



## SHARED OFFICE SPACE FOR LEASE

### BRENEXUS OFFICE EDITION

9870 Research Drive • Irvine Spectrum, CA 92618



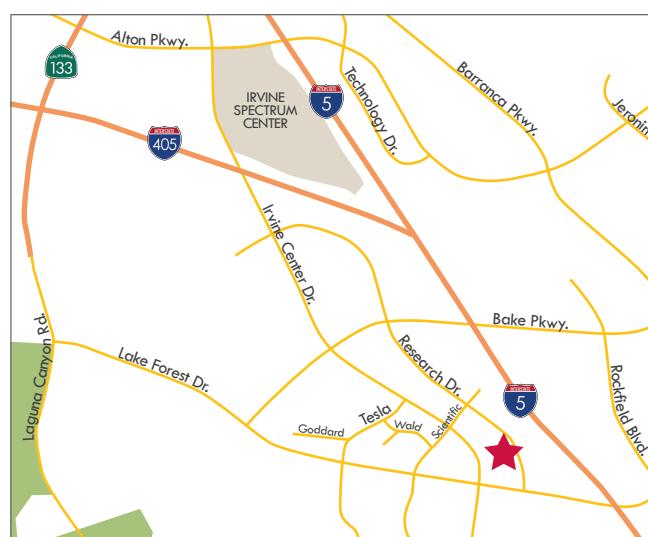
Exclusively listed by:

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

**Travis Watts**  
Senior Associate  
License ID# 01927498  
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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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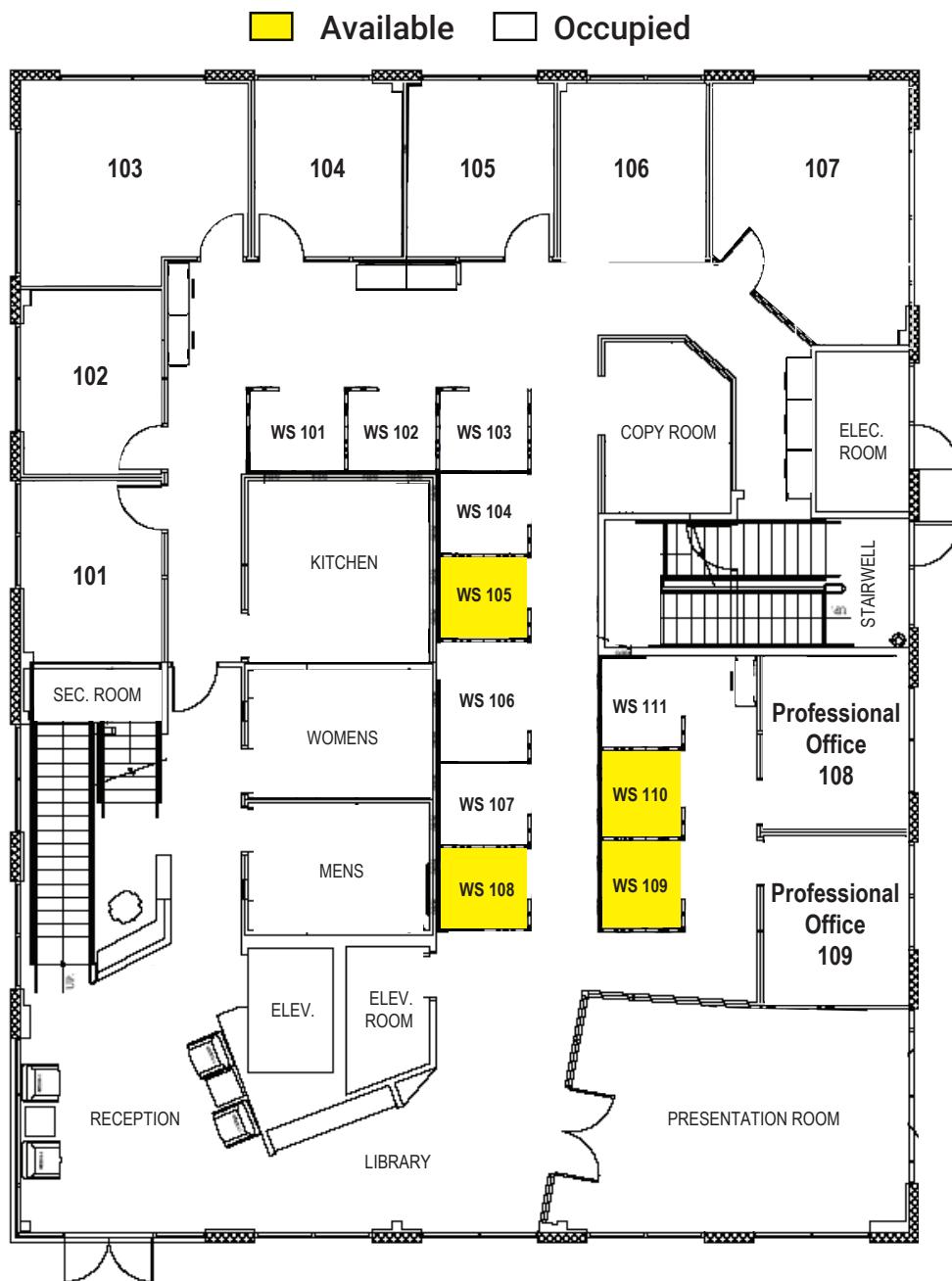
#### FIRST FLOOR



