

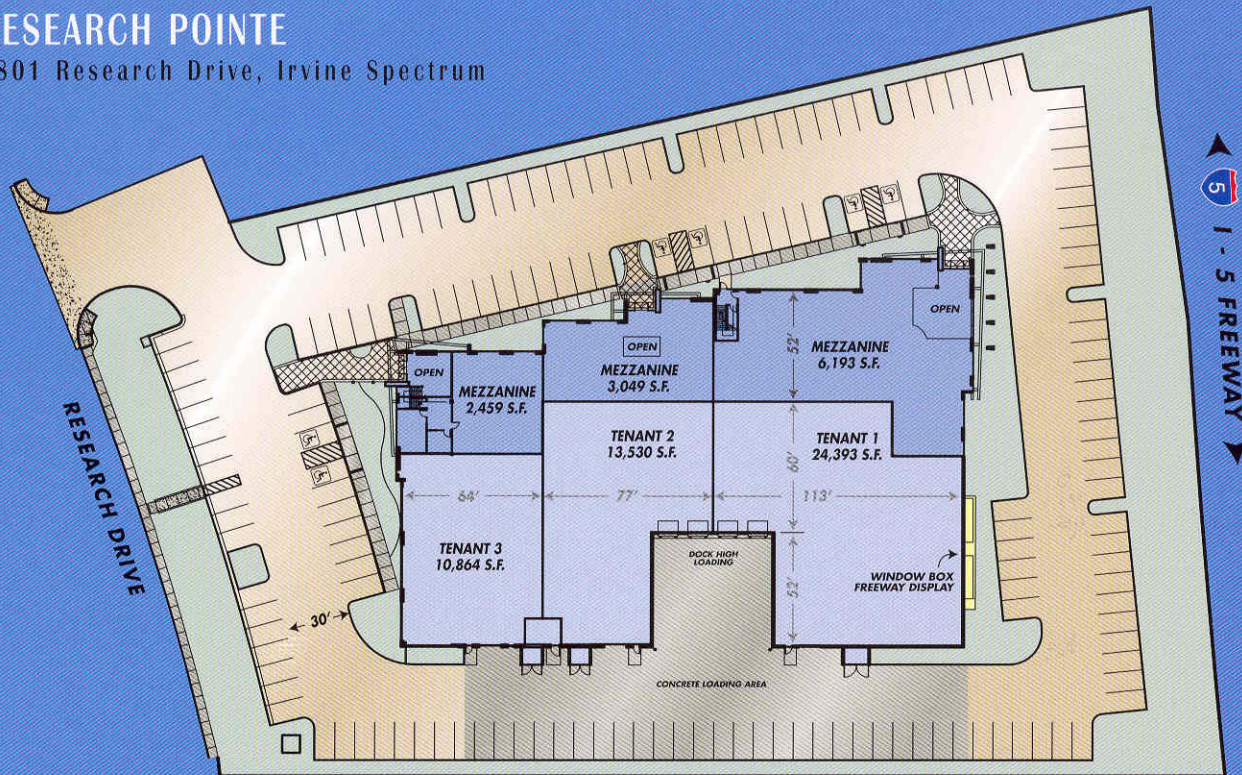


Freeway Showroom & Corporate Headquarters



RESEARCH POINTE

9801 Research Drive, Irvine Spectrum



Property Highlights:

- Exceptional Freeway Visibility
- Prominent High-End Architecture
- Flexible Permitted Uses
- Direct Freeway Access

Total Building Area48,787 SF
 Office AreaBuild-to-Suit
 Total Mezzanine Area12,358 SF
 High Bay Warehouse24,071 SF
 Warehouse Clearance26 Foot
 Dock High PositionsFour (4)
 Parking Ratio 3.3:1,000 SF

Divisible To:

- Tenant 1**24,145 SF
Includes Mezzanine of6,193 SF
- Tenant 2**13,466 SF
Includes Mezzanine of3,049 SF
- Tenant 3**11,176 SF
Includes Mezzanine of2,459 SF

Freeway Frontage350 Lineal Feet
 Cars Per Day665,000
 Available4th Qtr. 2004



Exclusive Agent: **Donald W. Yahn**
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