



16500 Bake Parkway, Irvine, CA

Bacchus Office Park



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COLDWELL BANKER
REALTY



16500 Bake Parkway

Irvine, CA 92618

This high image building in Bacchus Office Park has a very professional environment with modern colors and décor, offering a great first impression for current and future clients. The building has a double-door lobby entrance with a floor-to-ceiling water-wall feature.

The first floor includes a large conference room surrounded by glass walls and a view of the water-wall feature from the lobby, an executive corner office, two open workstation areas currently configured with 9 workstations, and a large copy/file/break room. The second floor has two executive offices and a large workstation area currently configured with 20 workstations.

No expense was spared when building-out this building, including high-end finishes, lobby water-wall feature, magnetic door lock security system, enhanced dropped ceiling soffited design, and Cat 6 phone and internet cabling with home runs to a server closet.

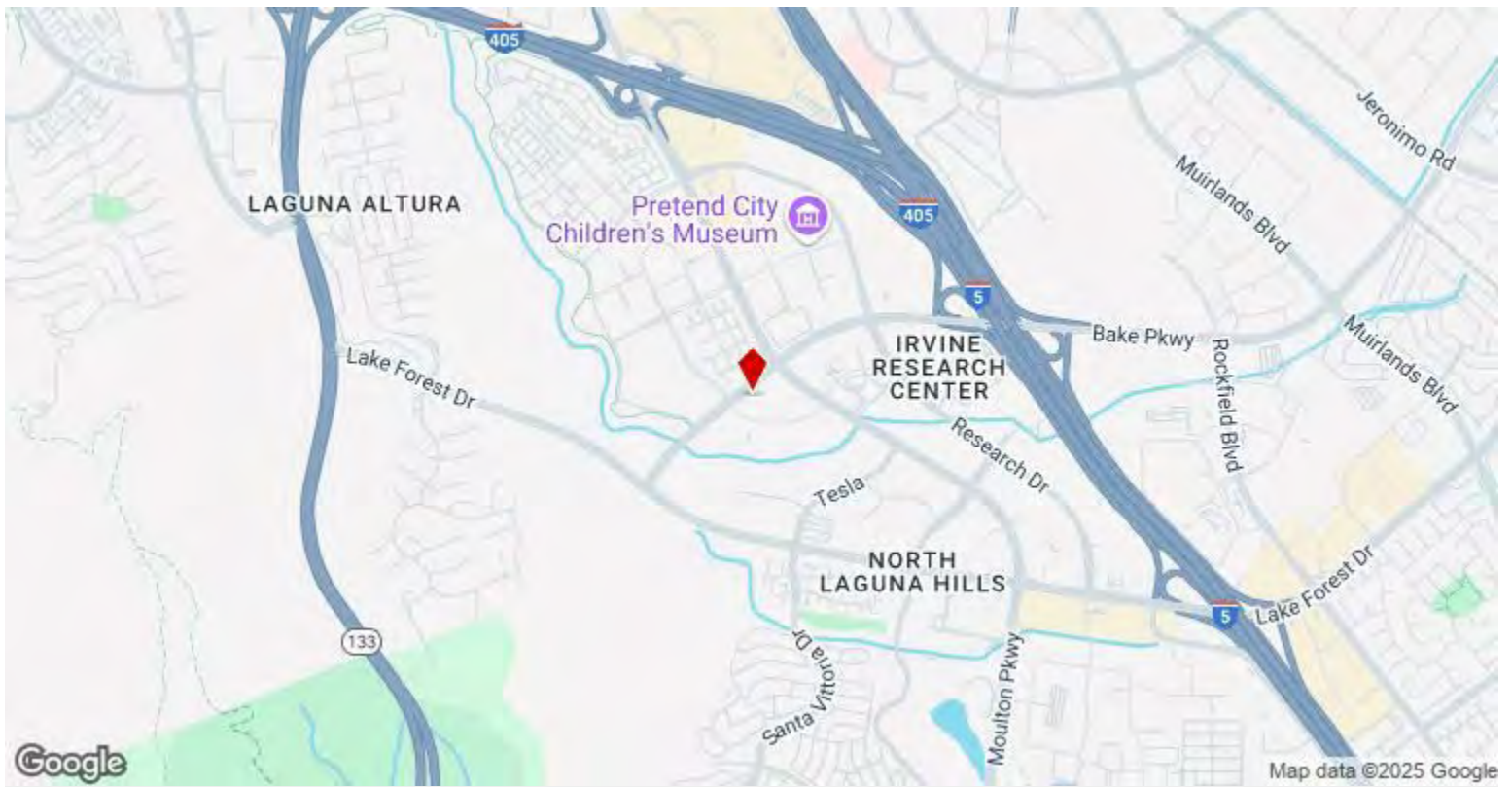
The first floor is currently partitioned into its own suite, making this building perfect for owner-occupied and/or investment use.

