



THE OPPORTUNITY

5,842 SF two-story office condominium
in Irvine Spectrum.

Delivered 100% vacant for immediate
owner-user occupancy.

Functional layout with private offices
and open workspace.



12 MAUCHLY UNIT L

— IRVINE, CALIFORNIA —



KEY HIGHLIGHTS

Excellent access to Interstate 5 and
Irvine Station.

Located within Southpointe
Business Park campus.

Surrounded by Class A office and
major employers.

PROPERTY OVERVIEW

- ▶ Building Size: 5,842 SF
- ▶ Two-Story Office Condominium
- ▶ Immediate Possession
- ▶ Corporate Park Environment
- ▶ Excellent Access to Interstate 5
- ▶ Adjacent to Irvine Station (Metrolink & Amtrak)
- ▶ Surrounded by Class A Office and Employment Uses



EXECUTIVE SUMMARY

12 Mauchly Unit L presents a rare opportunity to acquire a 5,842 square foot two-story office condominium located within Southpointe Business Park in the Irvine Spectrum submarket of Orange County.

The property is delivered 100% vacant and available for immediate occupancy, offering an ideal solution for owner-users seeking long-term control of occupancy costs in one of Southern California's most established employment corridors.

This offering provides the ability to eliminate exposure to escalating lease rates, secure a professional corporate presence, and build equity through ownership.





Long-Term Cost Stability

Owning allows the occupant to stabilize occupancy costs and avoid exposure to escalating lease rates in the Irvine Spectrum submarket.



Equity Creation

Ownership converts occupancy expense into asset appreciation and principal amortization.



Corporate Identity & Branding

Control over interior improvements, exterior signage, and long-term design direction.



Immediate Occupancy

Delivered vacant, allowing for immediate move-in or buyer renovation prior to occupancy.



Strategic Location

Located in one of Orange County's most resilient employment hubs.

Leasing Scenario (Comparable Spectrum Office)

ASSUMED MARKET RENT	\$2.85/SF NNN
ANNUAL BASE RENT (5,842 SF × \$2.85 × 12)	~\$199,800

Assuming 3% annual rent growth, total base rent over 15 years exceeds \$3.72 million, exclusive of operating expense increases.

At lease expiration, tenant faces renewal risk and market rent adjustments.

Ownership Scenario

PURCHASE PRICE	\$3,295,000
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Ownership benefits include:

- ▶ Principal amortization
- ▶ Potential appreciation
- ▶ Tax advantages (consult tax advisor)
- ▶ Long-term occupancy certainty
- ▶ Elimination of landlord dependency

Over a 10-year horizon, ownership may provide substantial equity accumulation compared to lease expense.

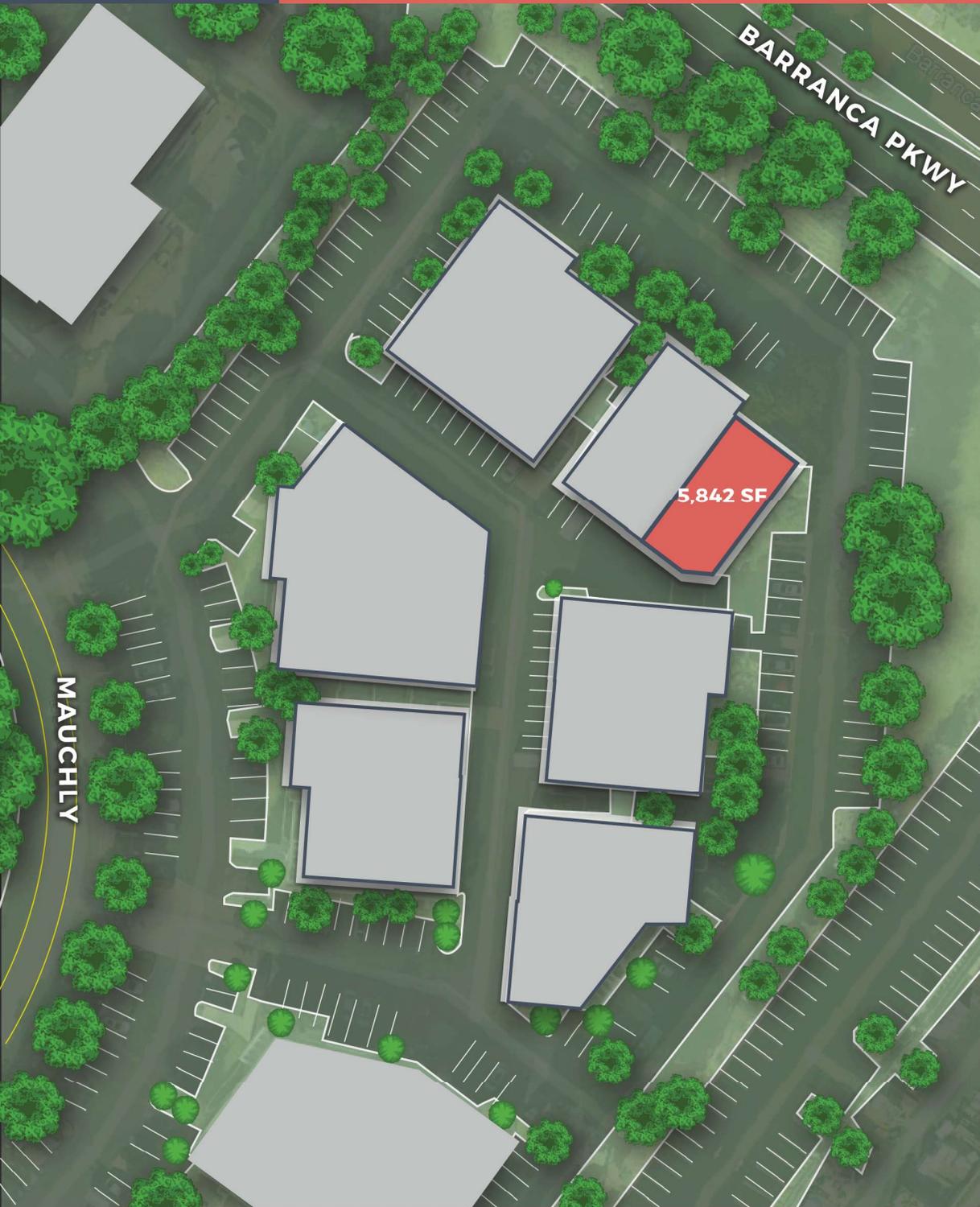
LEASING
(10-YEAR TOTAL RENT)

