

**FOR SALE**  
±4,960 SF OF OFFICE SPACE

**BACCHUS OFFICE PARK**  
16320 BAKE PARKWAY  
IRVINE, CA 92618



EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH  
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH



# PROPERTY OVERVIEW

## OFFERING SUMMARY

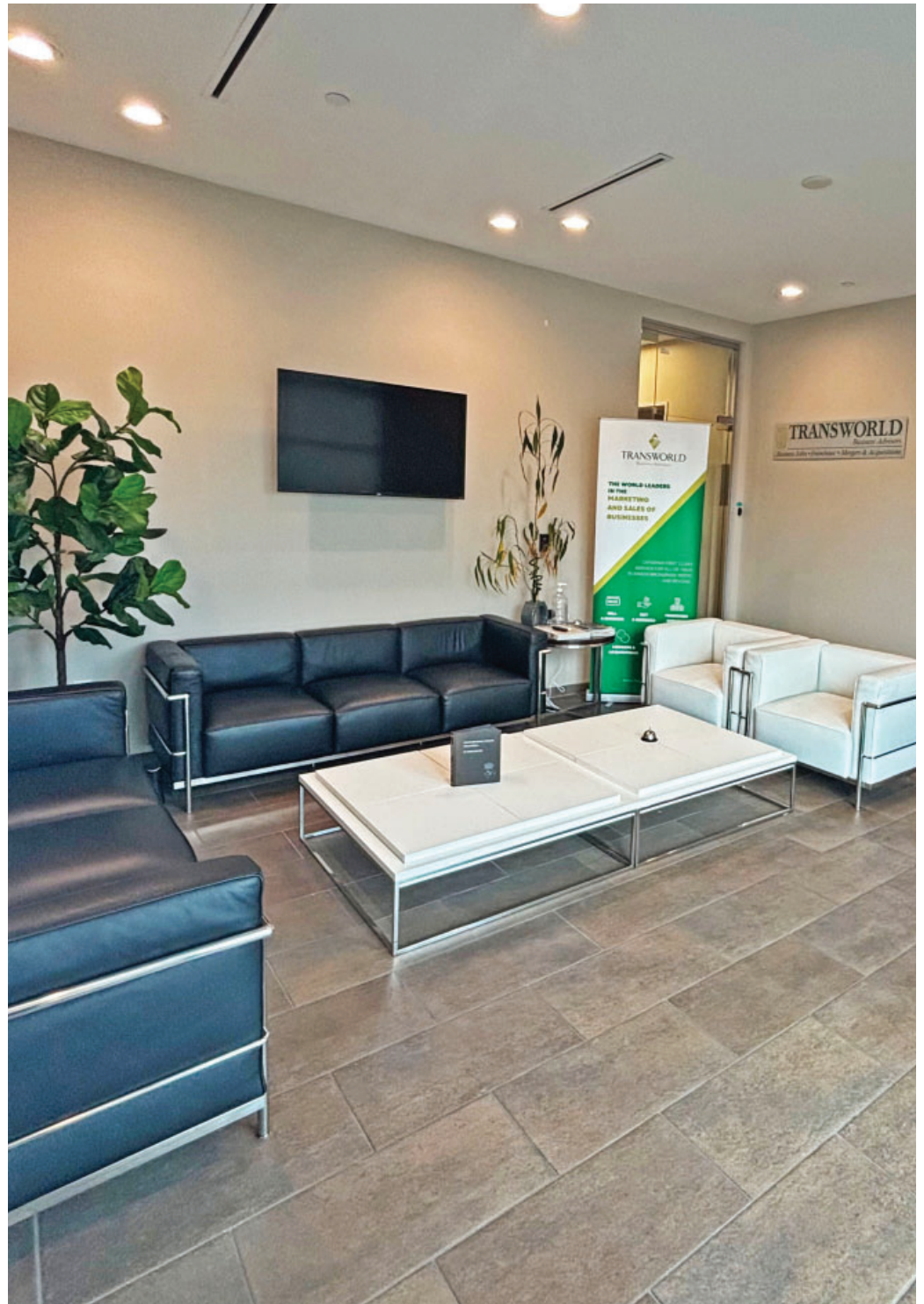
Lee & Associates® - Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 16320 Bake Parkway built in 2007 this 2-story, office zoned building, consists of approximately 4,960 square feet and is located in the prestigious city of Irvine, California.

