

# 18 BUNSEN

*for lease*  
Irvine Spectrum



**R&D Building | ±13,574 SF**  
*Office + Warehouse + Storage*

**ATA BOROUMAND**  
*Investment Sales and Leasing*  
949.300.9066 | [ata-b@msn.com](mailto:ata-b@msn.com)  
DRE# 01059087

**BERKSHIRE  
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HOMESERVICES  
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PROPERTIES

COMMERCIAL DIVISION

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## Property Highlights

**13,574 SF HIGH IMAGE FLEX - R&D BUILDING**  
**9,618 SF OFFICE SPACE**  
**3,956 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

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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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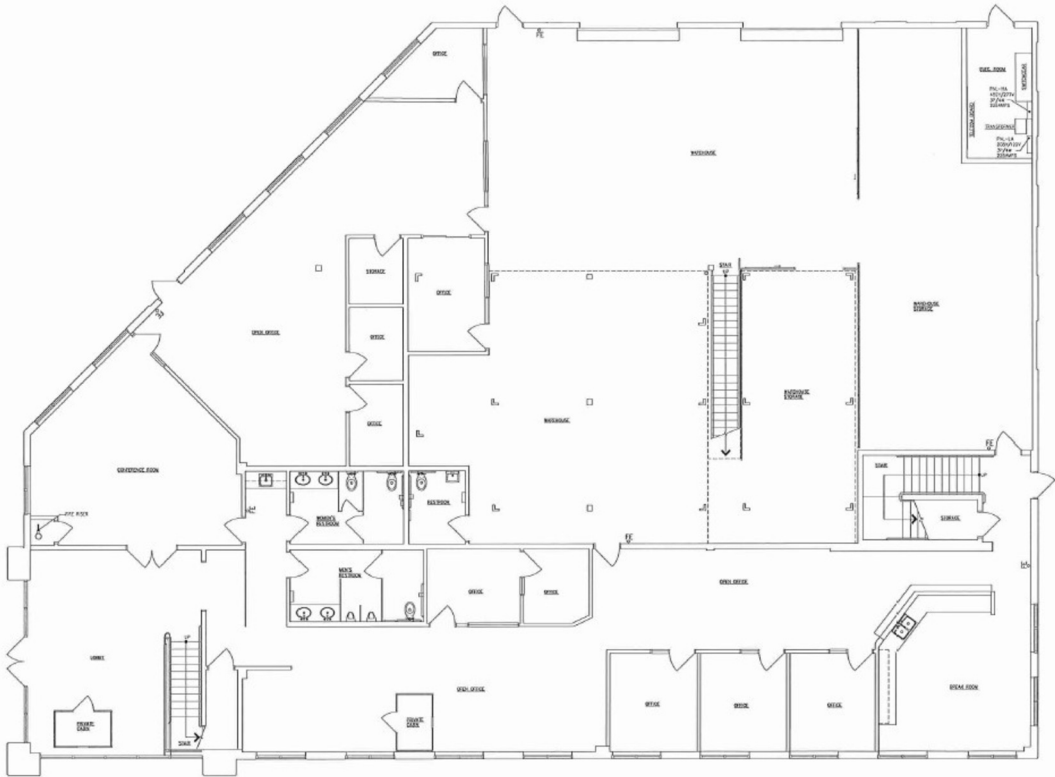
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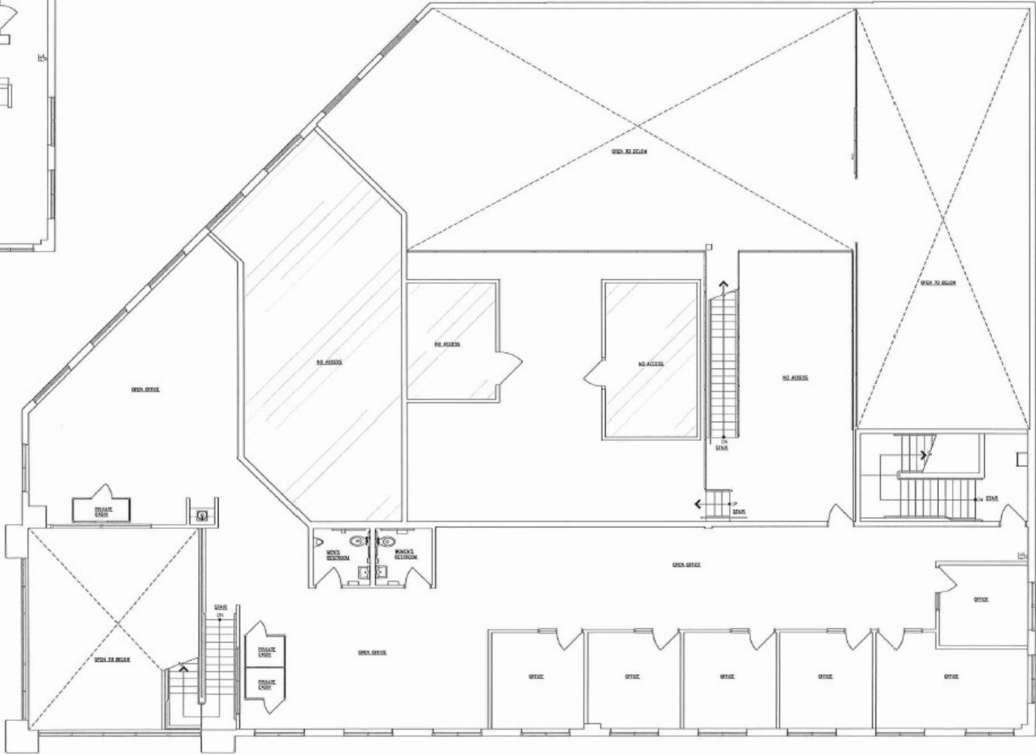
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Floor Plans & Video Tour



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VIDEO TOUR

[WWW.18BUNSENFORLEASE.COM](http://WWW.18BUNSENFORLEASE.COM)

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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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