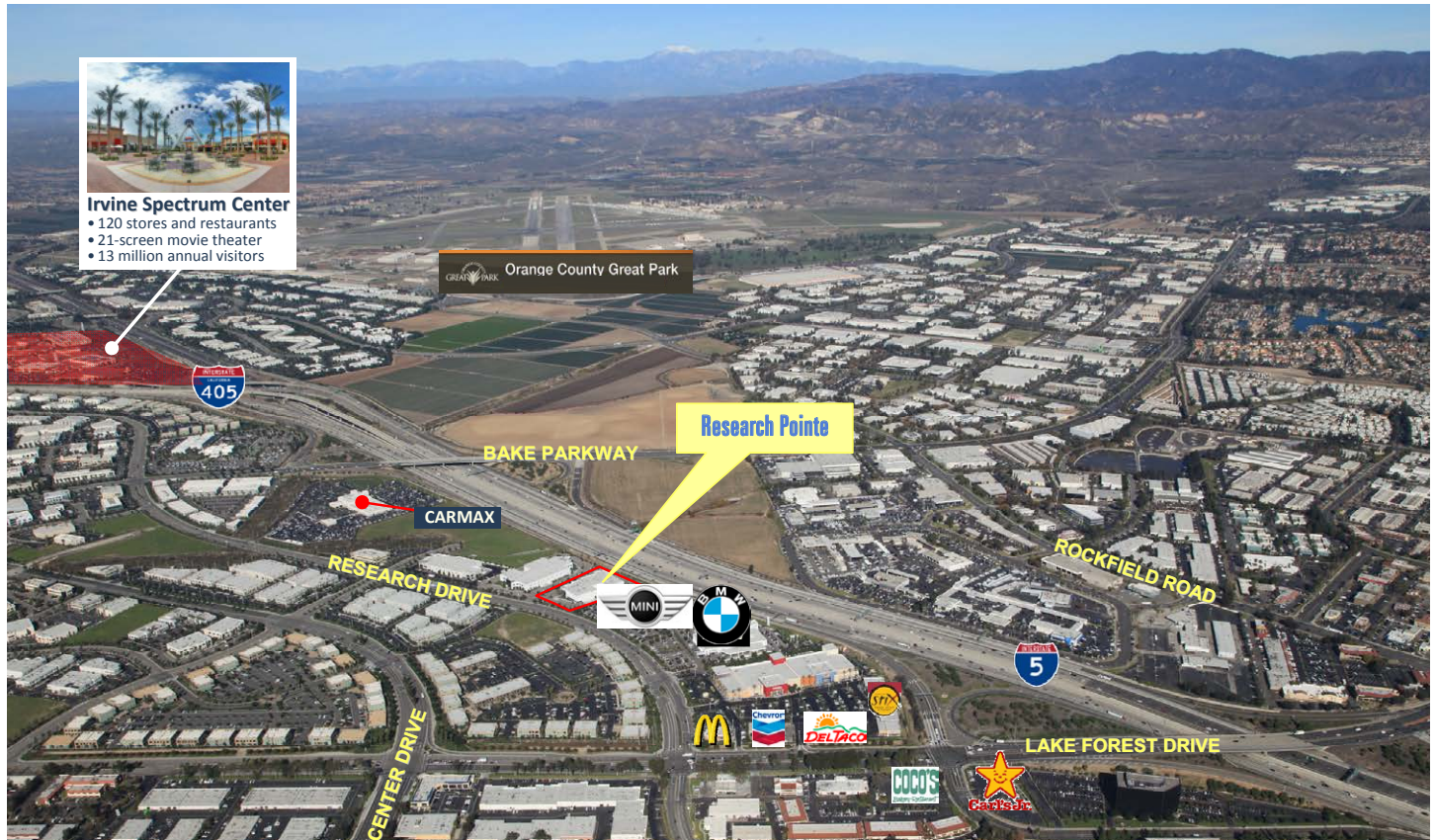
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Amenity Rich Irvine Spectrum Location



