

9740 IRVINE BLVD

Irvine Spectrum / California



[CLICK HERE FOR VIRTUAL TOUR](#)





OFFICE

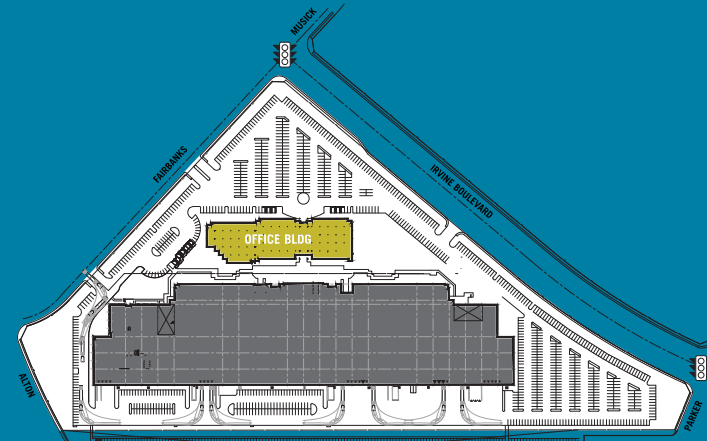
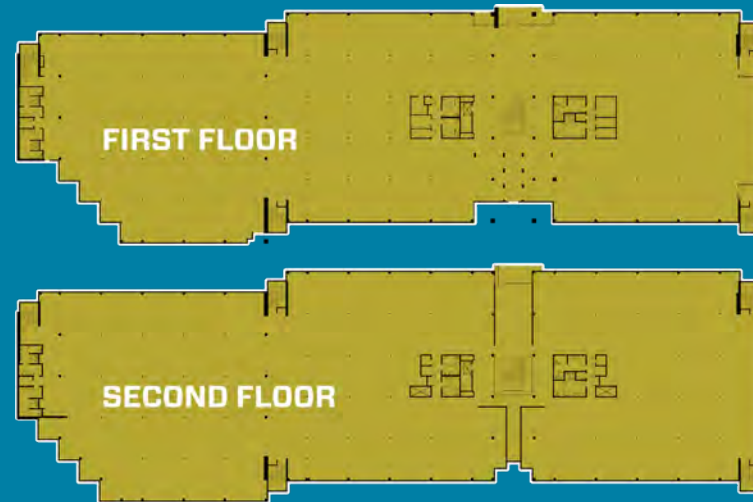
100,074 S.F. STEEL FRAME

EFFICIENT FLOOR PLATES

RENOVATED BUILDING ENTRY AND MAIN LOBBY

EXCELLENT GLASS LINE

PARKING: 4 PER 1,000 S.F.



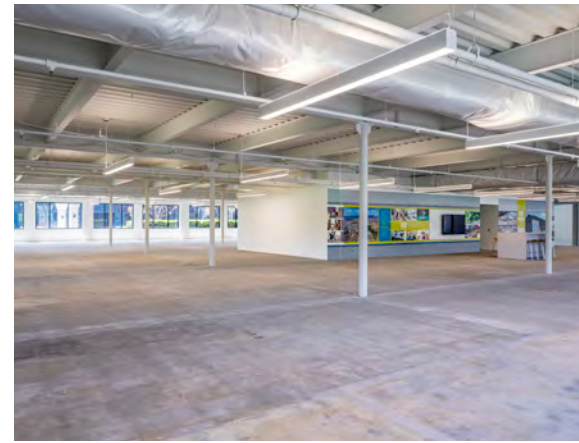
LBA is pleased to offer a rare opportunity to occupy up to ±448,643 s.f. of office, R&D and warehouse space. The completely self-contained and secured campus is located in the heart of the internationally recognized Irvine Spectrum submarket.

