



SHARED OFFICE SPACE FOR LEASE

BRENEXUS OFFICE EDITION

9870 Research Drive • Irvine Spectrum, CA 92618



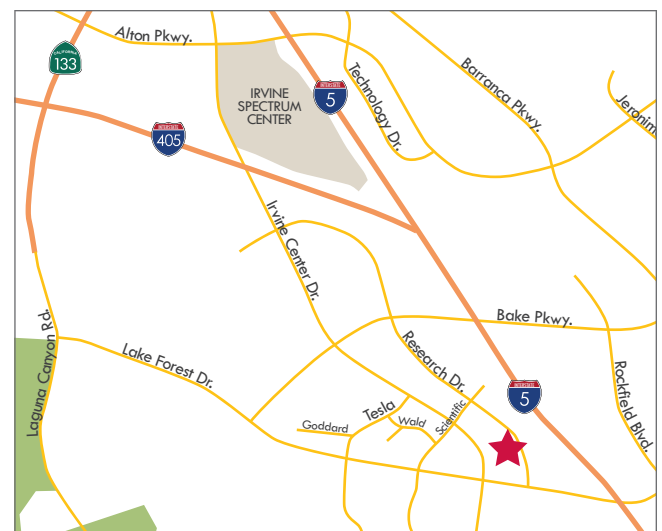
Exclusively listed by:

Dave Smith
Senior Vice President
License ID# 01195186
949.790.3134
dsmith@leeirvine.com

Travis Watts
Senior Associate
License ID# 01927498
949.790.3140
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PROPERTY FEATURES

- Upscale professional office facility developed exclusively for CPA's, attorneys & financial professionals
- High profile location with immediate access to 5, 405, & 133 FWYS
- Close proximity to Irvine Spectrum Entertainment Center & Los Olivos Marketplace
- Single/multiple offices and/or workstations available
- Shared use of conference rooms, reception, kitchen, restrooms, etc.
- Year long lease terms
- Call for additional details





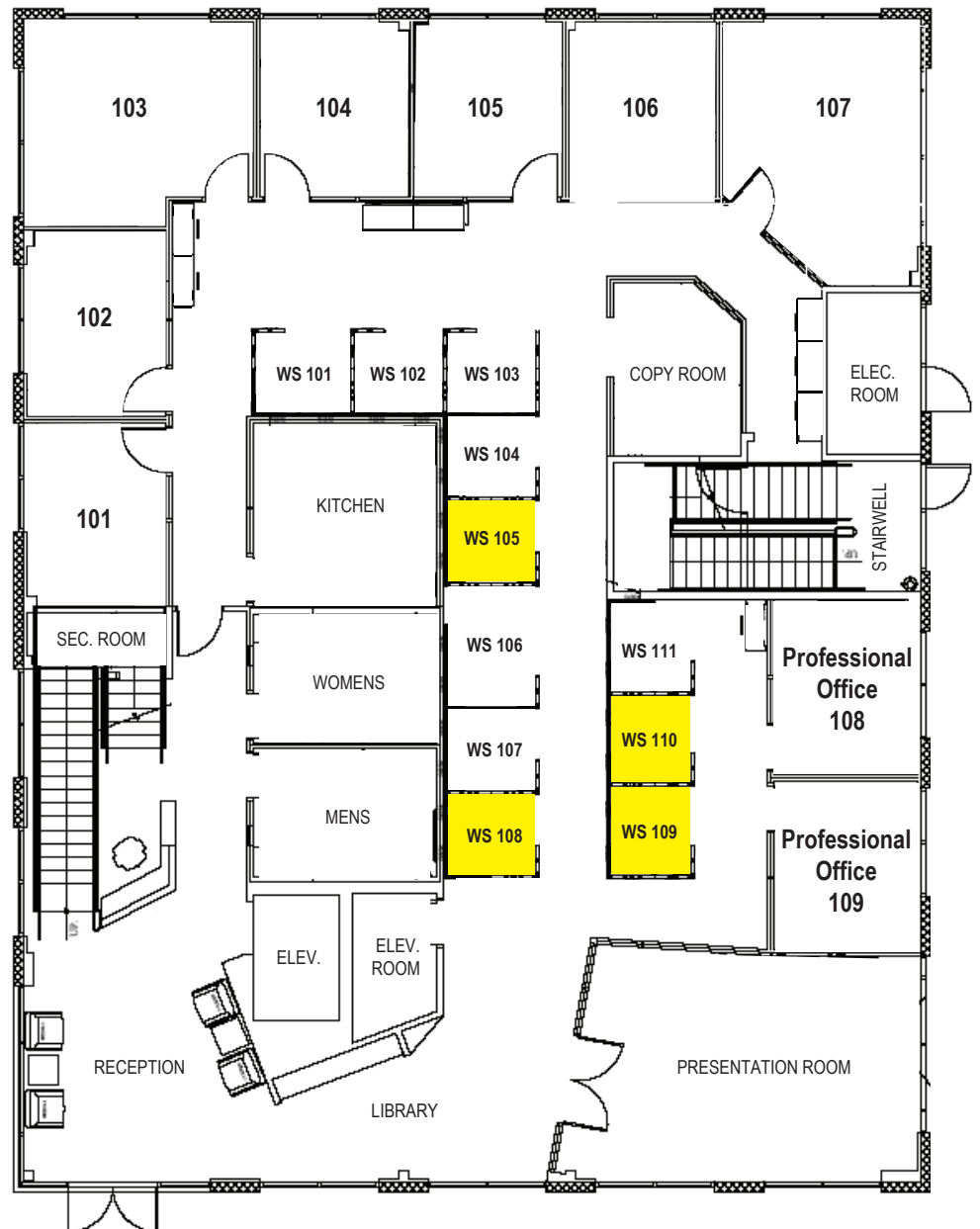
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FIRST FLOOR

