HIGHLY UPGRADED SINGLE-STORY FREESTANDING IRVINE SPECTRUM OFFICE BLDG.





BAKE COMMERCE CENTER

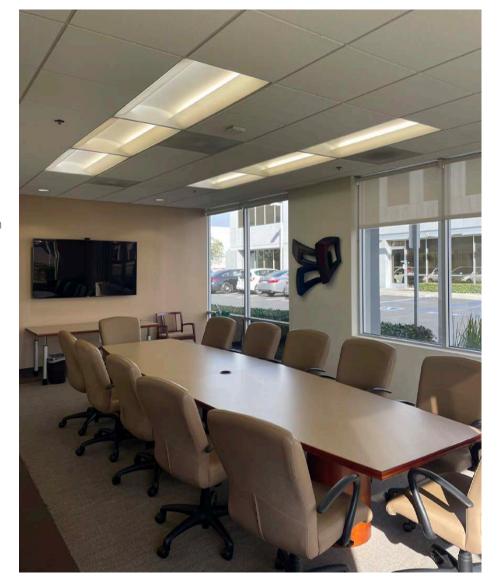
9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM | ±7,463 SQUARE FEET | \$3,993,000

DAVE SMITH
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PROPERTY OVERVIEW

- +/- 7,463 SF Single Story Free Standing Creative Office Building
- Two Separate Parcels:
 - 9927 Muirlands Blvd. (±3.516 SF)
 - 9931 Muirlands Blvd. (±3,947 SF)
- Modern Architecture & Newer Age Construction Built in 2007
- Upgraded Interior Improvements & Extensive Window Line
- Mostly Open Layout w/ a Mix of Perimeter Offices, Private Restrooms & Conference Room
- Double Door Ground Floor Entrance off the Parking Lot
- Upgraded LED/Pendant Lighting Throughout
- Newer Roof and Meticulously Maintained HVAC System
- Building Top Signage w/ Street Frontage
- Prestigious Irvine Spectrum Location
- Four (4) Reserved Parking Stalls Balance Are In Common
- Existing Furniture Available
- Close Proximity to Irvine Spectrum Entertainment Center & Numerous Retail Amenities
- · Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows)
- Convenient Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Professionally Managed Business Park
- LEASE RATE: \$1.25 NNN (NNN EXPENSES = \$0.62 PSF)
- SALE PRICE: \$3,993,000 (\$535 PSF)





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FLOOR PLAN

9927 MUIRLANDS BLVD. ±3.516 SF 9931 MUIRLANDS BLVD. ±3.947 SF



ENTIRE BUILDING ±7,463 SF 9927 & 9931

MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA

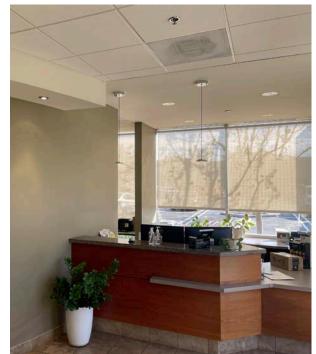




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INTERIOR OFFICE IMAGES













EXTERIOR IMAGES











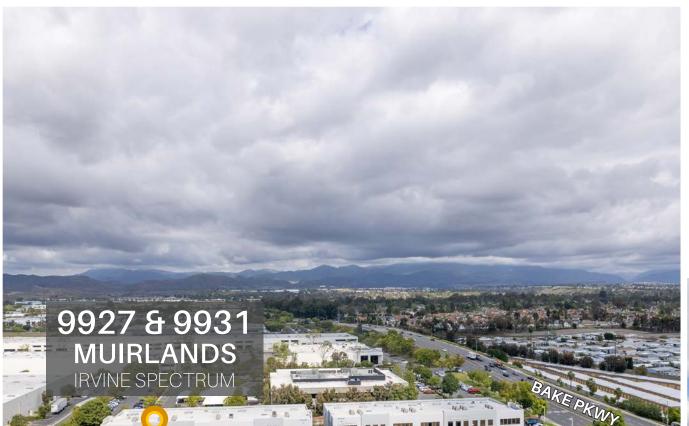






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