

FOR SALE > ±7,121 SF LEASED INVESTMENT

# 9740 Research Dr.

IRVINE SPECTRUM, CA



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LICENSE NO. 01259378  
949 724 5704  
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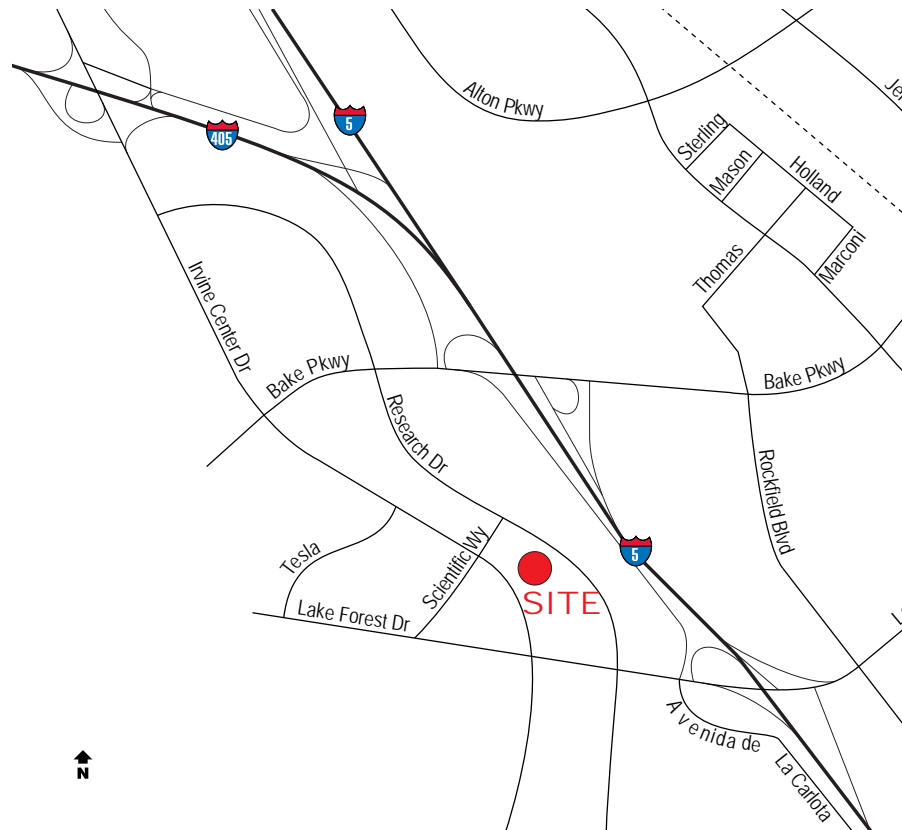
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## Building Amenities

- > Fully Leased
- > 5 Freeway / Lake Forest Drive
- > 3:1 Parking
- > One (1) Ground Level Door
- > 18' Clear Height
- > 400 Amps
- > Major Street Frontage
- > Koll Center I

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## TENANT INFORMATION



**Document Solutions**

ARC Document Solutions (ARC-NYSE) - provides technology and services focused on document and information management for the architectural, engineering and construction industry. ARC has over 160 US locations. Visit [www.E-ARC.com](http://www.E-ARC.com) for more information.

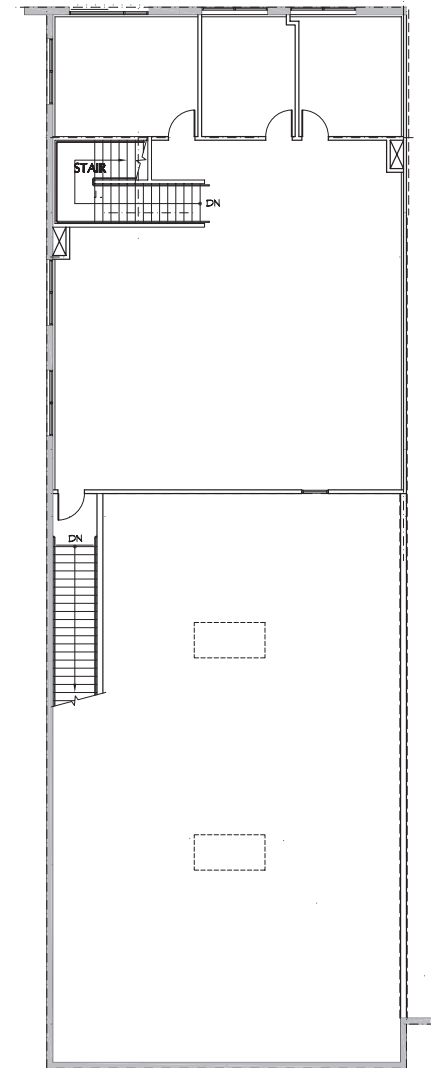
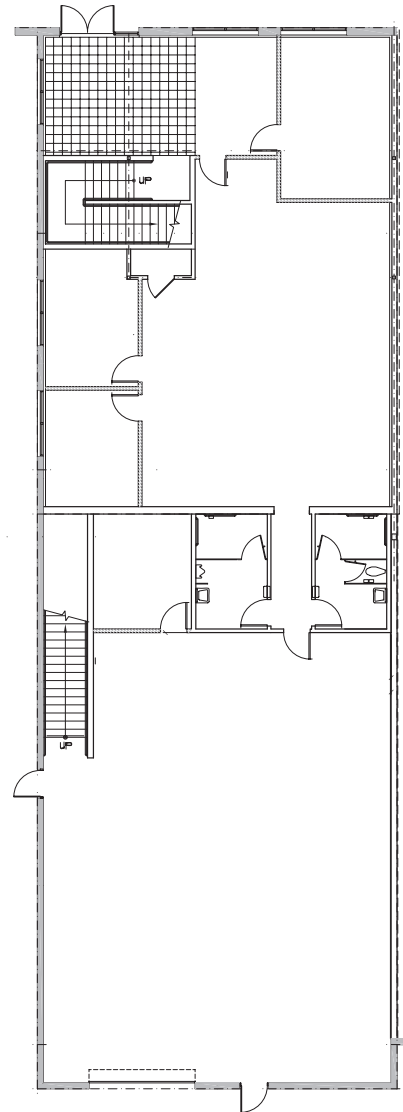
Term: 60 months (05/01/2016 - 04/30/2021)