\$3,720,798

OWNERSHIP
(PURCHASE PRICE)

\$3,295,000

SITE MAP



PROPERTY DETAILS

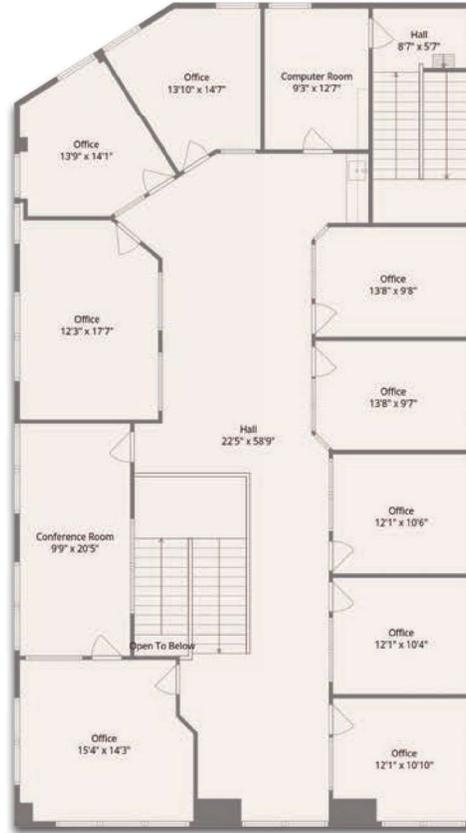
CITY	Irvine, CA 92618
SUBMARKET	Irvine Spectrum
BUILDING SIZE	5,842 SF
YEAR BUILT	1990
PARCEL	Office Condominium Interest
ZONING	Irvine Spectrum (verify designation)

- ▶ Two-Story Layout
- ▶ Reception Area
- ▶ Private Offices
- ▶ Conference Rooms
- ▶ Restrooms
- ▶ Natural Light Throughout
- ▶ Corporate Campus Setting
- ▶ Professional Landscaping
- ▶ Surface Parking (3:1)

The layout supports a range of professional users allowed under Irvine 5.4B zoning for Irvine Spectrum.



1ST FLOOR



2ND FLOOR

The property offers a functional and efficient two-story layout designed to accommodate a range of professional office users. The floor plan provides clear separation between client-facing areas and private workspace.

