

# Goodyear Business Park

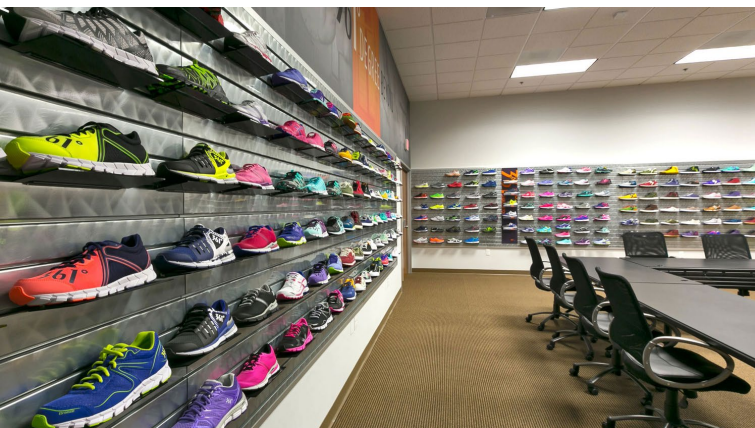
144,185 SF MULTI-TENANT PARK  
8 - 18 GOODYEAR, IRVINE, CA

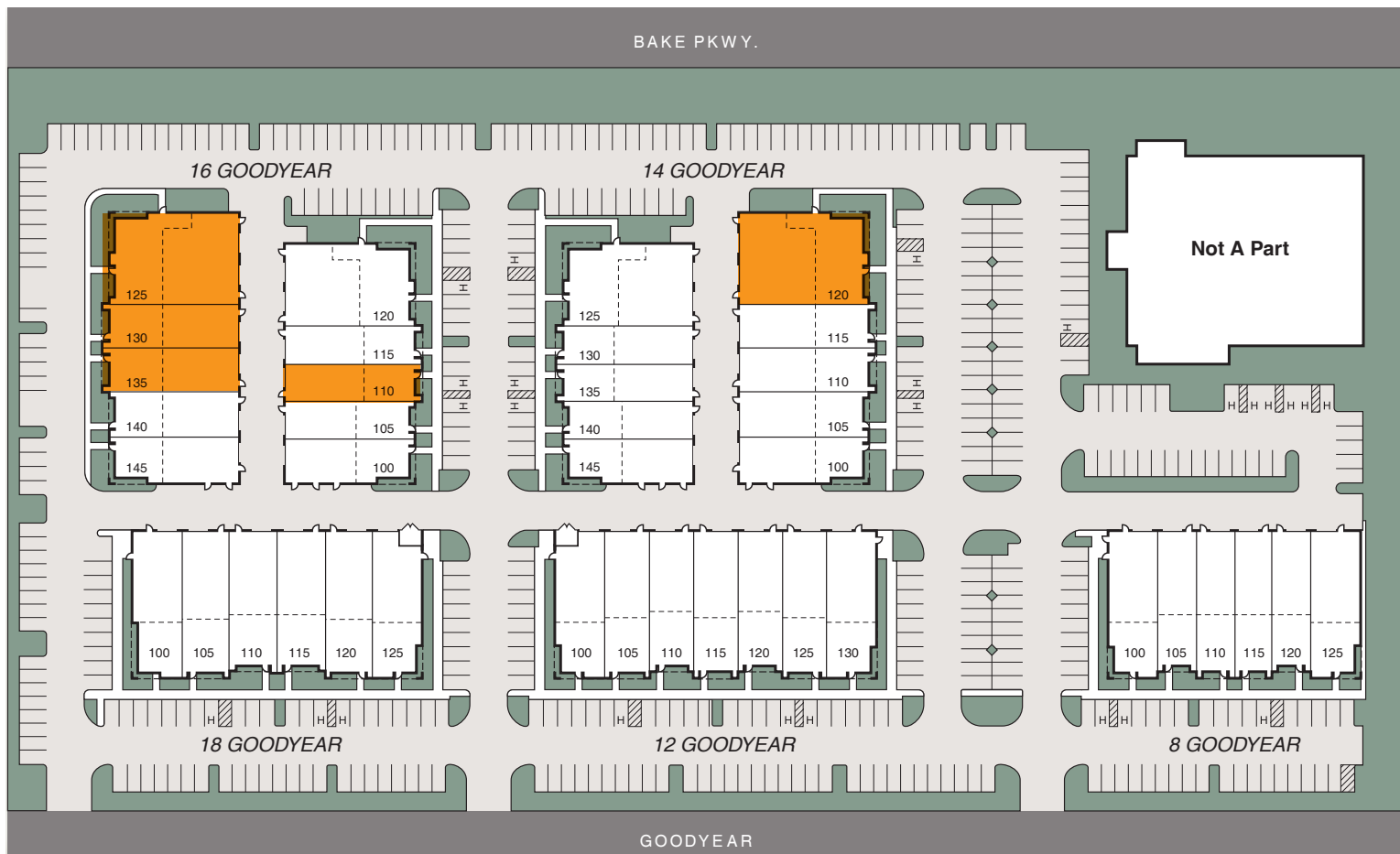


**UNIT SIZES**  
±2,800 to ±15,000 SF

- Turnkey Units Ready for Immediate Occupancy
- Identity / Visibility on Bake Parkway
- Ground Level Loading (12' W x 14' H)
- ± 2.8:1 Parking Ratio
- ±22' Warehouse Clearance
- 200 Amps, 277/480 High Voltage Power
- Fully Sprinklered

EXISTING TENANT PHOTOS





	TOTAL	OFFICE	WAREHOUSE	AVAILABILITY	NOTES	ASKING RATE
<b>14 GOODYEAR</b>						
<b>UNIT 120</b>	±6,760 SF	±4,166 SF	±2,594 SF	Immediate	Bake Parkway Signage, open office area, corner unit with excellent glass line, 22' clear warehouse, 2 GL	\$1.65 NNN*
<b>16 GOODYEAR</b>						
<b>UNIT 110</b>	±2,879 SF	±1,671 SF	±1,208 SF	Immediate	Two private offices, open office area, wet lab with high ceiling clearance and small warehouse.	\$1.85 NNN*
<b>UNIT 125</b>	±6,760 SF	±4,166 SF	±2,594 SF	October 1, 2024	6 private offices, 1 large conference room, 3 VCT tiled dry test areas, 1 kitchen / breakroom, 1 server room, 2 GLs	\$1.85 NNN*
<b>UNIT 130</b>	±3,422 SF	±2,063 SF	±1,359 SF	October 1, 2024	2 private offices, open office space. 22' clear warehouse. 1 GL	\$1.85 NNN*
