

FOR SALE – 5,968 SF

Two Story, Design Professional Office Building
9771 Irvine Center Drive, Irvine Spectrum

Voit
REAL ESTATE SERVICES



Irvine Center Drive Frontage

Features

- **Potential Seller Lease Back for Buyers Looking to Occupy ±3,000 SF**
- **High Visibility Location w/ Irvine Center Frontage**
- **Zoning Allows for:**
Warehouse & Sales Outlet with Showroom,
Church Use, Design Professional Office
- **Located at Signalized Entry to Project**
- **±4:1 Parking / Building Signage**
- **Excellent Access to the I-5 & 405 Freeways**
- **Minutes from John Wayne Airport & UCI**
- **Close Proximity to Shopping, Restaurants, and Health Clubs**



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Real People. Real Solutions.®

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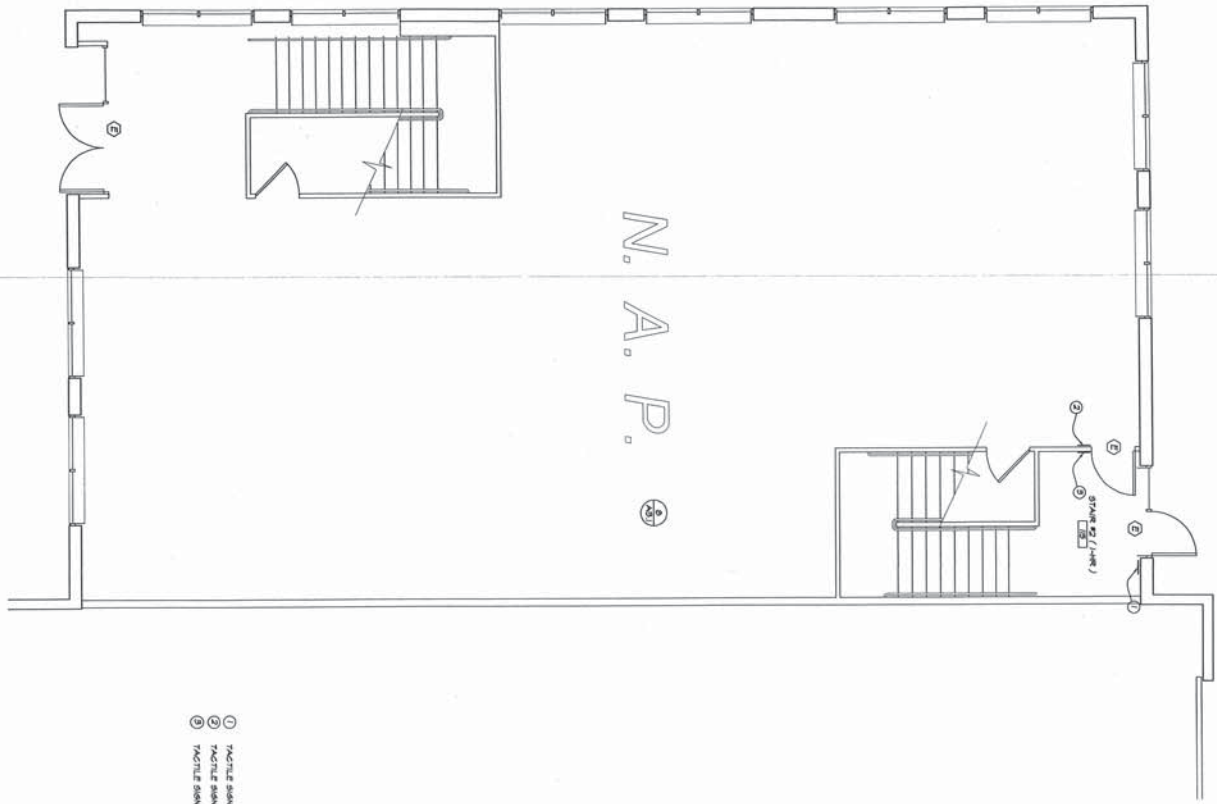
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1st FLOOR PLAN