16320 Bake Parkway offers close proximity to the Irvine Spectrum Center as well as other food and retail centers, and has convenient access to the 5,133, and 405 freeways.

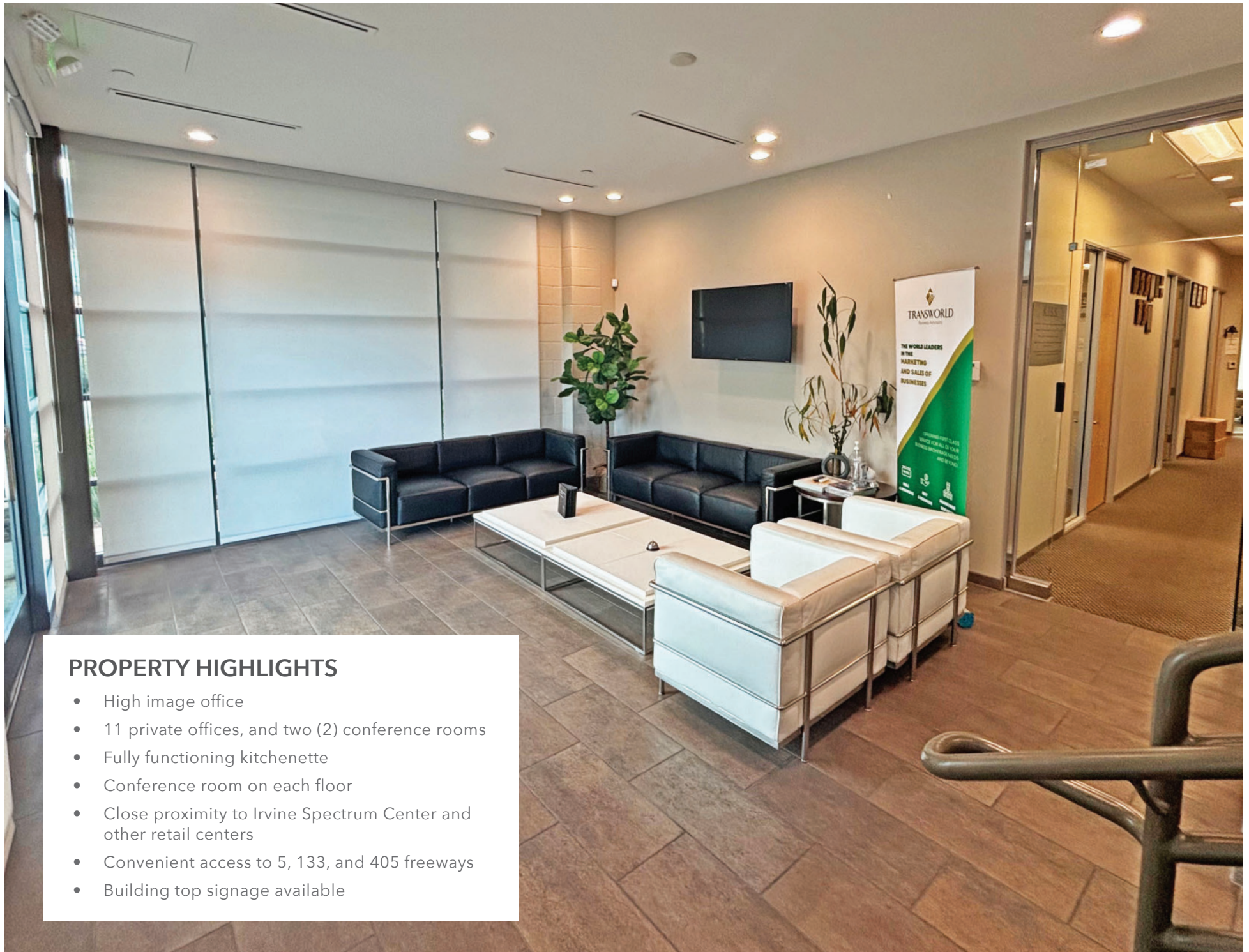
The property allows for full owner occupancy or partial occupancy with potential income producing space, already configured with a separate ground floor entrance and shared kitchen and restrooms.