<b>UNIT 135</b>	±3,422 SF	±2,063 SF	±1,359 SF	October 1, 2024	4 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL	\$1.85 NNN*
<b>UNIT 125-135</b>	±13,604 SF	±8,292 SF	±5,312 SF	October 1, 2024	12 private offices, 2 large conference rooms, 1 kitchen / breakroom, 1 server room, 22' clear warehouse, 3 GLs	\$1.85 NNN*

\*\*Nets 2024: \$0.45 PSF/Mo.\*\*



GOODYEAR

BAKE PKWY

JERONIMO RD





**GOODYEAR BUSINESS PARK** is a state of art multi-tenant business park located in the Irvine Spectrum area of Irvine. Irvine Spectrum is well known for its vibrant and thriving community of businesses many of which are involved in cutting-edge high tech, medical, and other scientific endeavors. Goodyear Business Park sets the standard in the area for new office and warehouse space built with upgraded finishes, high ceilings, energy efficient building components, and ample parking, which all seem to take a back seat to the striking architectural design and color schemes of the buildings. The thirty-nine individual units total  $\pm 144,185$  square feet of space which is zoned for a Design Professional use. With easy access to the 5, 405, and 133 freeways and located on Goodyear Avenue with visibility to Bake Parkway, Goodyear Business Park is likely to be the home for the collection of the most discerning and innovative tenants as can be found anywhere.



