

18BUNSEN

for lease
Irvine Spectrum



R&D Building | ±15,170 SF
Office + Warehouse + Storage

ATA BOROUMAND
Investment Sales and Leasing
949.300.9066 | ata-b@msn.com
DRE# 01059087

**BERKSHIRE
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CALIFORNIA
PROPERTIES

COMMERCIAL DIVISION

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Property Highlights

15,170 SF HIGH IMAGE FLEX - R&D BUILDING
9,618 SF OFFICE SPACE
5,552 SF WAREHOUSE SPACE

Freestanding - Built in 2002
Zoning - 5.4A General Industrial
(Research & Development - Design Professional)
Stunning 2-Story Lobby
15 Private Offices
4 Large Sections of Open Office Space
Large Conference Room
Break Room
24 FT Warehouse Clearance
(2) 12'w x 14'h GL Doors
3.7 / 1,000 Parking

Short Distance to Los Olivos Marketplace
Across from 24 Hour Fitness
Easy Access to 405 & 5 Freeways & Toll Road
8 Miles to John Wayne Airport
2.3 Miles to Irvine Train Station
0.7 Miles to Irvine Spectrum Center



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Office Space Photos



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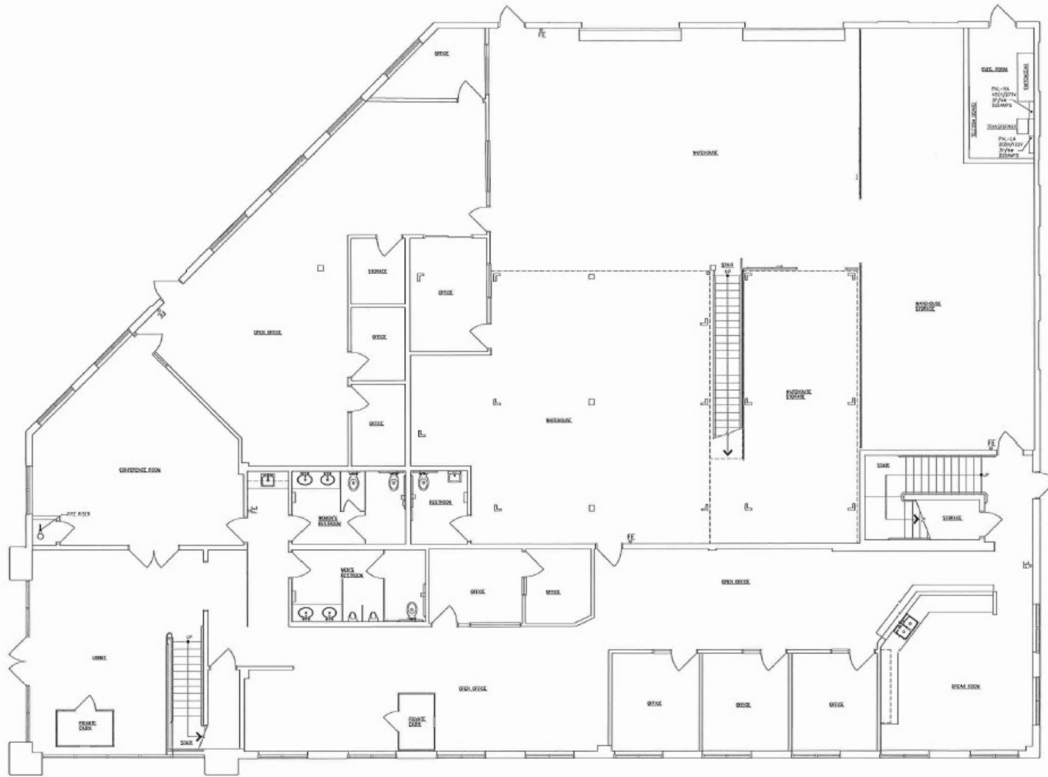
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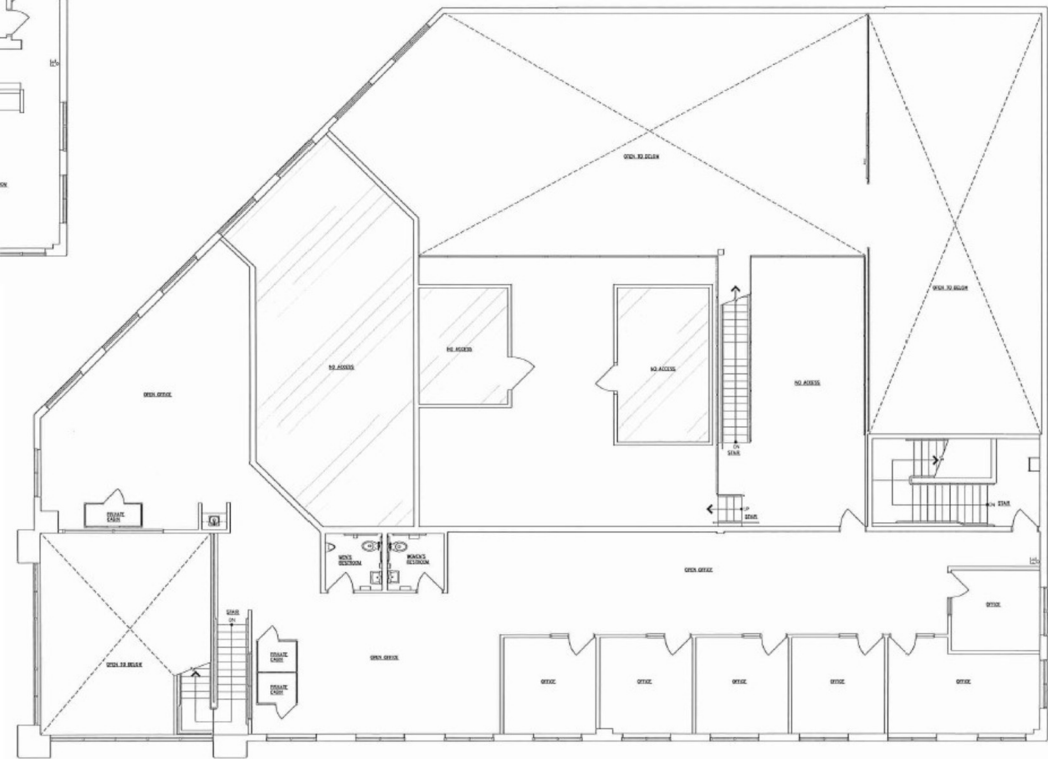
Floor Plans & Video Tour



FIRST FLOOR PLAN

VIDEO TOUR

WWW.18BUNSENFORLEASE.COM



SECOND FLOOR PLAN

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Los Olivos Marketplace

RETAIL:

24 Hour Fitness
7-Eleven
Bella Nail Lounge
Chase Bank
Club Pilates
Hoag Medical Group &
Urgent Care
Kenneth Brown Salon
Lens Crafters

Los Olivos Dentistry
Naturepedic Organic
Mattress Gallery
OrangeTwist
Piper Preschool
Sugar + Bronzed
The UPS Store
Wells Fargo Bank



DINING / GROCERY:

Angelina's Pizzeria
Napoletana
Biryana Pot
Burger King
Burger Lounge
Burnt Crumbs
Dots Cupcakes
Flame Broiler
Fukada Japanese
Restaurant
The Kebab Shop

Kuan Zhai Alley
Marufuku Ramen
Panini Kabob Grill
Phan55 Vietnamese
Street Food
Puesto
Sen Tea House
Starbucks Coffee
Whealthy
Whole Foods Market

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Vicinity Map



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