Available Occupied



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PROFESSIONAL AMENITIES

- Irvine Spectrum Address in South Orange County
- Fully Furnished Office Solutions
- Professional Management Company On-Site
- Complimentary Beverage Service
- Kitchen Facilities Complete with Gourmet Cappuccino Maker
- Maintenance, Janitorial, Utilities and Security
- Software Based Telecommunications Technology
- Training & Conference Room Facilities
- Beautifully Appointed Waiting Areas
- Free Parking
- No Application Fee
- No Move In or Move Out Fee
- Administrative & IT Support On Demand



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SECOND FLOOR



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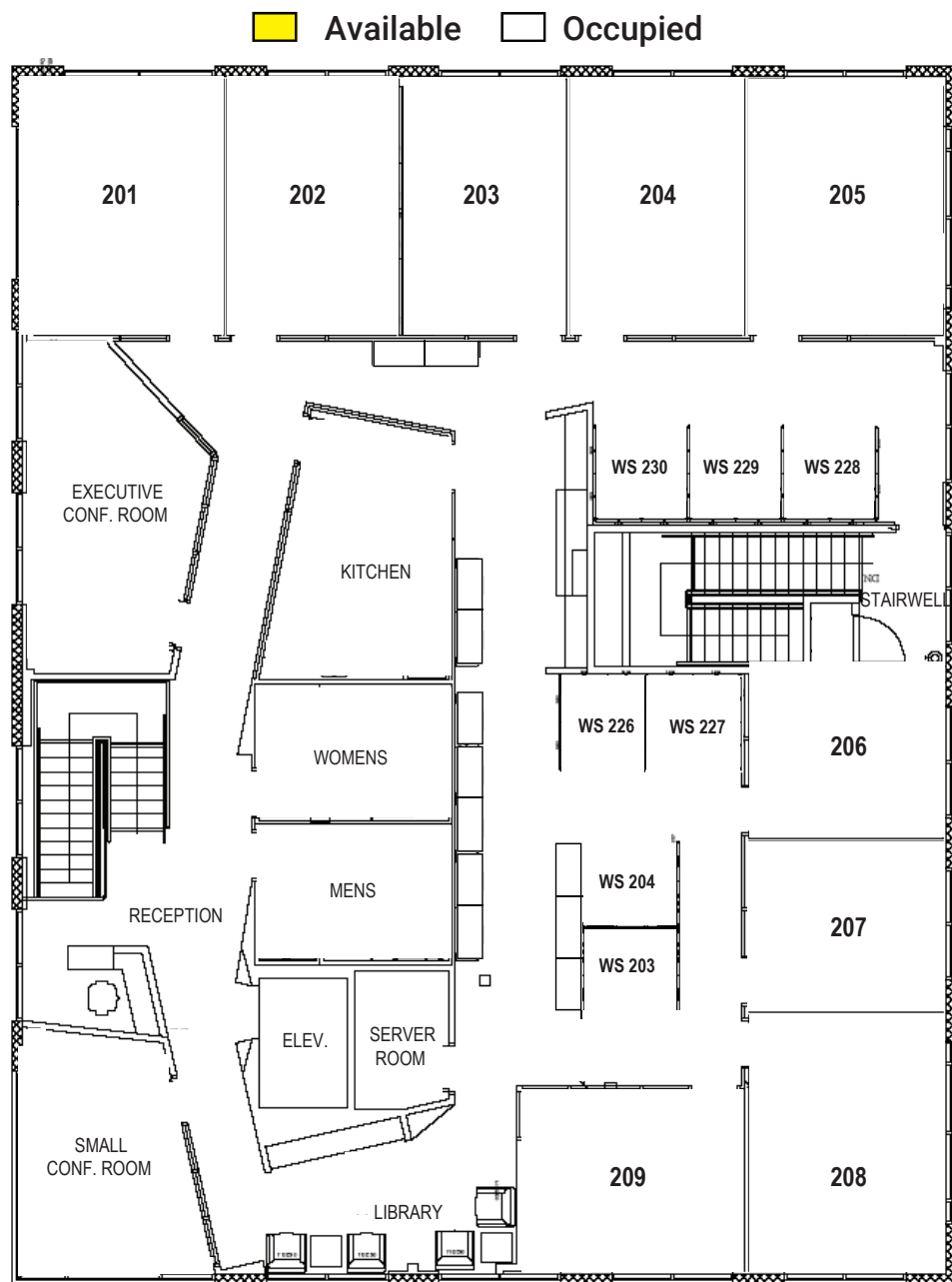
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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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LEASING MENU

