

FOR SALE

**16421 SCIENTIFIC WAY
IRVINE, CA**



LEE & ASSOCIATES
NEWPORT BEACH



Digitally enhanced photo

BACCHUS SIGNATURE SERIES

±9,920 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX

BUILDING SIZE:
±9,920 SF

AVAILABILITY:
100%

VACANT:
AT CLOSE OF ESCROW

OWN A SIGNATURE IRVINE ASSET

A rare opportunity to acquire a 100% vacant, freestanding Bacchus Signature Series office building in the heart of the Irvine Business Complex. Move in at close of escrow. Creative finishes, freeway-direct access. Built to impress.

- Bacchus Signature Series - Premium Finishes
- ±9,920 SF | Two-Story | Fully Free-Standing
- 100% Vacant - Move In at Close of Escrow
- Glass-Walled Conference Room w/ AV Capabilities
- Exposed Ductwork Ceilings | Polished Concrete Floors
- 5.4 Design Professional Zoning
- Direct On/Off Access – I-5 & I-405
- Minutes to Irvine Spectrum & John Wayne Airport



STEPHEN MADIGAN

Vice President
T: 949.724.4714
smadigan@lee-associates.com
Lic.# 01334425

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

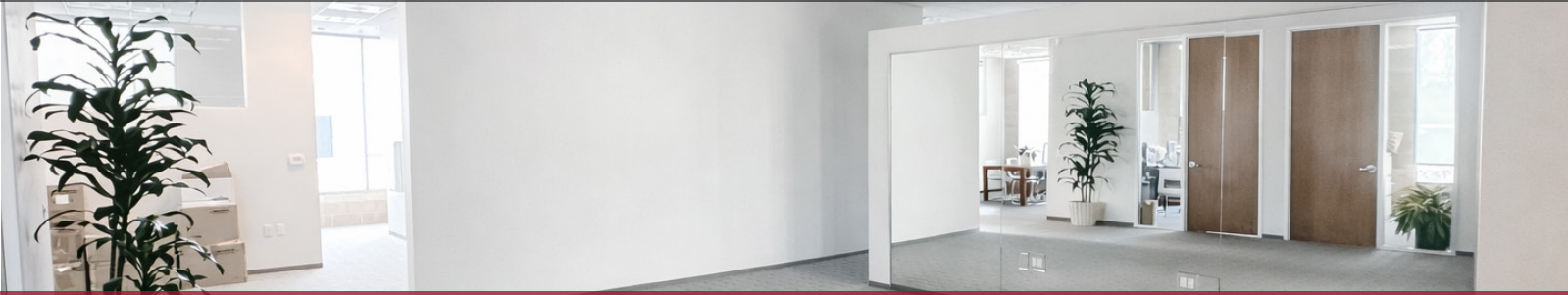
FOR SALE

16421 SCIENTIFIC WAY
IRVINE, CA



BACCHUS SIGNATURE SERIES

±9,920 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX



"ARCHITECTURE THAT COMMANDS ATTENTION – INTERIORS BUILT FOR PEAK PERFORMANCE."

PROPERTY FEATURES

Building Class:	Bacchus Signature Series
Building Type:	Free-standing, Two-story
Total Size:	±9,920 SF
Each Floor:	±4,960 SF
Availability:	100% at Close of Escrow
List Price:	Call for Details
Year Built:	2007
Lot Size:	±4,960 SF
Zoning:	5.4 Design Professional
Parking:	Free Surface – Ample
Freeway Access:	Direct I-5 & I-405
Construction:	Concrete / Steel Frame
HVAC:	Yes
Electrical:	240v 3-phase
Telecom:	Spectrum

INVESTMENT HIGHLIGHTS

Rare Freestanding Asset

Freestanding buildings in Irvine Business Complex rarely come to market. Own – don't lease.

Bacchus Signature Series

Premium lobby, high-ceiling loft spaces, designer fixtures – a building that elevates your brand.

Freeway-perfect Location

Seconds from I-5/I-405 – your team and clients reach you from anywhere in Orange County.

Irvine Market Strength

Consistently top-performing office submarket in SoCal. Long-term value and strong rent growth.