**TURNKEY UNITS READY FOR IMMEDIATE OCCUPANCY**



**$\pm 2.8:1$  PARKING RATIO**



**IDENTITY / VISIBILITY ON BAKE PARKWAY**



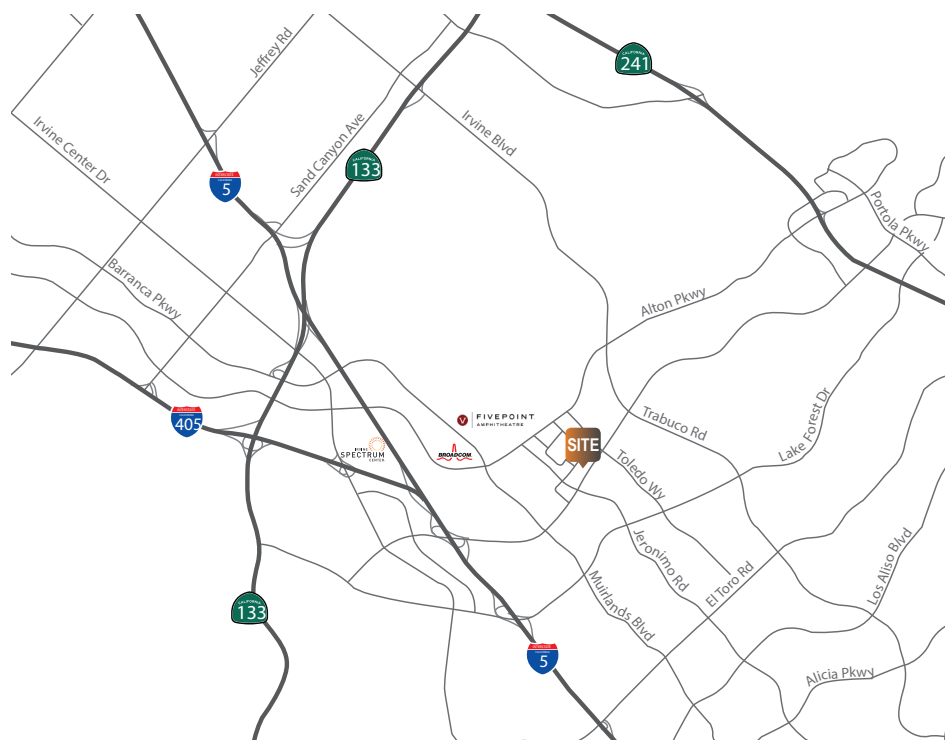
**200 AMPS, 277/480 HIGH VOLTAGE POWER**