## PROPERTY SPECIFICATIONS

ADDRESS	16320 Bake Parkway, Irvine, CA 92618
APN	588-212-22
LOCATION	Orange County
YEAR BUILT	2007
BUILDING SIZE	±4,960 SF
ZONING	Office
PARKING	4:1,000
CONSTRUCTION	Masonry







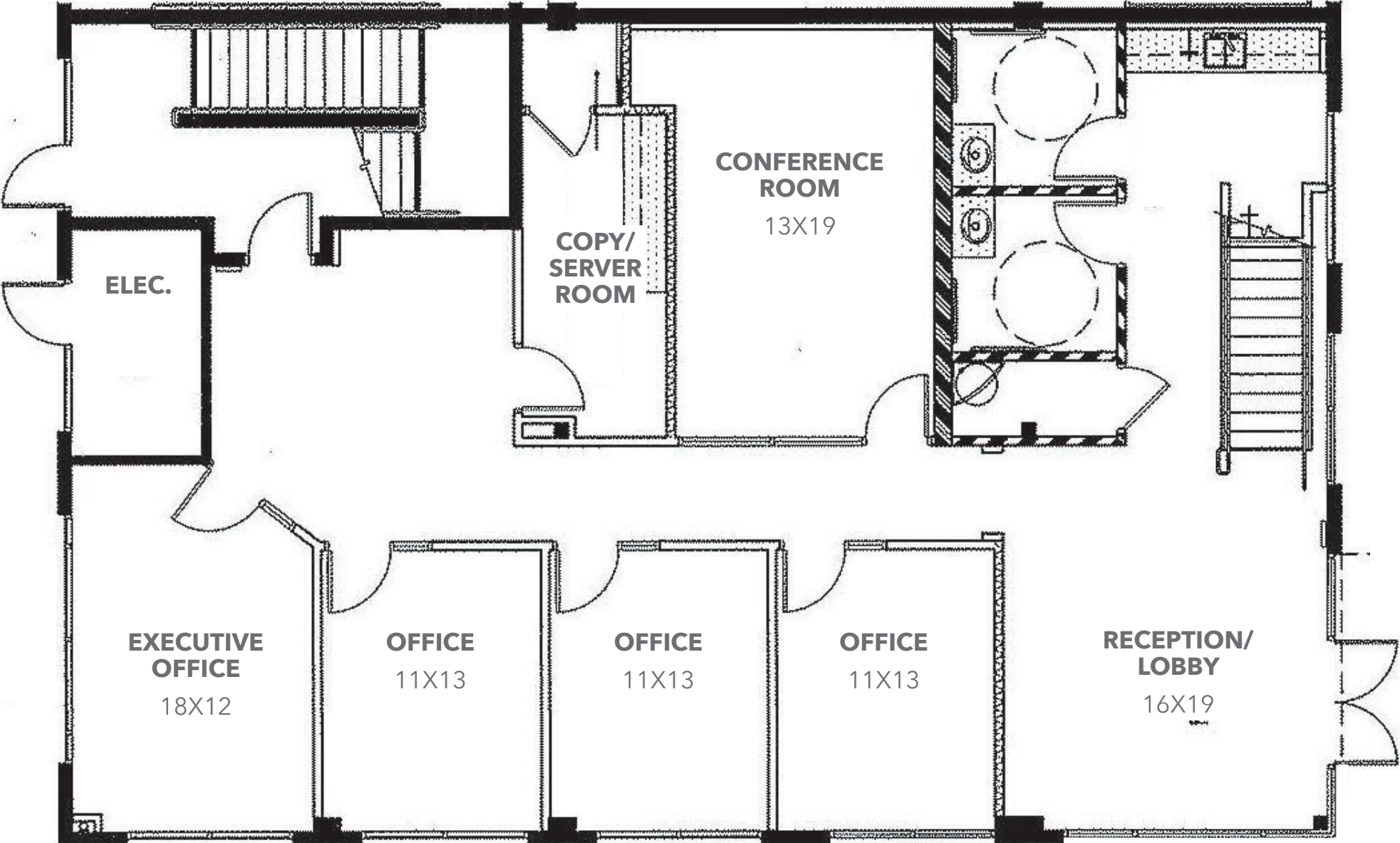
## PROPERTY HIGHLIGHTS

- High image office
- 11 private offices, and two (2) conference rooms
- Fully functioning kitchenette
- Conference room on each floor
- Close proximity to Irvine Spectrum Center and other retail centers
- Convenient access to 5, 133, and 405 freeways
- Building top signage available