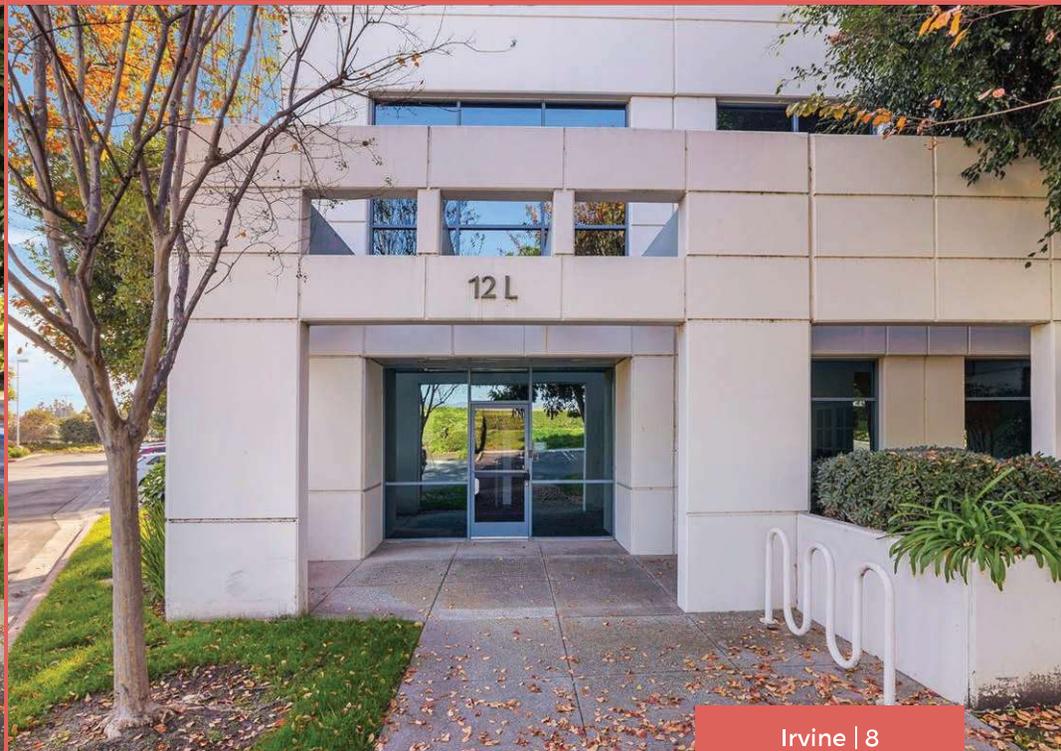
- ▶ Dedicated conference room and reception area
- ▶ Multiple private offices across both floors
- ▶ Break room and restroom facilities on-site
- ▶ Defined circulation with central stair access
- ▶ Outdoor patio area adjacent to first floor

The property offers a functional and efficient two-story layout designed to accommodate a range of professional office users. The floor plan provides clear separation between client-facing areas and private workspace.

City of Hope Hospital



PROPERTY PHOTOS



PROPERTY PHOTOS





Strategic Improvement Potential

The property offers opportunities for customization to align with buyer's workplace requirement:

- ▶ Lobby and reception upgrade
- ▶ Modern lighting package
- ▶ Glass conference enclosures
- ▶ Updated flooring
- ▶ Exterior signage enhancement
- ▶ Sustainability improvements

These improvements allow an owner-user to customize the building to reflect brand identity and operational needs.



Ideal User Profile

The building size and layout provide flexibility for firms seeking a scalable and professional environment.



**Office
(proximity to
City of Hope)**



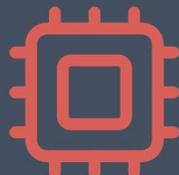
**Engineering &
Architecture
Firms**



**Professional
Services
Firms**



**Corporate
Satellite
Office**



**Technology
& R&D
Groups**



**Regional
Headquarters**

Strategic Irvine Spectrum Location

Southpointe Business Park is situated within the Irvine Spectrum employment corridor, one of Orange County's strongest commercial districts. This location supports long-term corporate stability and employee accessibility.