**GROUND LEVEL LOADING (12' W x 14' H)**

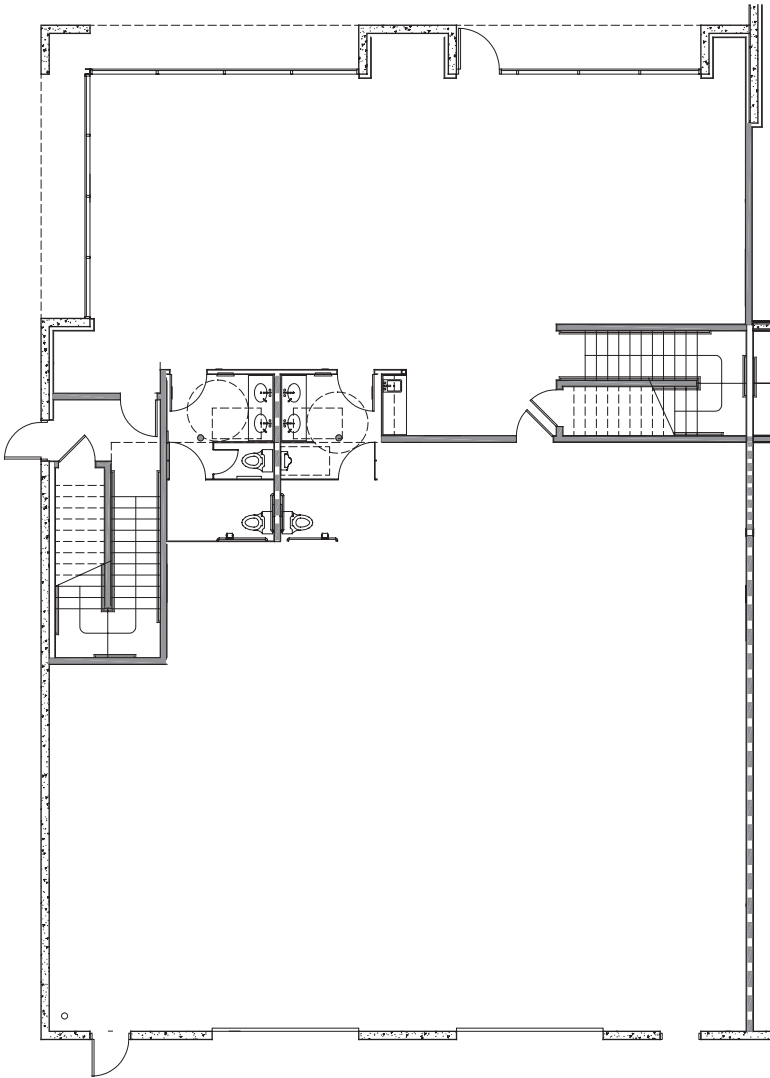


**FULLY SPRINKLERED**

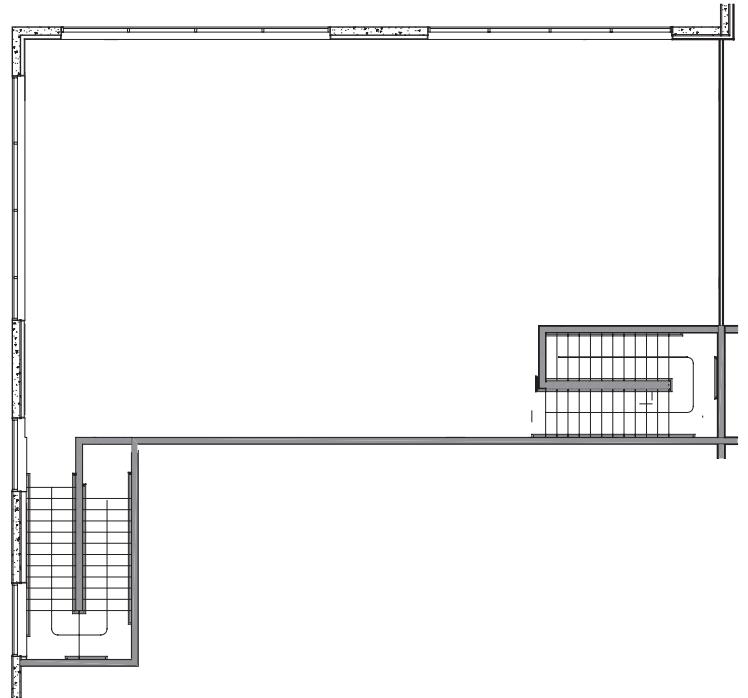


**14 GOODYEAR**  
UNITS 120

FIRST FLOOR



SECOND FLOOR

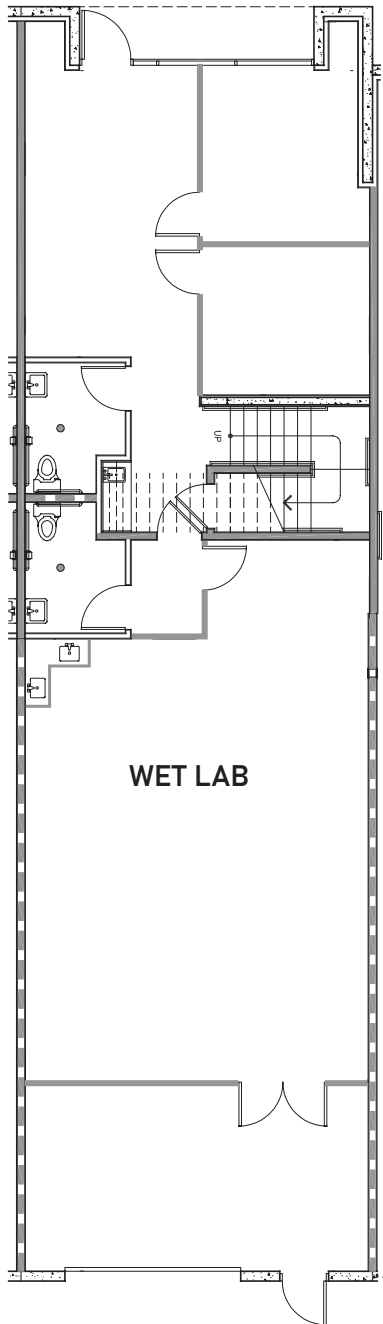


<b>SUITE SF</b>	±6,760 SF
<b>OFFICE SF</b>	±4,166 SF
<b>WAREHOUSE SF</b>	±2,594 SF
<b>AVAILABILITY</b>	Immediate
<b>NOTES</b>	Bake Parkway Signage, open office area, corner unit with excellent glass line, 22' clear warehouse, 2 GL
<b>ASKING RATE</b>	\$1.65 NNN + Net: \$0.45 PSF/Mo.