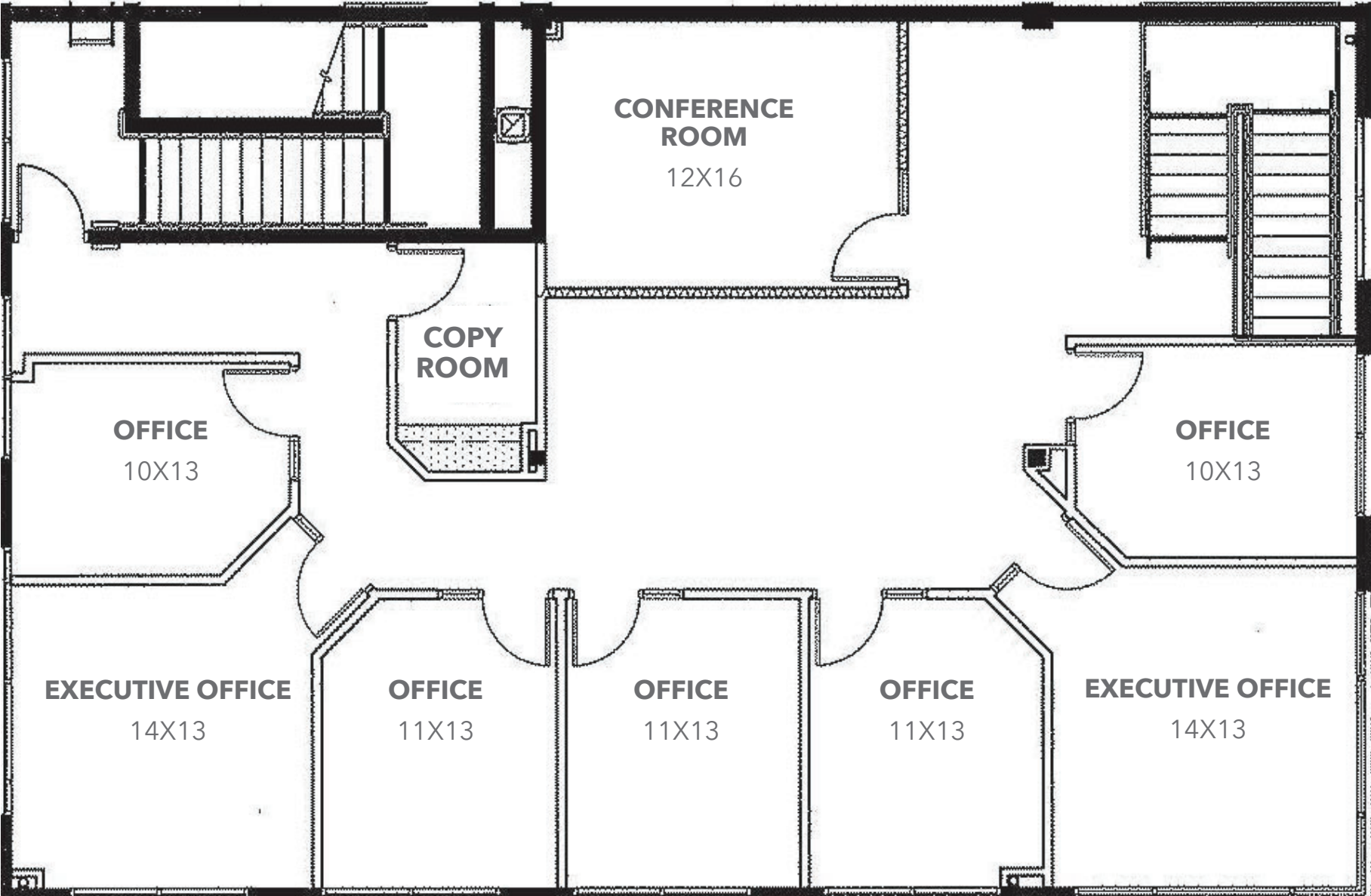
# FLOOR PLAN

FIRST FLOOR



# FLOOR PLAN

SECOND FLOOR







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