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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



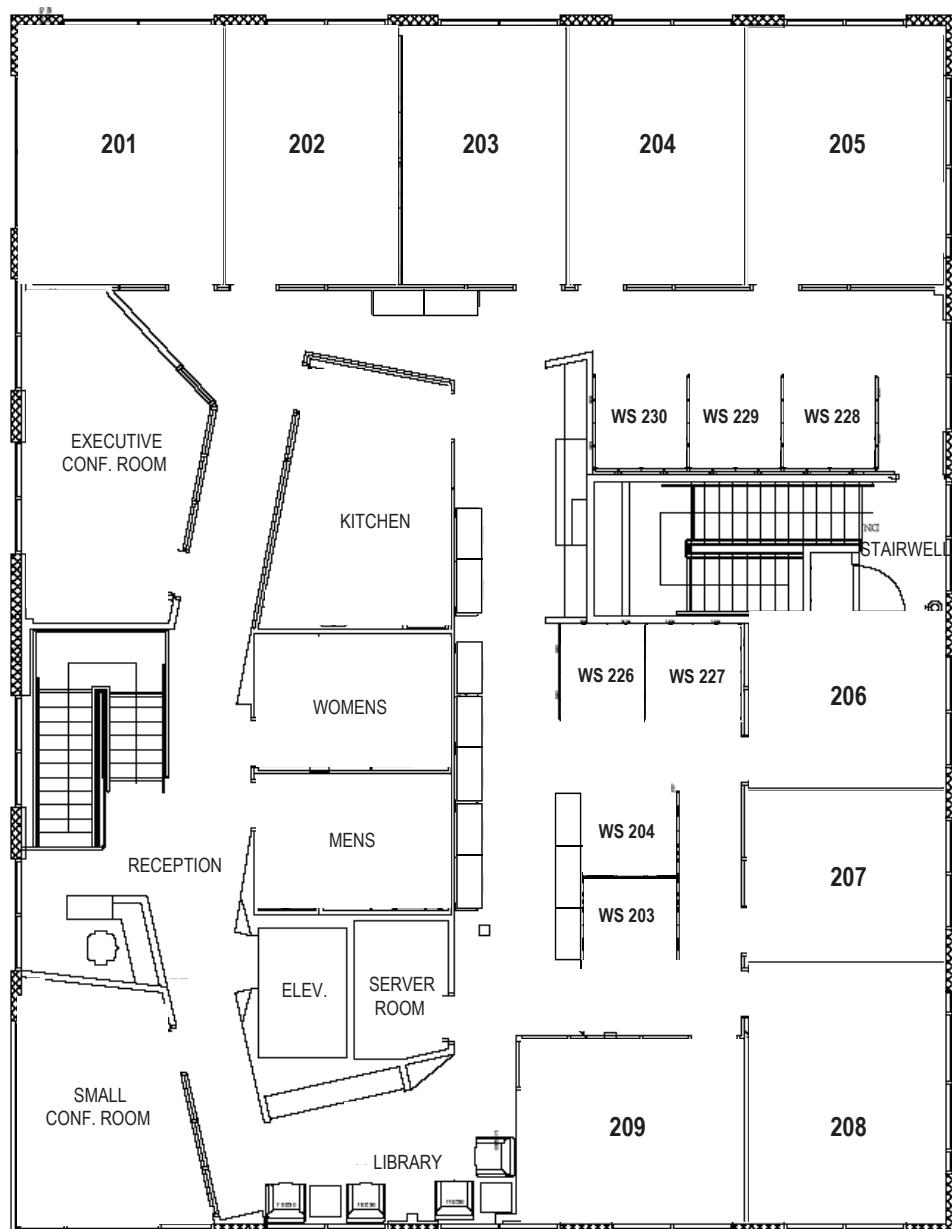
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### SECOND FLOOR

