

# FOR SUBLEASE

AN APPROXIMATE 4,391 SQ.FT.  
RETAIL/AUTO USE FACILITY

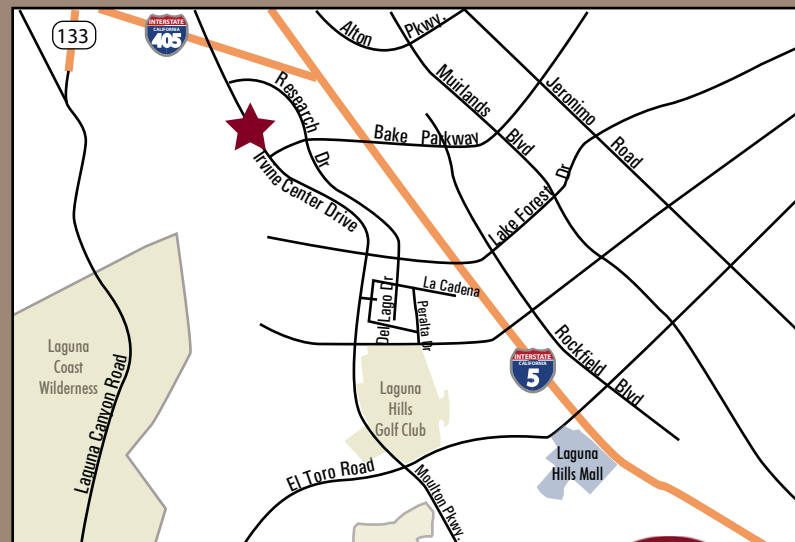
**SUBMIT  
ALL  
OFFERS!**



**8767** IRVINE CENTER DR., UNIT G  
IRVINE SPECTRUM

## FEATURES:

- An approximate 4,391 square foot retail/auto use facility
- 24 Hour Fitness and Jiffy Lube anchors
- 34,000 ADT
- Formal reception plus one (1) office
- Immediate access to 5 & 405 Freeways
- Five (5) roll-up doors
- Sublease term thru 7/31/2011 or longer, direct deal
- Excellent Irvine Center Drive street frontage



Contact Exclusive Agents:

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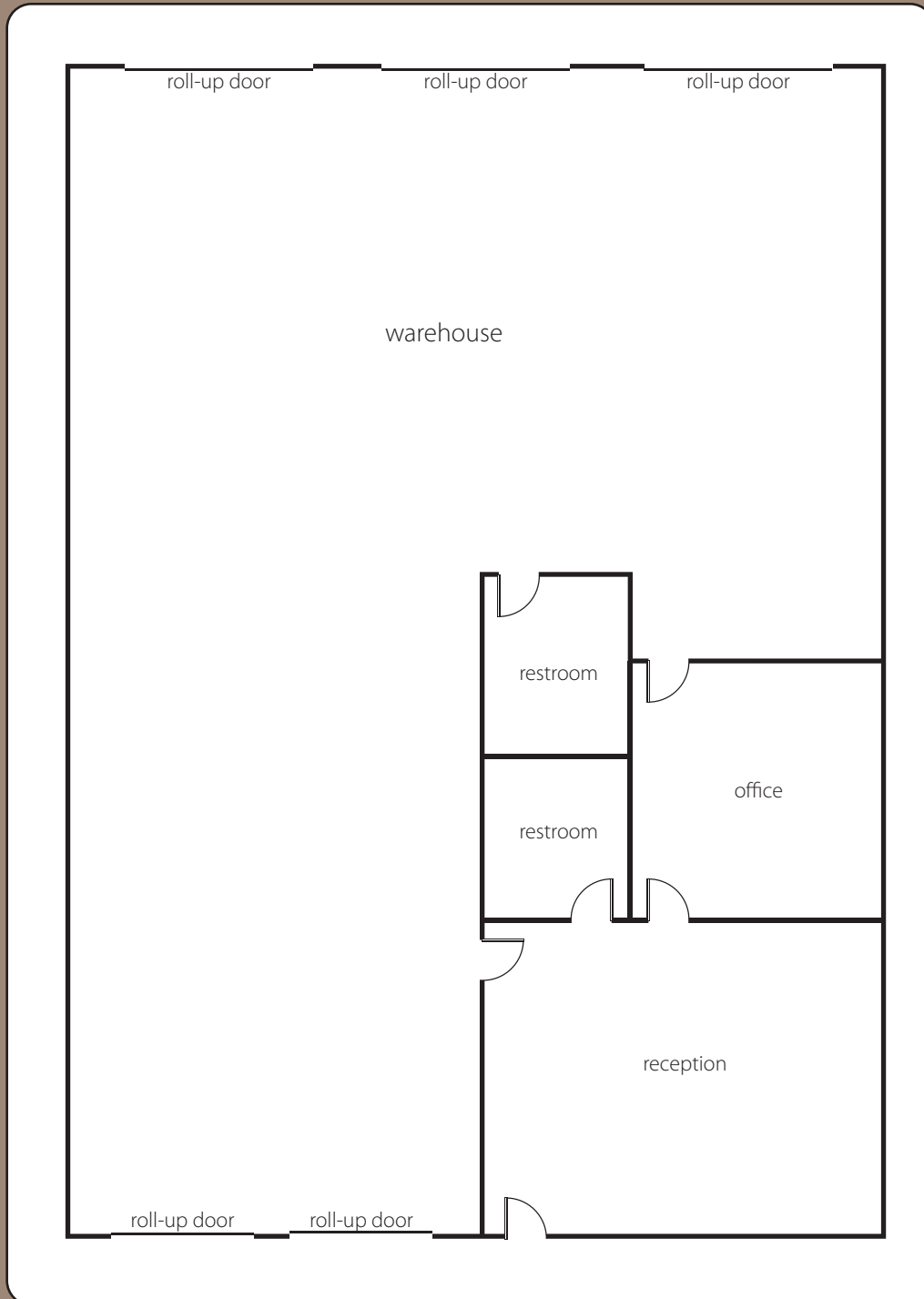
 **Lee &  
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