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Quality Interior Finishes



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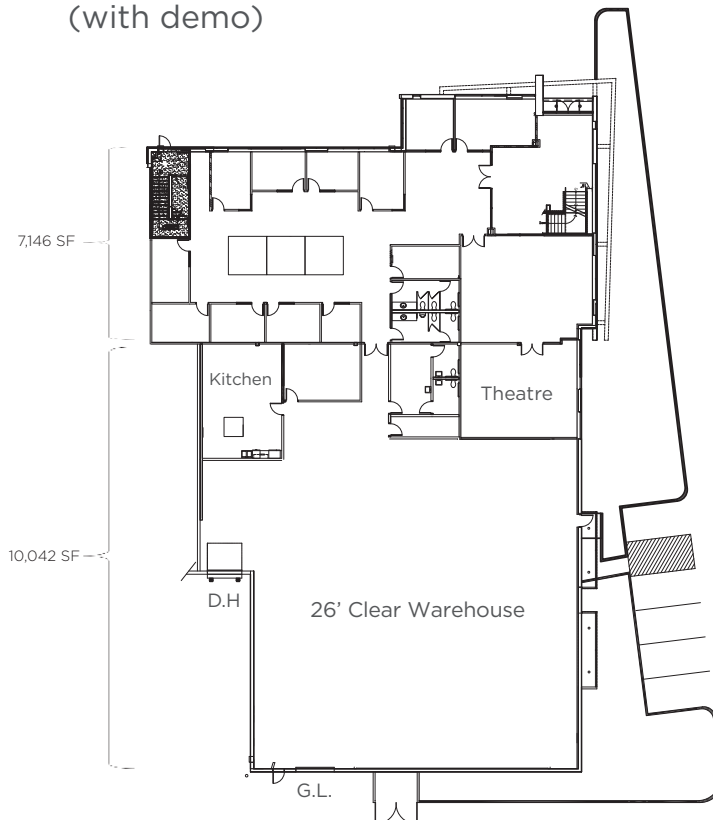
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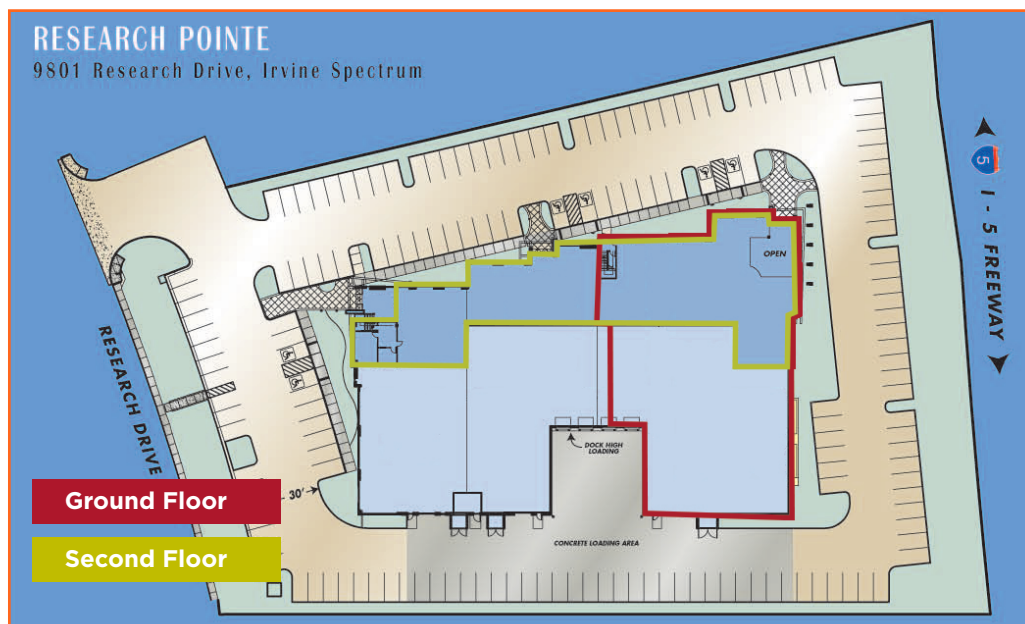
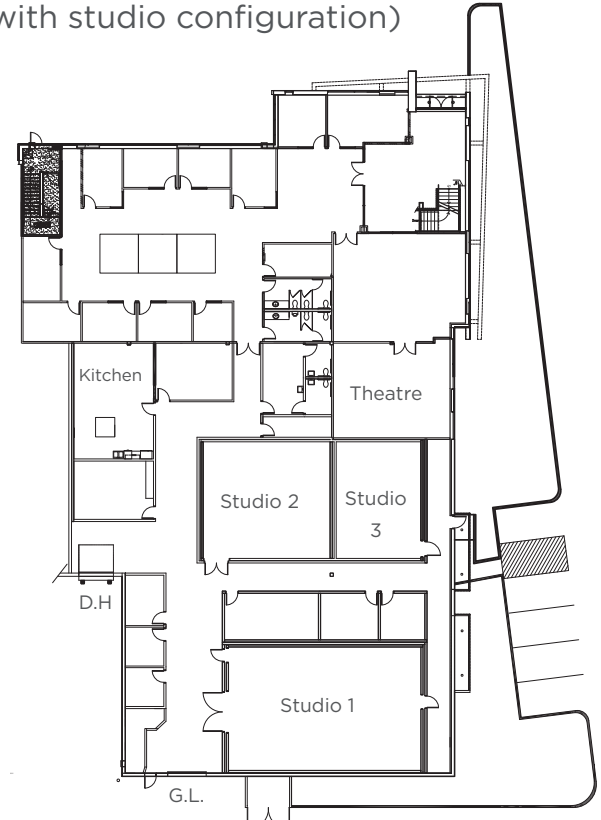
First Floor

17,188 SF

Floor Plan
(with demo)



Floor Plan
(with studio configuration)





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9801 Research Drive, Irvine Spectrum, CA

Second Floor

12,064 SF