  Available   Occupied



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### PROFESSIONAL AMENITIES

- Irvine Spectrum Address in South Orange County
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- Professional Management Company On-Site
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#### LEASING MENU

##### Workstation-64 sf

- Irvine Spectrum Business Address
- Guest Reception
- Personalized Call Answering
- Call Redirecting with Voicemail and Wav File Technology
- Remote Setup and Retrieval of your Personal Voicemail
- Domestic Long Distance Telephone Service
- Plug and Play High Speed Internet and Telecommunications
- Receive All Faxes Privately at Your Desktop

Monthly Rate \$ 750

- Multi-functional Copy/Fax/Scan/Printers in Color and Black & White
- Dedicated Mailbox
- Incoming and Outgoing Mail Handling
- Ergonomic High Quality Furnishings
- Fully-Equipped Kitchen Facilities
- Complimentary Beverage Service
- ADA Compliant Elevator
- Document Destruction Service
- Conference Room Usage
- Administrative and IT Support On Demand

##### Professional Office-113-120 sf

- Irvine Spectrum Business Address
- Guest Reception
- Personalized Call Answering
- Call Redirecting with Voicemail and Wav File Technology
- Remote Setup and Retrieval of your Personal Voicemail
- Domestic Long Distance Telephone Service
- Plug and Play High Speed Internet and Telecommunications
- Receive All Faxes Privately at Your Desktop
- Multi-functional Copy/Fax/Scan/Printers in Color and Black & White

Monthly Rate \$ 1,600

- Dedicated Mailbox
- Professionally Furnished Offices complete with Fine Art Work
- Ergonomic High Quality Furnishings
- Fully-Equipped Kitchen Facilities
- Complimentary Beverage Service
- Beautifully Appointed Library/Waiting Areas
- ADA Compliant Elevator
- Document Destruction Service
- Conference Room Usage
- Administrative and IT Support On Demand
- Large Meeting and Catering Coordination Available

##### Executive Office-225 sf

- Irvine Spectrum Business Address
- Guest Reception
- Personalized Call Answering
- Call Redirecting with Voicemail and Wav File Technology
- Remote Setup and Retrieval of your Personal Voicemail
- Domestic Long Distance Telephone Service
- Plug and Play High Speed Internet and Telecommunications
- Receive All Faxes Privately at Your Desktop
- Multi-functional Copy/Fax/Scan/Printers in Color and Black & White

Monthly Rate \$ 2,600

- Dedicated Mailbox
- Professionally Furnished Offices complete with Fine Art Work
- Ergonomic High Quality Furnishings
- Fully-Equipped Kitchen Facilities
- Complimentary Beverage Service
- Beautifully Appointed Library/Waiting Areas
- Additional File Cabinets
- ADA Compliant Elevator
- Document Destruction Service
- Conference Room Usage
- Administrative and IT Support On Demand
- Large 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)