

FOR SALE

16490 BAKE PARKWAY, IRVINE, CA



±9,900 SF CREATIVE OFFICE BUILDING

TRAVIS FORSTER
Senior Vice President
949.263.5332
tforster@voitco.com
Lic. #01935471

ALTON BURGESS
Senior Vice President
949.263.5397
aburgess@voitco.com
Lic. #01717094

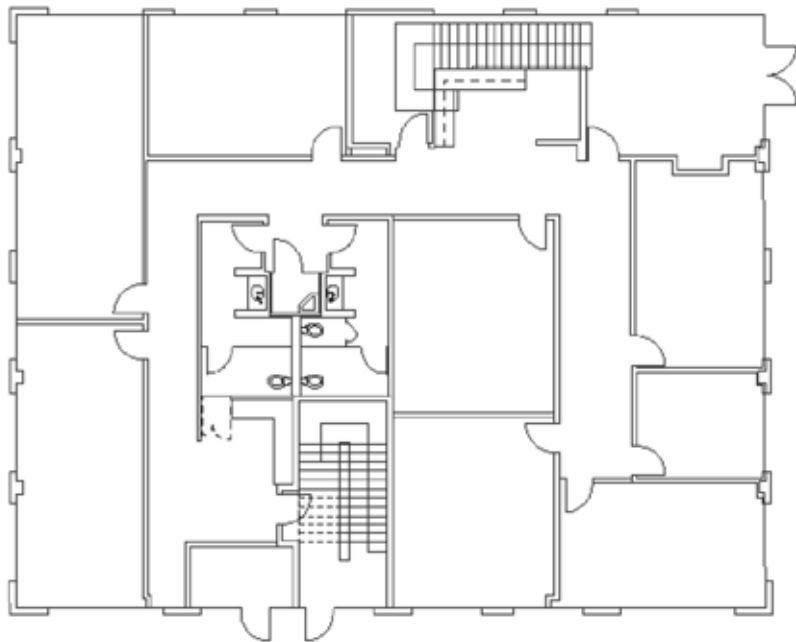
Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

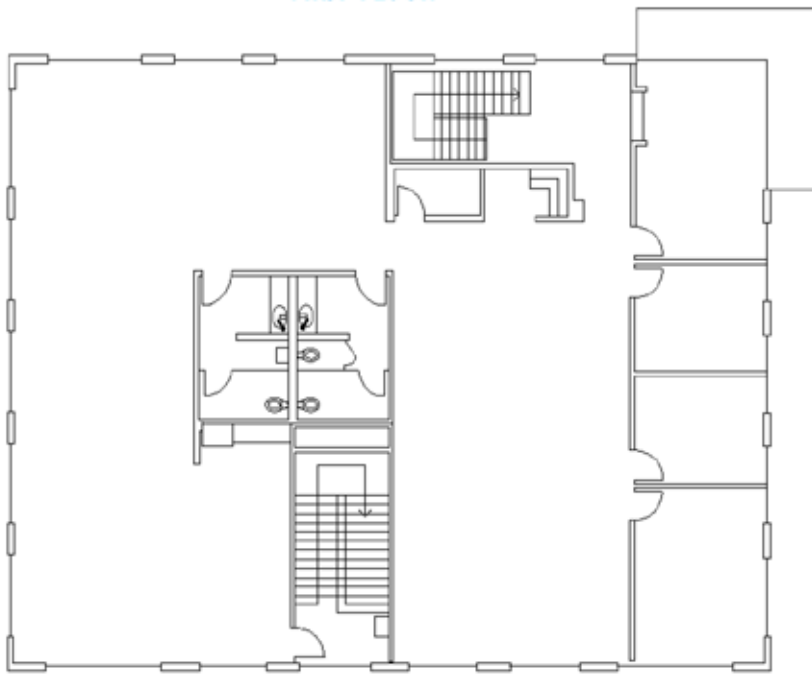
PROPERTY FEATURES

- HIGH-IMAGE FREESTANDING $\pm 9,900$ SF OFFICE BUILDING
- FIRST FLOOR LEASE EXPIRATION JANUARY 2026
- SECOND FLOOR AVAILABLE FOR IMMEDIATE OCCUPANCY FOR BUYER OR TENANT · LEASE RATE \$2.25 MG
- ASKING PRICE: \$5,445,000 (\$550/SF)
- PROFESSIONAL OFFICE ZONING
- IDENTITY SIGNAGE AVAILABLE ON BAKE PARKWAY
- 4:1,000 PARKING RATIO
- MINUTES TO RETAIL AMENITIES, IRVINE SPECTRUM CENTER, LOS OLIVOS MARKETPLACE AND MORE
- CONVENIENT ACCESS TO 405, 5, AND 133 FREEWAYS





FIRST FLOOR



SECOND FLOOR



FOR SALE

16490 BAKE PARKWAY, IRVINE, CA



IRVINE SPECTRUM CENTER

LOS OLIVOS MARKET PLACE

LOS OLIVOS
APARTMENT HOMES

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