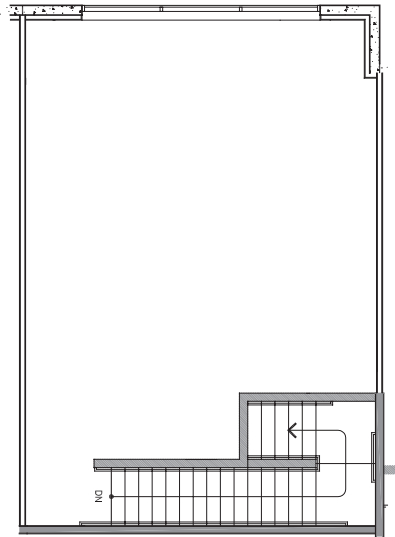
# 16 GOODYEAR

## UNIT 110

FIRST FLOOR



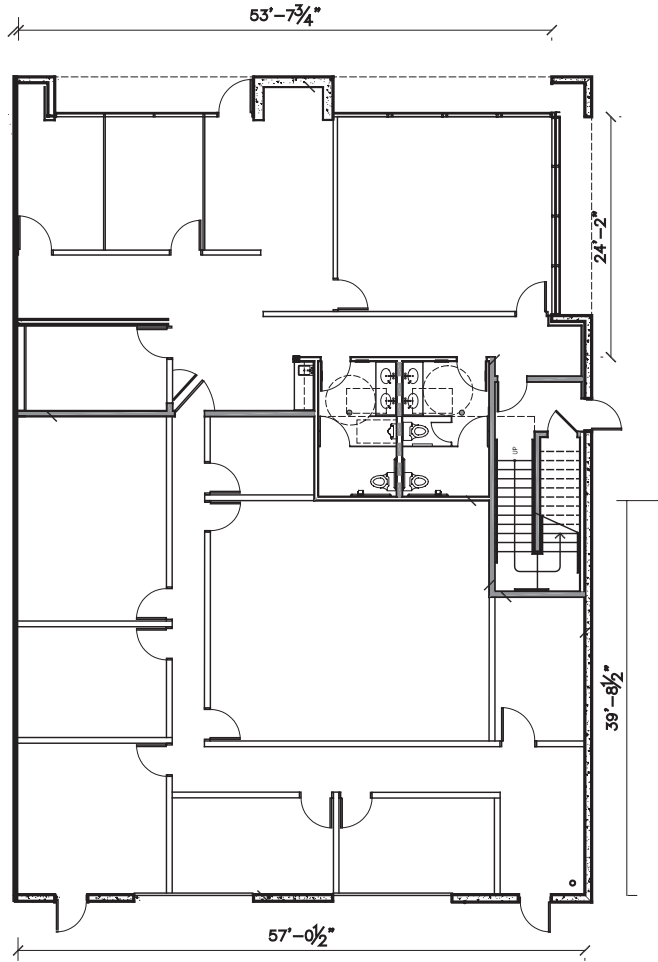
SECOND FLOOR



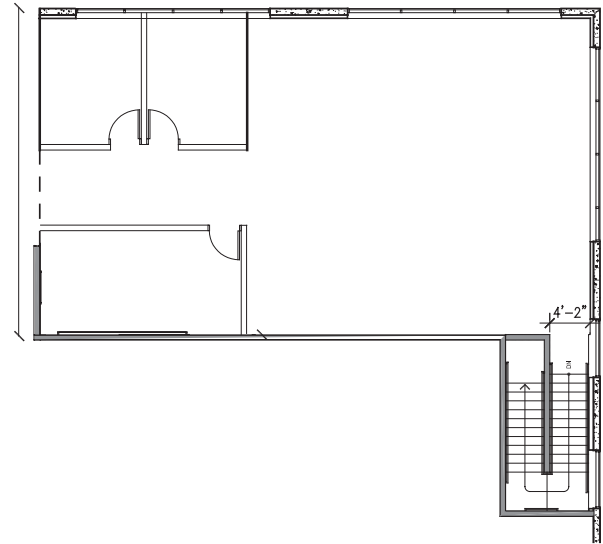
<b>TOTAL SF</b>	±2,879 SF
<b>OFFICE SF</b>	±1,671 SF
<b>WAREHOUSE SF</b>	±1,208 SF
<b>AVAILABILITY</b>	Immediate
<b>NOTES</b>	Two private offices, open office area, wet lab with high ceiling clearance and small warehouse.
<b>ASKING RATE</b>	\$1.85 NNN + Net: \$0.45 PSF/Mo.