Workstation-64 sf		Monthly Rate \$	750
<ul style="list-style-type: none">Irvine Spectrum Business AddressGuest ReceptionPersonalized Call AnsweringCall Redirecting with Voicemail and Wav File TechnologyRemote Setup and Retrieval of your Personal VoicemailDomestic Long Distance Telephone ServicePlug and Play High Speed Internet and TelecommunicationsReceive All Faxes Privately at Your Desktop		<ul style="list-style-type: none">Multi-functional Copy/Fax/Scan/Printers in Color and Black & WhiteDedicated MailboxIncoming and Outgoing Mail HandlingErgonomic High Quality FurnishingsFully-Equipped Kitchen FacilitiesComplimentary Beverage ServiceADA Compliant ElevatorDocument Destruction ServiceConference Room UsageAdministrative and IT Support On Demand	
Professional Office-113-120 sf		Monthly Rate \$	1,600
<ul style="list-style-type: none">Irvine Spectrum Business AddressGuest ReceptionPersonalized Call AnsweringCall Redirecting with Voicemail and Wav File TechnologyRemote Setup and Retrieval of your Personal VoicemailDomestic Long Distance Telephone ServicePlug and Play High Speed Internet and TelecommunicationsReceive All Faxes Privately at Your DesktopMulti-functional Copy/Fax/Scan/Printers in Color and Black & White		<ul style="list-style-type: none">Dedicated MailboxProfessionally Furnished Offices complete with Fine Art WorkErgonomic High Quality FurnishingsFully-Equipped Kitchen FacilitiesComplimentary Beverage ServiceBeautifully Appointed Library/Waiting AreasADA Compliant ElevatorDocument Destruction ServiceConference Room UsageAdministrative and IT Support On DemandLarge Meeting and Catering Coordination Available	
Executive Office-225 sf		Monthly Rate \$	2,600
<ul style="list-style-type: none">Irvine Spectrum Business AddressGuest ReceptionPersonalized Call AnsweringCall Redirecting with Voicemail and Wav File TechnologyRemote Setup and Retrieval of your Personal VoicemailDomestic Long Distance Telephone ServicePlug and Play High Speed Internet and TelecommunicationsReceive All Faxes Privately at Your DesktopMulti-functional Copy/Fax/Scan/Printers in Color and Black & White		<ul style="list-style-type: none">Dedicated MailboxProfessionally Furnished Offices complete with Fine Art WorkErgonomic High Quality FurnishingsFully-Equipped Kitchen FacilitiesComplimentary Beverage ServiceBeautifully Appointed Library/Waiting AreasAdditional File CabinetsADA Compliant ElevatorDocument Destruction ServiceConference Room UsageAdministrative and IT Support On DemandLarge Meeting and Catering Coordination Available	

Fees

• Application Fee	No Charge
• Move In/Move Out Fee	No Charge
• Administrative Fee	No Charge
• IT Setup Fee	\$200 (one time)