SCALE 1/4" = 1'-0"



- ① FACILITY SIGN "UP"
- ② FACILITY SIGN "EXIT STAIRS DOWN"
- ③ FACILITY SIGN STAIRS LEVEL "2"

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PRINTED
MAY 11, 2006

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1st FLOOR PLAN

NO. 0000000000

DATE: 4-20-06

SCALE: 1/4" = 1'-0"

PROJECT NO.: 5075

SUNCREST INDUSTRIES

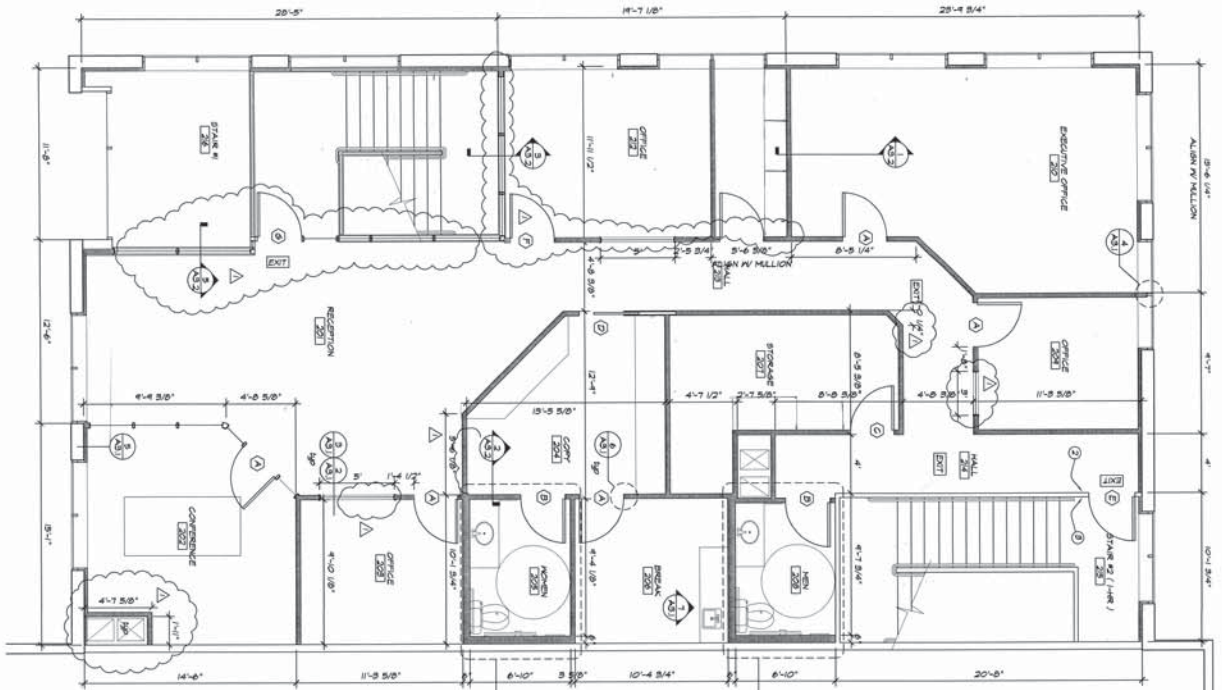
9771 Irvine Center Drive
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Himes + Peters + Jepson Architects

HIMES + PETERS + JEPSON ARCHITECTS, INC.