CAMPUS FEATURES

- ± 26.22 ACRES
- 968 PARKING STALLS
- TRANQUIL OUTDOOR COURTYARD
- CLOSE TO 1.2M S.F. OF AMENITIES AT WORLD-CLASS IRVINE SPECTRUM CENTER
- DIRECT ACCESS TO THE 405, 5, 133 FREEWAYS AND 241 TOLL-ROAD
- ONE BLOCK FROM METROLINK STATION

OWNED AND MANAGED BY LBA REALTY

UNIQUE OFFICE OPPORTUNITY





15 MINS
to John Wayne Airport



5 MINS
to Irvine Metrolink Station



7 MINS
to Irvine Spectrum Center



18 MINS
to South Coast Plaza

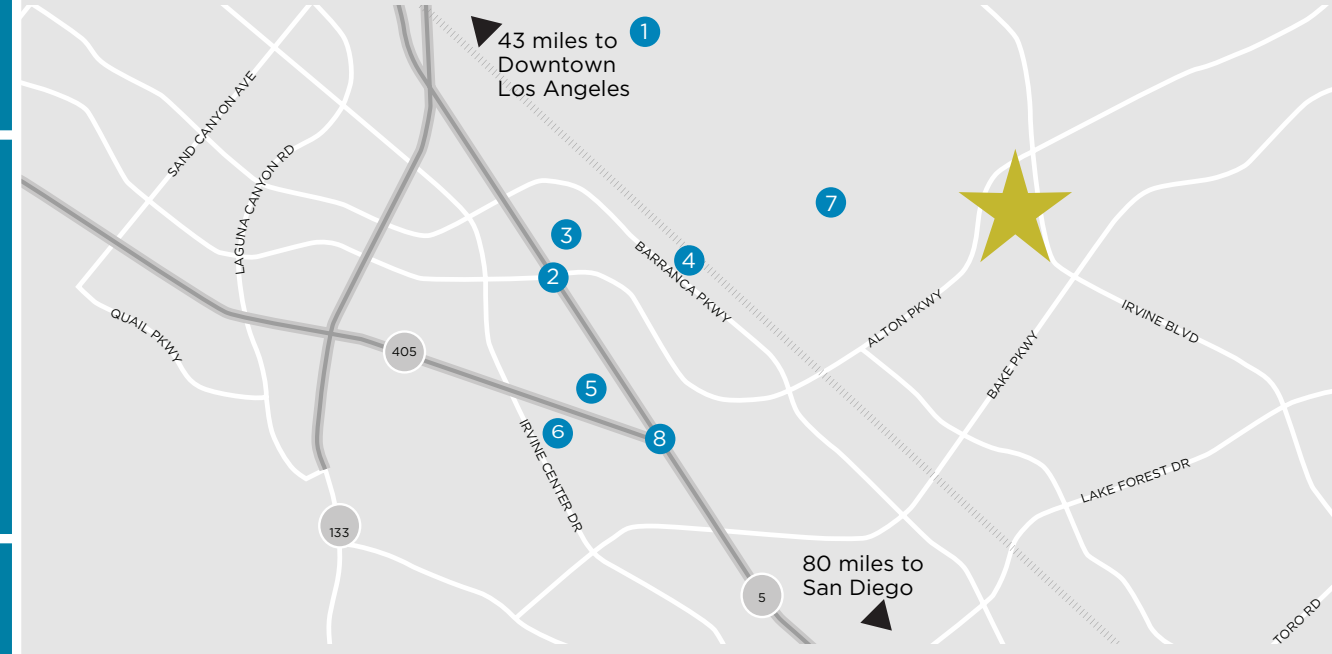


**9740 & 9750
IRVINE BLVD**

1. ORANGE COUNTY GREAT PARK
2. 5 FREEWAY ACCESS AT ALTON PARKWAY
3. ALTON MARKETPLACE
Costco, Living Spaces, Walmart, Office Depot, Bank of America and more...
4. IRVINE TRANSPORTATION CENTER
5. IRVINE SPECTRUM CENTER
300+ Premier Dining, Shopping and Entertainment Amenities

PREMIER LOCATION UNMATCHED AMENITIES

6. LOS OLIVOS MARKETPLACE
24 hour Fitness, Starbucks, Panini Cafe, Puesto, Whole Foods Market and more...
7. FIVE POINTS HERITAGE FIELDS DEVELOPMENT
8. 5 AND 405 FREEWAY INTERCHANGE





9740 IRVINE BOULEVARD, IRVINE, CA



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