Kitchen & Breakroom



STEPHEN MADIGAN

Vice President
T: 949.724.4714
smadigan@lee-associates.com
Lic.# 01334425



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE

16421 SCIENTIFIC WAY IRVINE, CA



LEE & ASSOCIATES
NEWPORT BEACH

BACCHUS SIGNATURE SERIES

±9,920 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX



STEPHEN MADIGAN

Vice President

T: 949.724.4714

smadigan@lee-associates.com

Lic.# 01334425

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE

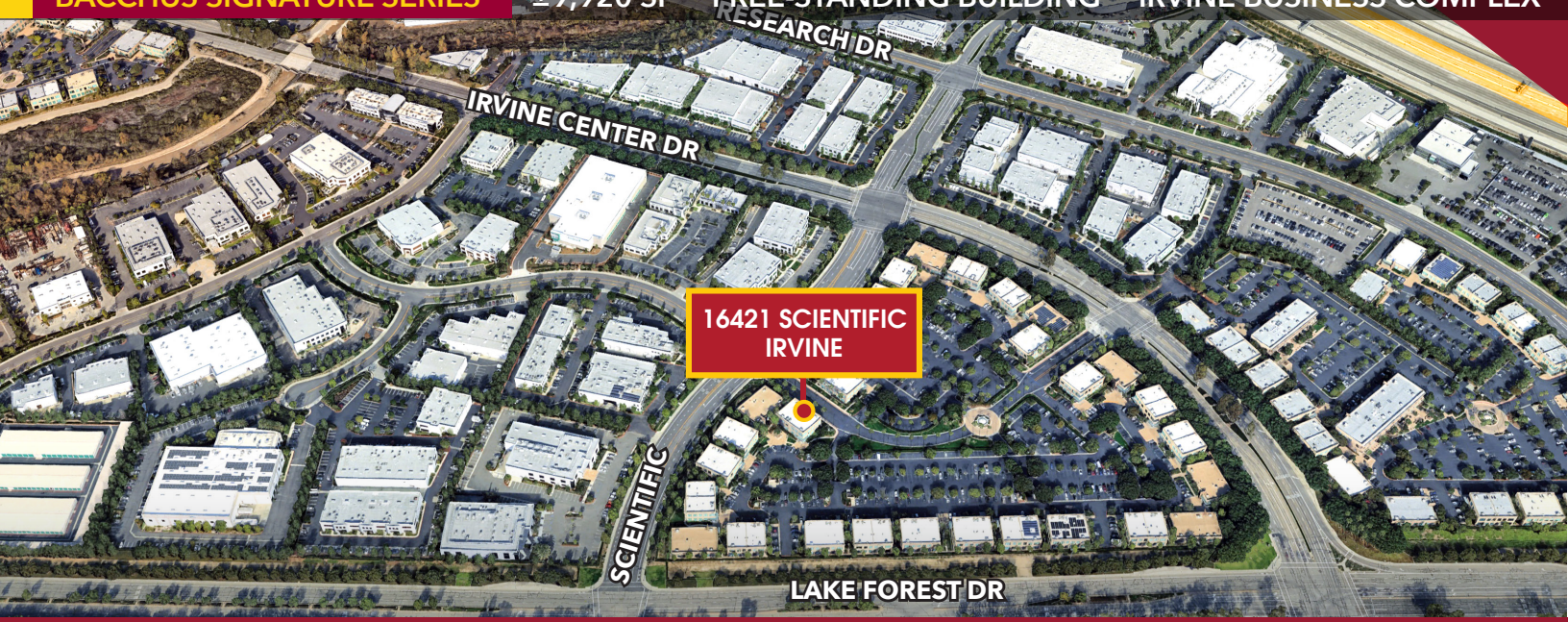
16421 SCIENTIFIC WAY IRVINE, CA



LEE & ASSOCIATES
NEWPORT BEACH

BACCHUS SIGNATURE SERIES

±9,920 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX



PROPERTY FEATURES

I-5 Freeway Direct – < 1 min

I-405 Freeway Lake Forest Drive

John Wayne Airport 10 minutes

Irvine Spectrum Center Walking distance

Los Olivos Marketplace Minutes away

UCI Campus 8 minutes

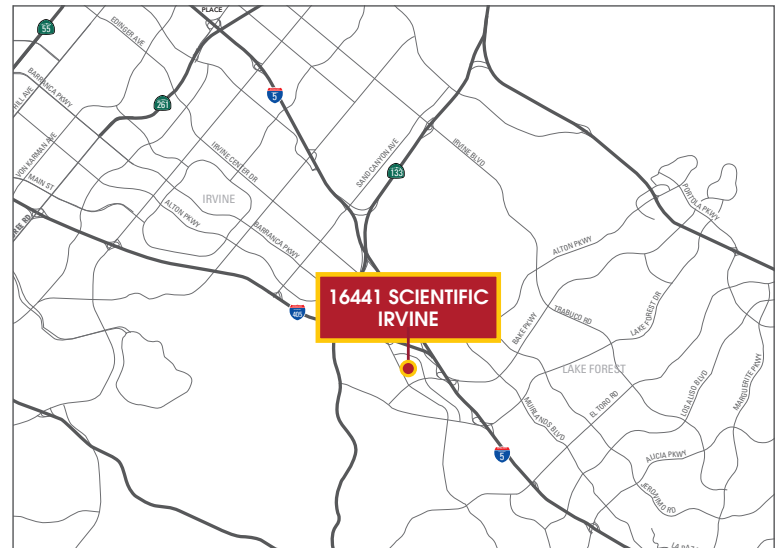
South Coast Plaza 15 minutes

Metrolink (Irvine) 5 minutes

INVESTMENT HIGHLIGHTS

Located in the heart of the Irvine Business Complex - one of Southern California's most prestigious commercial corridors. Home to Fortune 500 companies, leading tech firms, financial institutions, and professional service organizations.

With instant freeway access, proximity to John Wayne Airport, world-class retail at Irvine Spectrum Center, and a deep talent pool anchored by UC Irvine, 16421 Scientific Way delivers a truly unparalleled business address.