Rate: \$1.35 NNN (3% annual increases)

NOI: \$115,360.00 year 1

Cap Rate: 4.5%

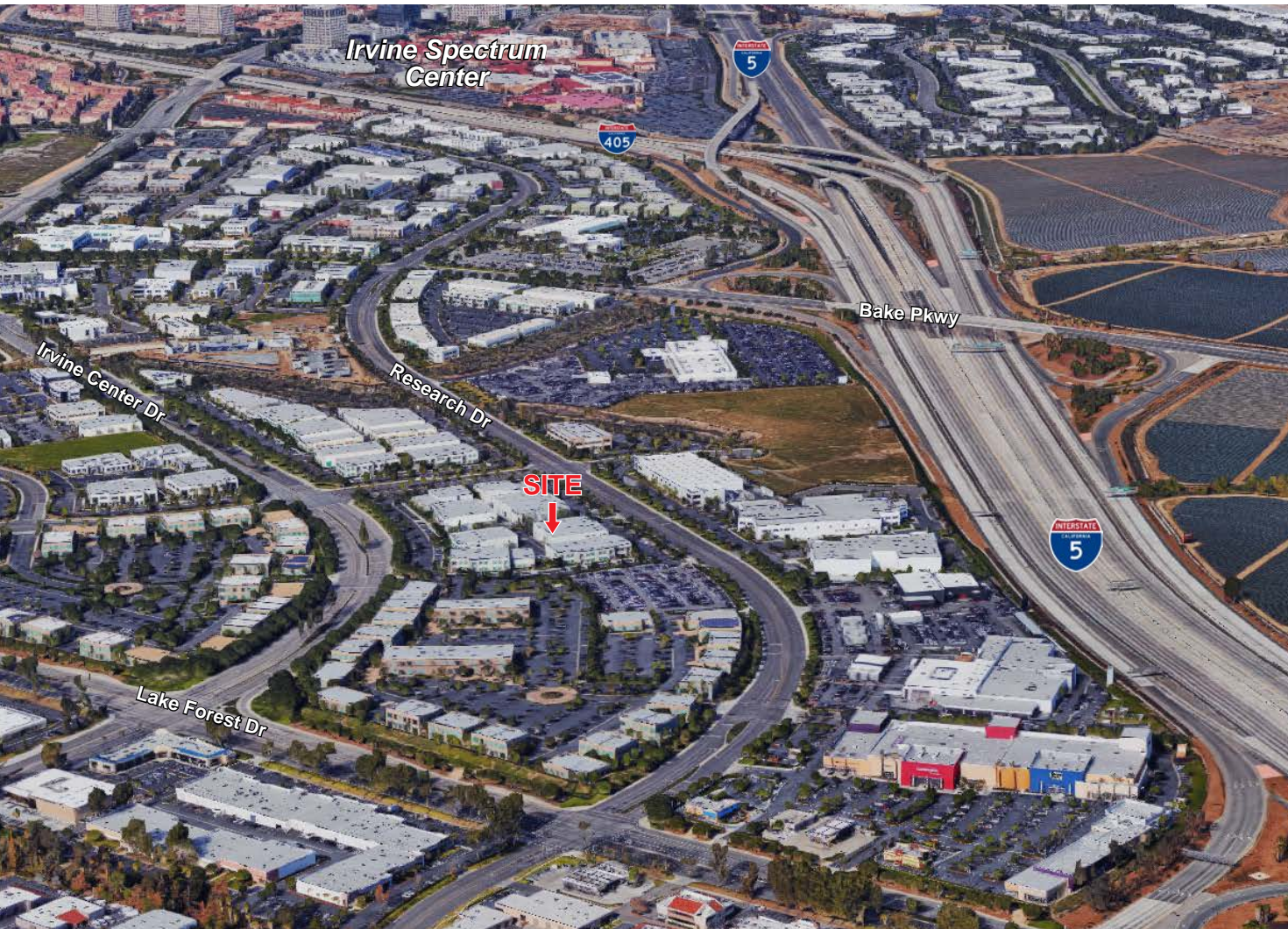
Sale Price: \$2,563,560.00 / \$360 PSF



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## Contact Us

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