**16 GOODYEAR**  
**UNIT 125**

FIRST FLOOR



SECOND FLOOR



**SUITE SF** ±6,760 SF

**OFFICE SF** ±4,166 SF

**WAREHOUSE SF** ±2,594 SF

**AVAILABILITY** October 1, 2024

**NOTES** 6 private offices, 1 large conference room, 3 VCT tiled dry test areas, 1 kitchen / breakroom, 1 server room, 2 GLs

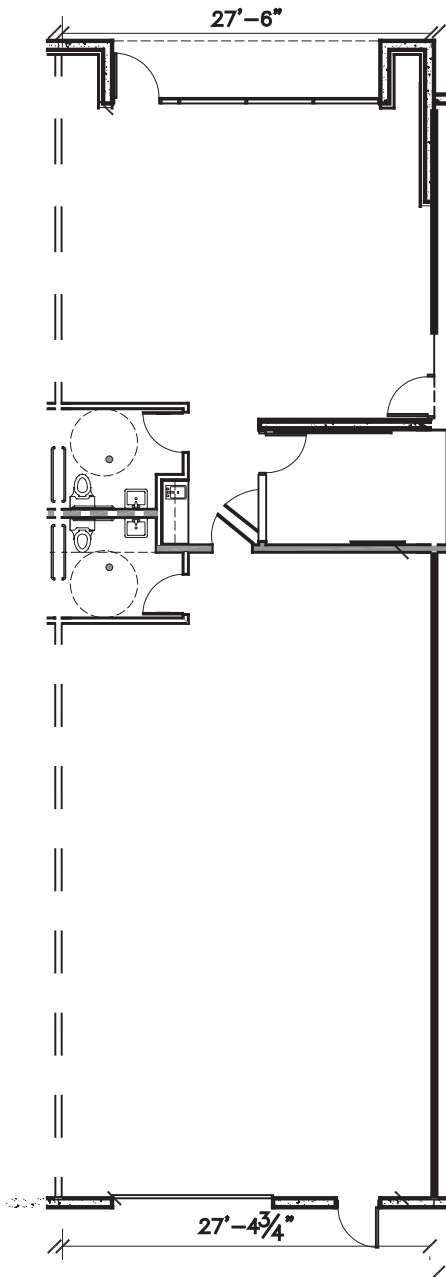
**ASKING RATE** \$1.85 NNN + Net: \$0.45 PSF/Mo.



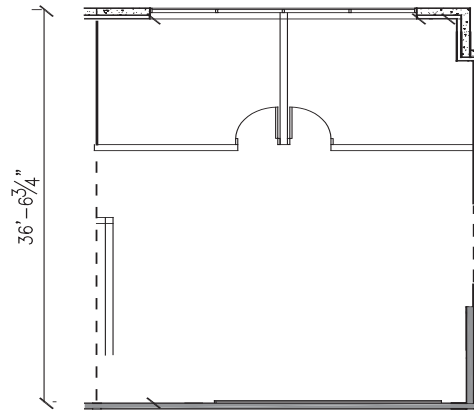
# 16 GOODYEAR

## UNIT 130

FIRST FLOOR

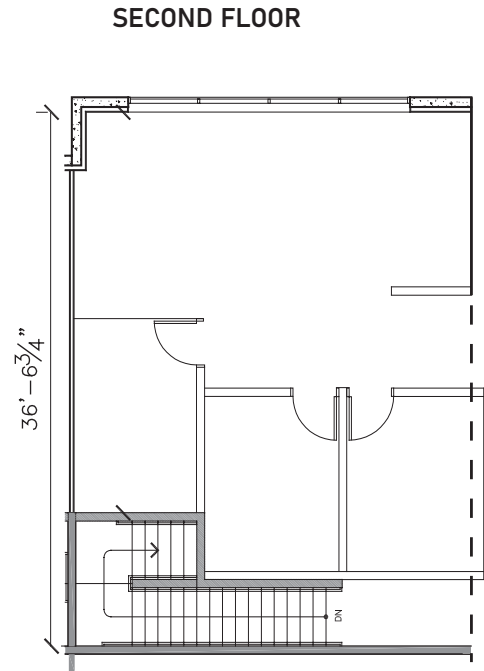
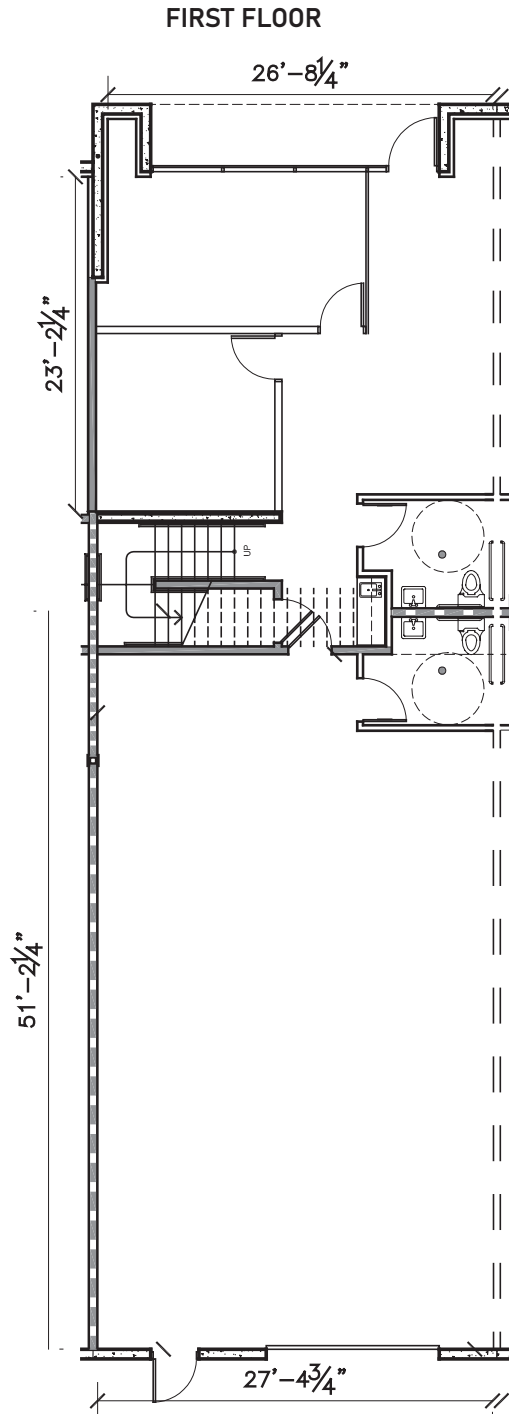