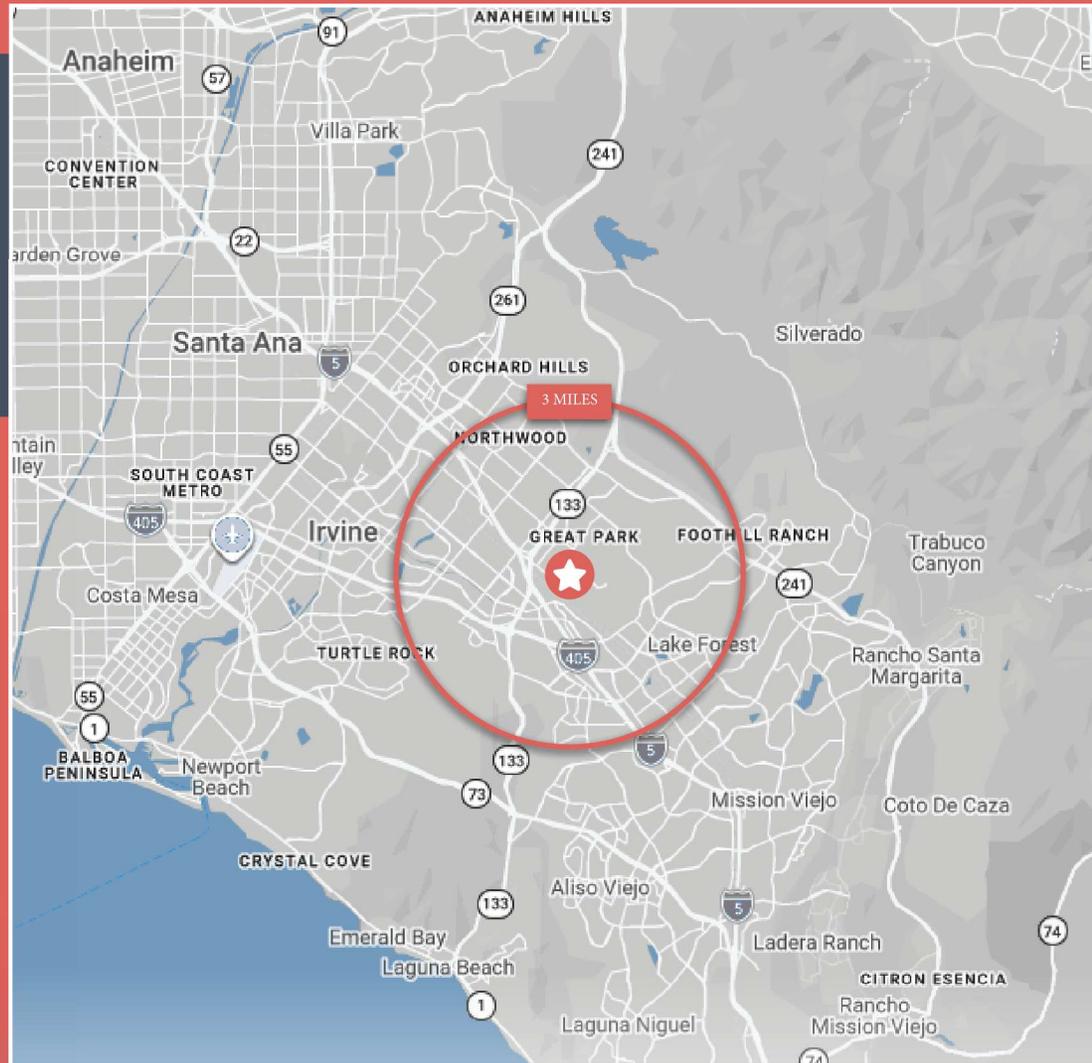


IRVINE SPECTRUM SUBMARKET

Irvine Spectrum remains a premier office submarket characterized by:

- ▶ Strong employment density
- ▶ Corporate campus environment
- ▶ Limited small-bay ownership inventory
- ▶ Stable long-term demand drivers

Ownership opportunities of this size are relatively limited compared to larger institutional assets.