STEPHEN MADIGAN

Vice President
T: 949.724.4714
smadigan@lee-associates.com
Lic.# 01334425

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE

16421 SCIENTIFIC WAY IRVINE, CA

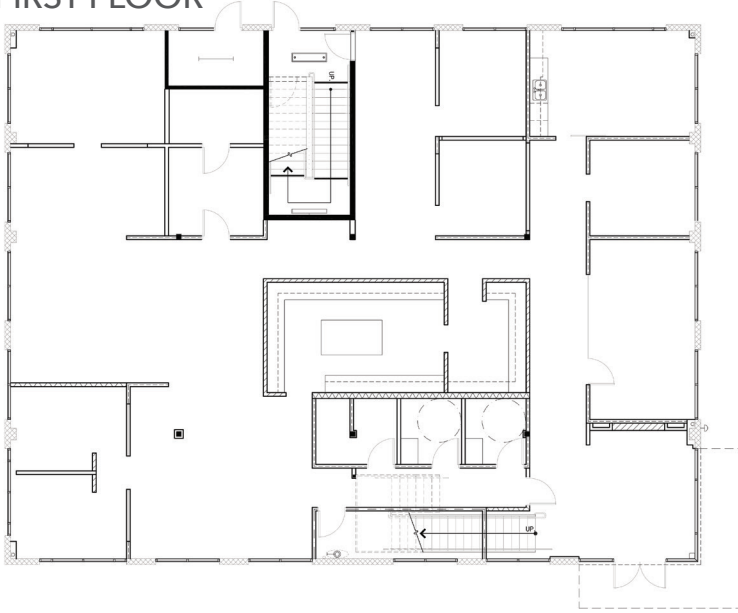


BACCHUS SIGNATURE SERIES

±9,920 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



BUILDING SPECIFICATIONS

Total Size:	±9,920 SF
Stories:	Two (2)
Year Built:	2007
Lot Size:	±4,960 SF
Zoning:	5.4 Design Professional
Parking:	Free Surface (Ample)
HVAC:	Yes
Electrical:	240v 3-phase
Telecom:	Spectrum
List Price:	Call for Details
Price / SF:	Call for Details



STEPHEN MADIGAN

Vice President
T: 949.724.4714
smadigan@lee-associates.com
Lic.# 01334425



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FOR SALE

16421 SCIENTIFIC WAY
IRVINE, CA

CALL OR EMAIL TODAY TO SCHEDULE A PRIVATE SHOWING



STEPHEN MADIGAN

Vice President

T: 949.724.4714

smadigan@lee-associates.com

Lic.# 01334425



100 Bayview Circle

Suite 600

Newport Beach, CA 92660

www.lee-associates.com/newportbeach

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction. All information is believed to be accurate but not warranted. Price, terms, availability and specifications are subject to change or withdrawal without notice. Equal Housing Opportunity. CalDRE License information available upon request.