SECOND FLOOR



SUITE SF	±3,422
OFFICE SF	±2,063 SF
WAREHOUSE SF	±1,359 SF
AVAILABILITY	October 1, 2024
NOTES	2 private offices, open office space. 22' clear warehouse. 1 GL
ASKING RATE	\$1.85 NNN + Net: \$0.45 PSF/Mo.

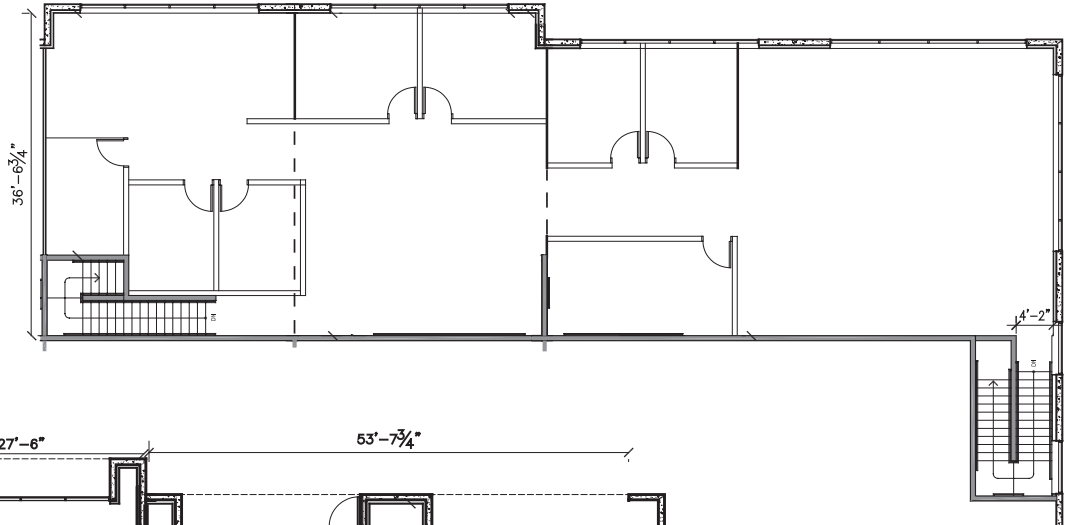
16 GOODYEAR  
UNIT 135



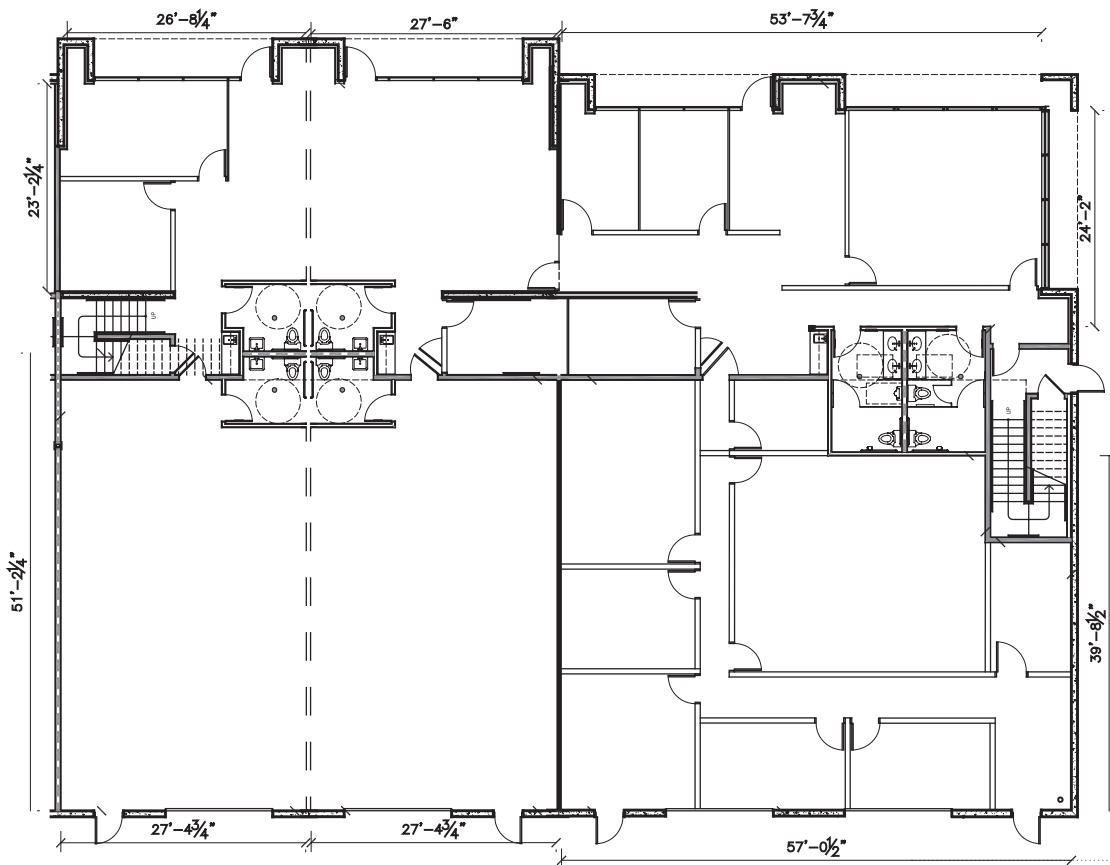
SUITE SF	±3,422
OFFICE SF	±2,063 SF
WAREHOUSE SF	±1,359 SF
AVAILABILITY	October 1, 2024
NOTES	4 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL
ASKING RATE	\$1.85 NNN + Net: \$0.45 PSF/Mo.

**16 GOODYEAR**  
UNIT 125-135