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ARCHITECTURE & PLANNING



FLOOR PLAN

SCALE 1/4" = 1'-0"

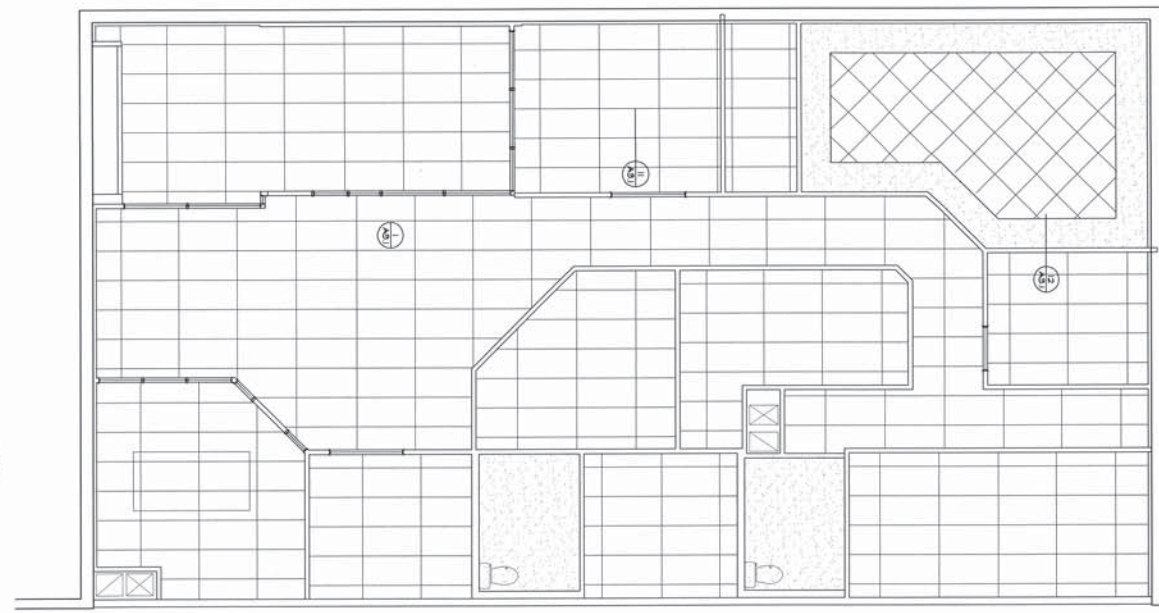


- NOTES :**
1. ALL INTERIOR WALLS TO BE 5/8" x 24 ga STEEL STUDS (4' x 24 ga # PLUMBING WALLS)
 2. ALL EXTERIOR CONCRETE WALLS UNDESIGNATED SPACE TO BE PAVED W/ 25ga 2 1/2" THICK # INSULATED W/ 4" RIGID AS GARTI
 3. ALL INTERIOR WALLS TO BE INSULATED W/ R-4.8 FIBERGLASS BATT'S UNO
 4. RECEPTIONS SHALL BE PROVIDED BY A MECHANICALLY OPERATED EXHAUST SYSTEM MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE AND THE POINT OF DISCHARGE SHALL BE AT LEAST 5 FEET FROM ANY OPENING
 5. ALL MECHANICAL SYSTEMS SHALL BE NO LESS THAN 4' FROM THE CENTER OF THE ROOM TO THE FLOOR FLOOR

- LEGEND :**
- EXIT ILLUMINATED EXIT SIGNS WHICH ARE FROM THE LOSS OF A.L. RETURN TO SELECT DRIVE FOR SPECIFICATION
 - DOOR IDENTIFICATION NOT REQUIRED
 - 1. MAIN EXTERIOR DOORS THAT OPERATELY EXIT DOORS AND DOOR SHALL BE ONE EXIT OR EXIT ACCESS
 - 2. TACTILE SIGN EXIT SIGN DOWN
 - 3. TACTILE SIGN STAIR LEVEL 7"

CEILING PLAN

SCALE 1/4" = 1'-0"



DATE: 02/11/11
 PROJECT: SUNCREST INDUSTRIES
 SHEET: A.2.2
 FLOOR PLAN
 CEILING PLAN

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
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6	ISSUED FOR PERMIT
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9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

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