



# 18

## Bunsen, Irvine Spectrum

**FOR SALE | 13,178 SF INDUSTRIAL / R&D BUILDING**

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# PROPERTY FEATURES

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Bunsen

- ▶ Building Rentable SF: ±13,178
  - ±4,198 SF Warehouse Area
  - ±8,980 SF Office Area
  - ±1,693 SF Bonus Storage Mezzanine (Not Included in Total SF)
- ▶ Freestanding R&D Corporate Headquarters Building
- ▶ Built in 2002
- ▶ 50 Reserved Stalls — 3.8:1,000 Parking Ratio
- ▶ High Image Finishes
- ▶ **24' Warehouse Clearance**
- ▶ Building-Top Signage Available
- ▶ **Two Ground-Level Loading Doors (12'W x 14'H)**
- ▶ Convenient Irvine Spectrum Location
- ▶ Walking Distance to an Abundance of Amenities
- ▶ Immediate Access to the 405, 5, 133, and 73 Freeways
- ▶ Zoning - 5.4A General Industrial  
(Research & Development - Design Professional)



# 18 Bunsen

- ▶ Impressive Two-Story Lobby
- ▶ Glass Lined Offices
- ▶ 14 Private Offices
- ▶ Large Conference Room
- ▶ First and Second Floor Restrooms
- ▶ Large Kitchen / Breakroom
- ▶ Four Large Open Collaborative Areas

## LOCATION HIGHLIGHTS

- Prime Irvine Spectrum location with immediate freeway access
- Minutes to I-405, I-5, SR-133, and SR-73
- Approximately 13 minutes to John Wayne Airport
- Close proximity to Los Olivos Marketplace and Irvine Spectrum Center
- Surrounded by dense amenity base and executive housing



PRIME IRVINE SPECTRUM LOCATION



# LOCAL AMENITIES

# 18 Bunsen

## LOS OLIVOS MARKETPLACE

- ▶ 24 Hour Fitness
- ▶ 7-Eleven
- ▶ Angelina's Pizzeria
- ▶ Napoletana
- ▶ Bella Nail Lounge
- ▶ Biryani Pot
- ▶ Burger King
- ▶ Burger Lounge
- ▶ Burnt Crumbs
- ▶ Chase Bank
- ▶ Club Pilates
- ▶ Dots Cupcakes
- ▶ Flame Broiler
- ▶ Fukada Japanese Restaurant
- ▶ Hoag Medical Group &
- ▶ Urgent Care
- ▶ The Kebab Shop
- ▶ Kenneth Brown Salon
- ▶ Kuan Zhai Alley
- ▶ LensCrafters
- ▶ Los Olivos Dentistry
- ▶ Marufuku Ramen
- ▶ Naturepedic Organic
- ▶ OrangeTwist
- ▶ Panini Kabob Grill
- ▶ Puesto
- ▶ Rumble Boxing
- ▶ Starbucks Coffee
- ▶ Wells Fargo Bank
- ▶ Whole Foods Market



## ENTERTAINMENT

- ▶ 1. Edwards 21 IMAX/RPX Irvine
- ▶ 2. Irvine Fine Arts Center
- ▶ 3. LA Fitness
- ▶ 4. Musical Theatre Village
- ▶ 5. Pretend City Children's Museum
- ▶ 6. SoCal-Elite Sports
- ▶ 7. Village Gallery
- ▶ IRVINE SPECTRUM 130 STORES & RESTAURANTS

## HOTELS

- ▶ 1. Best Western Irvine Spectrum Hotel
- ▶ 2. Comfort Inn at Irvine Spectrum
- ▶ 3. Courtyard Irvine Spectrum
- ▶ 4. DoubleTree by Hilton Hotel Irvine
- ▶ 5. La Quinta Inn & Suites Irvine Spectrum

## DINING/RETAIL

- ▶ 1. A&J Restaurant
- ▶ 2. Bacchus Bar & Bistro
- ▶ 3. Bhan Baiton Thai Cuisine
- ▶ 4. Biagio's Italian Restaurant
- ▶ 5. Burger King
- ▶ 6. Carl's Jr.
- ▶ 7. Chick-fil-A
- ▶ 8. Costco
- ▶ 9. Fukada Restaurant
- ▶ 10. Garbanzo Mediterranean Grill
- ▶ 11. Gelson's Markets
- ▶ 12. Inkas
- ▶ 13. Iron Mule
- ▶ 14. Jin Japanese Restaurant
- ▶ 15. Lucca Cafe
- ▶ 16. Nory's Restaurant
- ▶ 17. O Fine Japanese Restaurant
- ▶ 18. Peppino's Italian Restaurant
- ▶ 19. Pita Pita
- ▶ 20. Ralphs
- ▶ 21. Specialty's Cafe & Bakery
- ▶ 22. Starbucks
- ▶ 23. Sushi Boy
- ▶ 24. SW Seafood/BBQ Restaurant
- ▶ 25. Taiko Japanese Restaurant
- ▶ 26. Tasty Thai
- ▶ 27. Thai Cafe
- ▶ 28. Thai Spice
- ▶ 29. The Counter
- ▶ 30. Trader Joe's
- ▶ 31. Walgreens



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