**SECOND FLOOR**



**FIRST FLOOR**



**SUITE SF** ±13,604 SF

**OFFICE SF** ±10,886 SF

**WAREHOUSE SF** ±2,718 SF

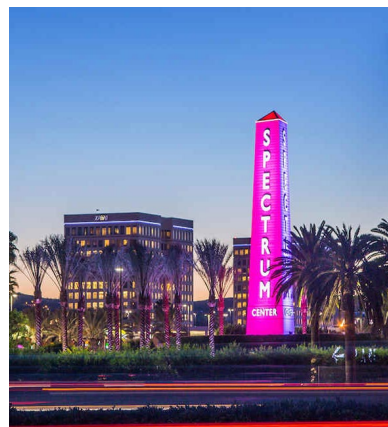
**AVAILABILITY** October 1, 2024

**NOTES** 12 private offices,  
2 large conference  
rooms, 1 kitchen  
/ breakroom,  
1 server room, 22' clear  
warehouse, 3 GLs

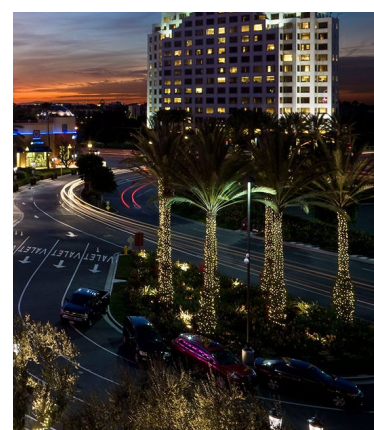
**ASKING RATE** \$1.85 NNN + Net: \$0.45  
PSF/Mo.



ABUNDANT LOCAL AMENITIES



ABUNDANT LOCAL AMENITIES



# Goodyear Business Park

144,185 SF MULTI-TENANT PARK  
8 - 18 GOODYEAR, IRVINE, CA



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