Perfect for owner-occupied and/or investment use.

- Located in Bacchus Office Park
- 4,950 SqFt
- Divisible Suites, by Floor
- Quick Freeway Access to the 405, 5, and 133
- Ideal 4.2D Zoning - Community Commercial
- Building Signage on Front and Back
- Electronic Card-Key Access
- Furnished for Immediate Move-In Available

Price:	\$2,799,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.06 AC
Gross Building Area:	4,950 SF
Rentable Building Area:	4,950 SF
No. Stories:	2
Year Built:	2007
Tenancy:	Single / Multiple
Parking Ratio:	4/1,000 SF
Zoning Description:	4.2D - Community Commercial
APN / Parcel ID:	588-212-40
Walk Score ®:	29 (Car-Dependent)
Transit Score ®:	23 (Minimal Transit)





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Property Photos



Second Floor - Exec Office



First Floor - Office

Property Photos



Exterior



First Floor - Lobby

Property Photos



First Floor - Lobby



First Floor

Property Photos



Property Photos



Second Floor - Exec Office



Second Floor - Office #3

Property Photos



Second Floor - Office #3



First Floor - Team Lead

Property Photos



First Floor - Admin Area



First Floor - Open Area

Property Photos



First Floor - Open Area



Second Floor - Open Area

Property Photos



Property Photos



Second Floor - Open Area



Second Floor - Open Area

Property Photos



Second Floor - Open Area



Second Floor - Open Area

Property Photos



First Floor - Lobby

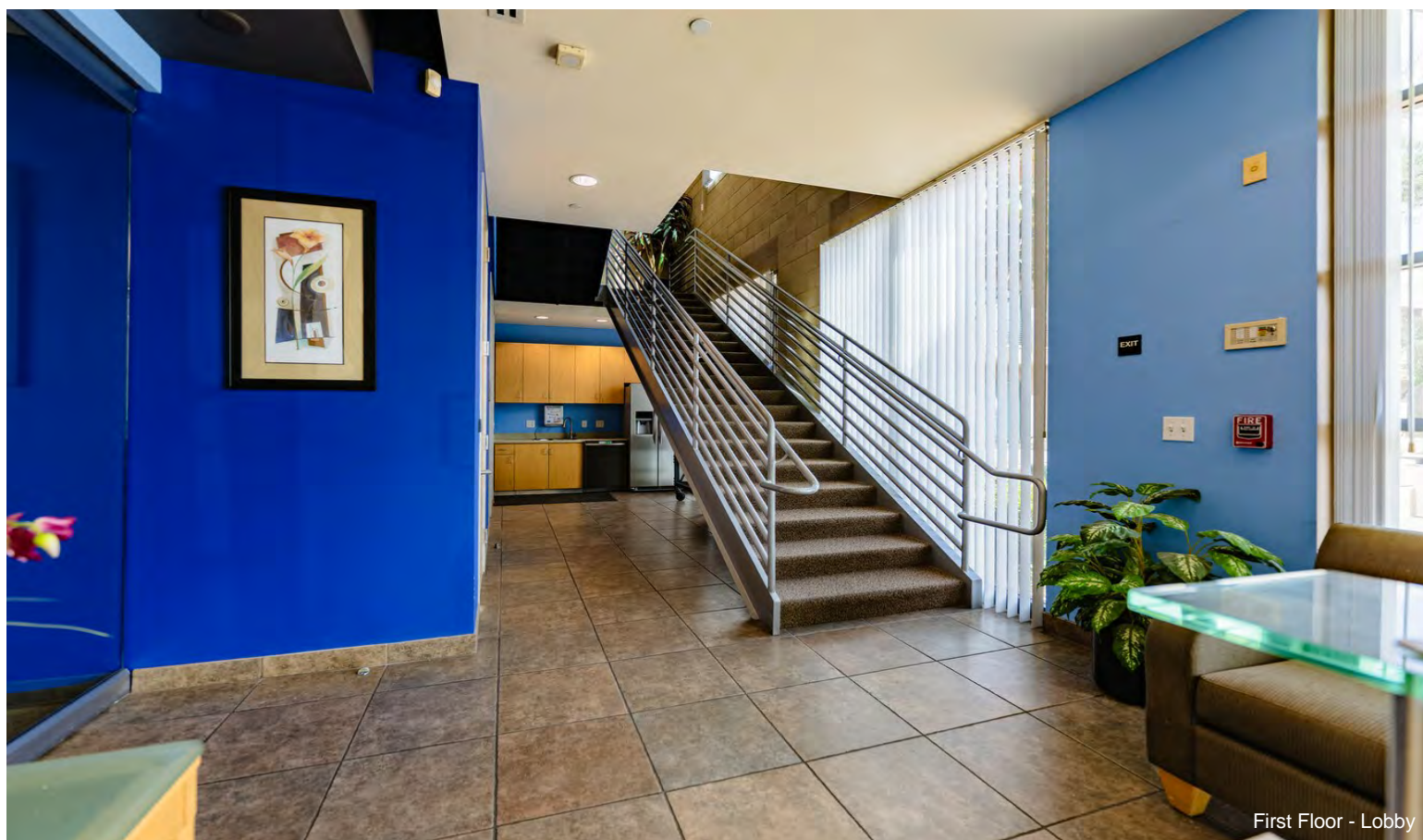


First Floor - Conference Room

Property Photos



First Floor - Conference Room



First Floor - Lobby

Property Photos

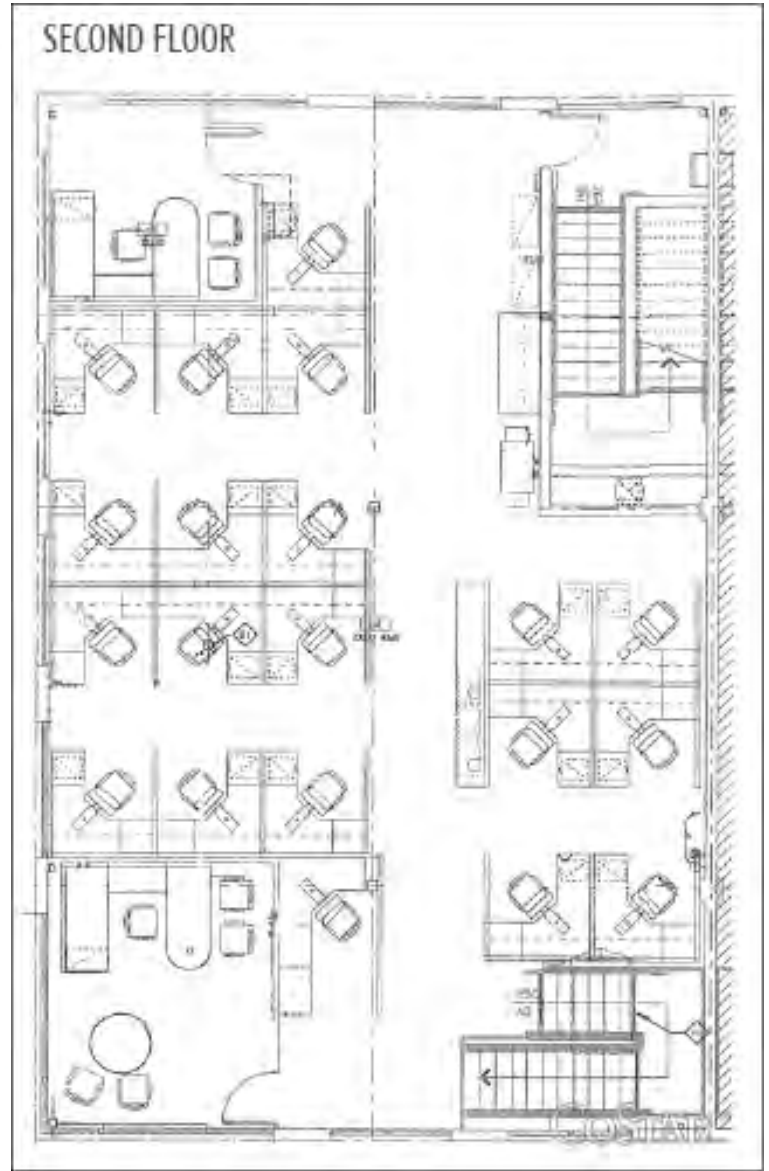
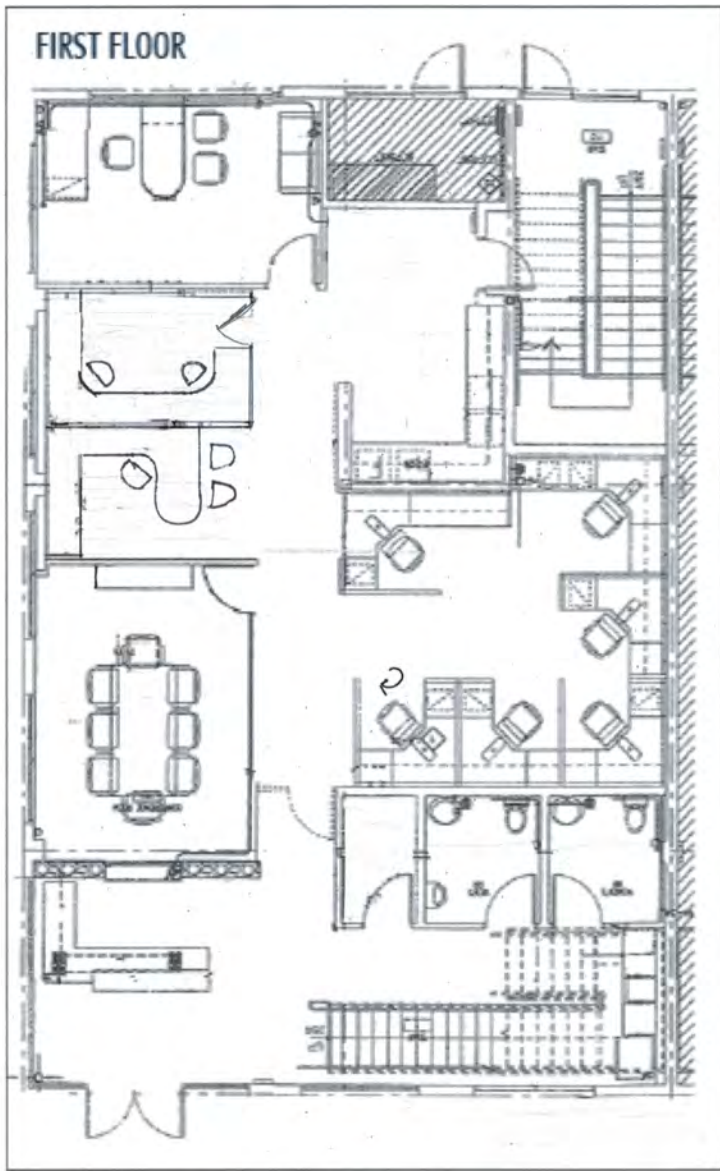


First Floor - Kitchen



First Floor - Storage Room

Property Photos



Property Photos



Aerial