

FOR SALE - 15,000 SF

## Irvine Spectrum

8707 Research Drive, Irvine, CA



# Voit

REAL ESTATE SERVICES

Real People. Real Solutions.™

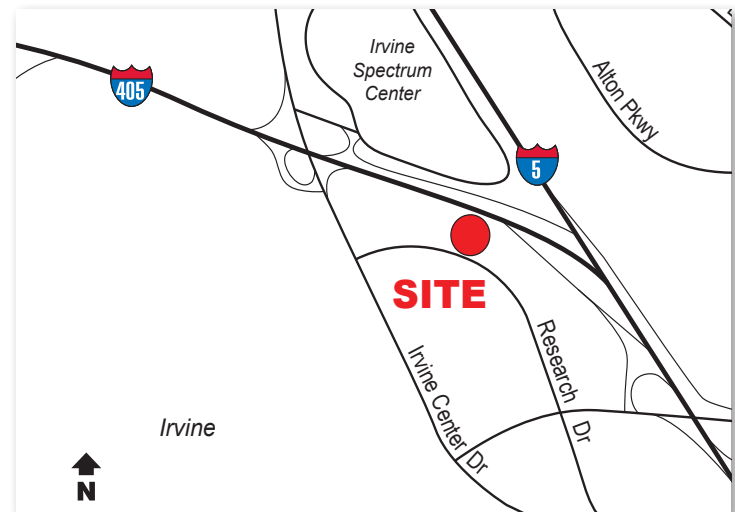
Just Fell  
Out Of Escrow

\$185 PSF



### Features

- Freestanding 2 Story Flex Office Building
- Research Drive Frontage @ Irvine Center Drive @ 5 & 405 Freeways
- Prominent Building Signage Opportunity
- Timeless Architecture Design
- Flexible Zoning
- Dramatic Lobby
- Private Offices & Open Bay Design
- Above Standard Parking



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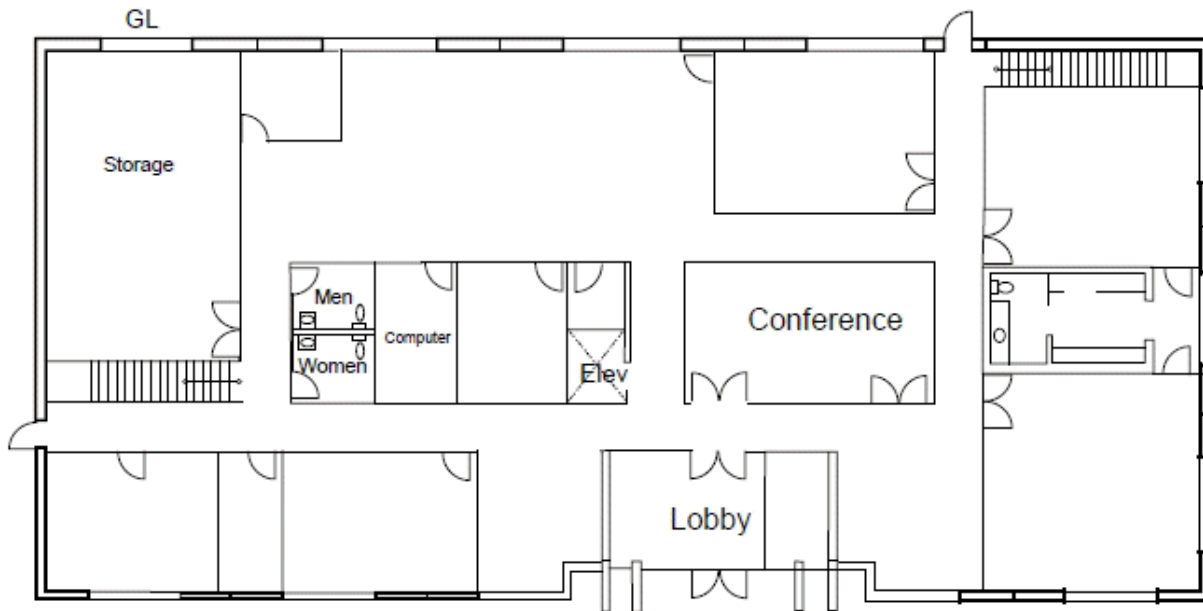
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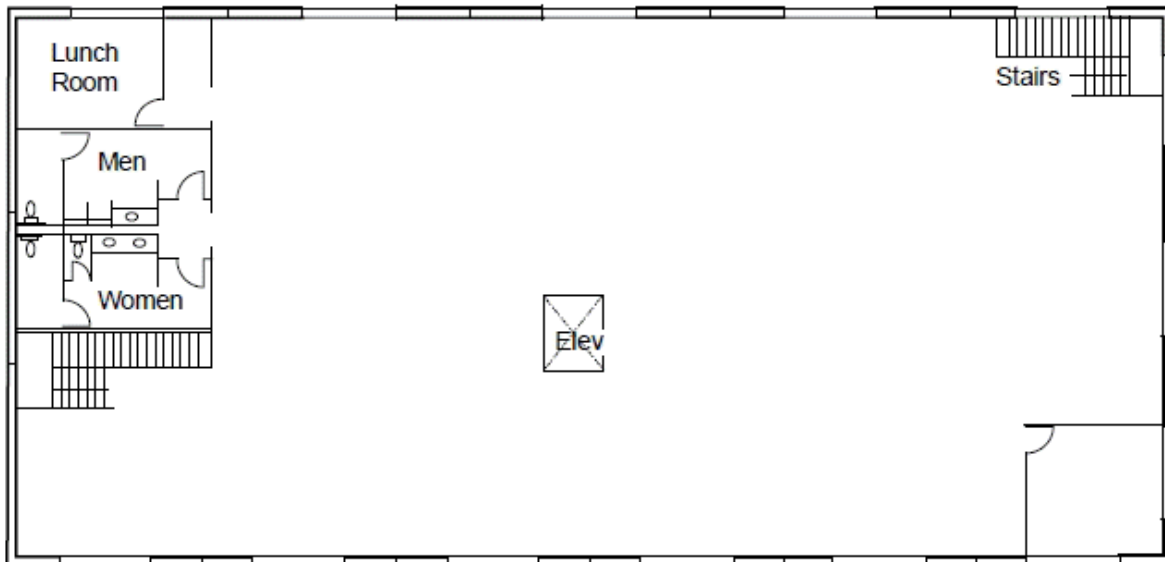
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### 1st Floor



### 2nd Floor



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