3 MILE RADIUS



POPULATION
111,568



DAYTIME POPULATION
178,411



TOTAL SALES
\$26.8B



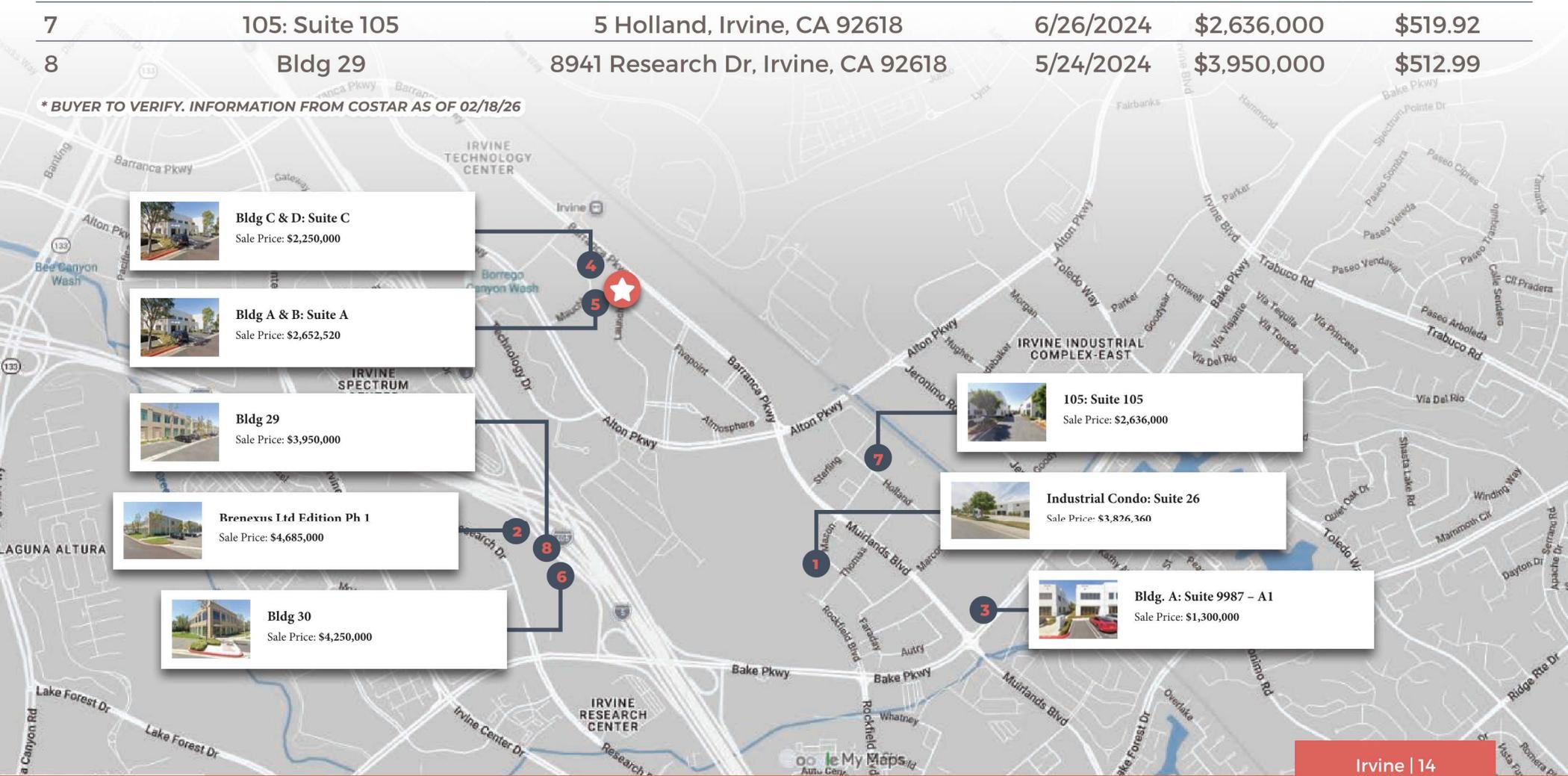
TOTAL BUSINESSES
10.3K



COMPARABLE SALES

COMP #	PROPERTY NAME	ADDRESS	SALE DATE	SALE PRICE	PRICE PER SF
1	Industrial Condo: Suite 26	18-36 Thomas, Irvine, CA 92618	9/2/2025	\$3,826,360	\$551.67
2	Brenexus Ltd Edition Ph 1	8871 Research Dr, Irvine, CA 92618	3/26/2025	\$4,685,000	\$473.23
3	Bldg. A: Suite 9987 - A1	9963-9987 Muirlands Blvd, Irvine, CA 92618	3/4/2025	\$1,300,000	\$346.11
4	Bldg C & D: Suite C	12 Mauchly, Irvine, CA 92618	1/31/2025	\$2,250,000	\$496.14
5	Bldg A & B: Suite A	12 Mauchly, Irvine, CA 92618	12/16/2024	\$2,652,520	\$520.00
6	Bldg 30	8945 Research Dr, Irvine, CA 92618	8/9/2024	\$4,250,000	\$429.29
7	105: Suite 105	5 Holland, Irvine, CA 92618	6/26/2024	\$2,636,000	\$519.92
8	Bldg 29	8941 Research Dr, Irvine, CA 92618	5/24/2024	\$3,950,000	\$512.99

* BUYER TO VERIFY. INFORMATION FROM COSTAR AS OF 02/18/26



Bldg C & D: Suite C
Sale Price: \$2,250,000

Bldg A & B: Suite A
Sale Price: \$2,652,520

Bldg 29
Sale Price: \$3,950,000

Brenexus Ltd Edition Ph 1
Sale Price: \$4,685,000

Bldg 30
Sale Price: \$4,250,000

105: Suite 105
Sale Price: \$2,636,000

Industrial Condo: Suite 26
Sale Price: \$3,826,360

Bldg. A: Suite 9987 - A1
Sale Price: \$1,300,000

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GUILHERME NASCIMENTO ADVISOR FOR MORE DETAILS.



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