

A photograph of a modern office building entrance. The building has a light gray facade with large glass windows and a central glass door. A blue geometric overlay is positioned over the top half of the image. The entrance is flanked by green bushes and a concrete walkway leads to the door. A small sign on the left bush reads "Protection On".

16200

Scientific Way
Irvine, California, 92618

OFFICE BUILDING
FOR LEASE $\pm 2,545$ SF

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



16200

Scientific Way
Irvine, California 92618

For more information:

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Property Description

This +/-2,545 SF warehouse office condo is now available for lease. Located off Research Dr. and Scientific Way, this two-story building features a private office, large open working area, and a fantastic warehouse space with an oversized roll up door! It is centrally located in the prestigious Irvine Spectrum and offers immediate access to the 5/405 freeways. Within minutes you will find The Irvine Spectrum and Los Olivos Marketplace, both of which offer several retail and dining options.



Minutes from John Wayne Airport,
Irvine Spectrum, and Los Olivos Marketplace



Large Open
Working Area



±2,545 SF



4:1 Parking



Warehouse with
Oversized Roll
Up Door



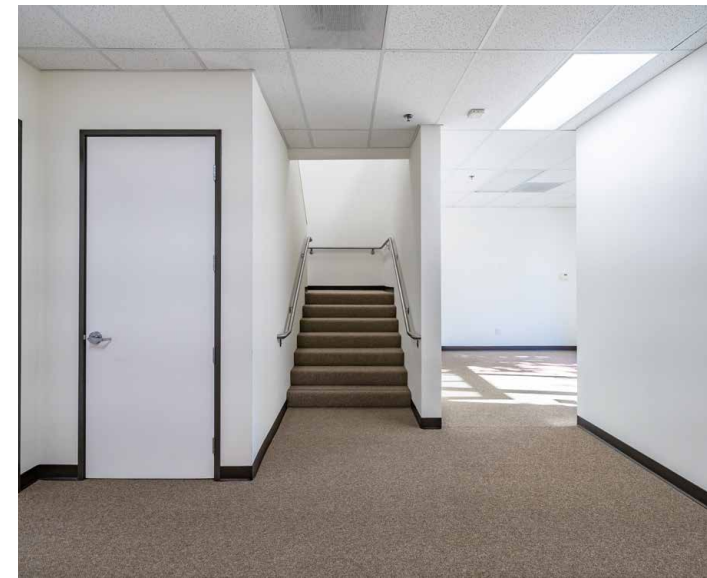
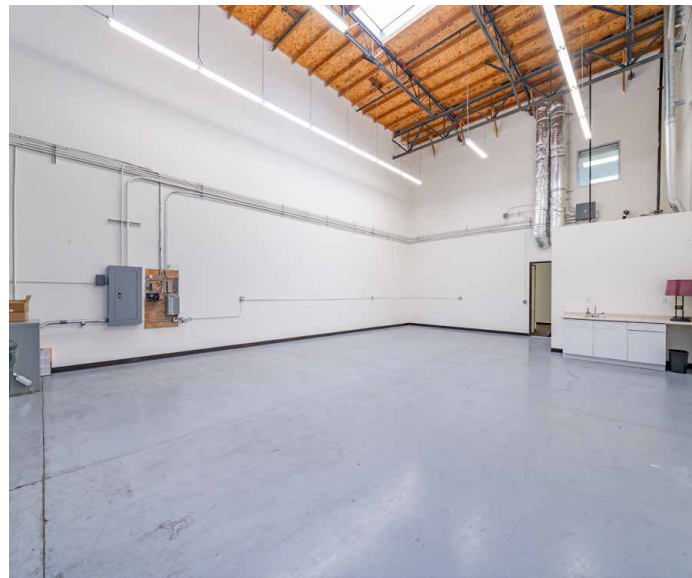
Immediate
Access to 405/5
Freeways



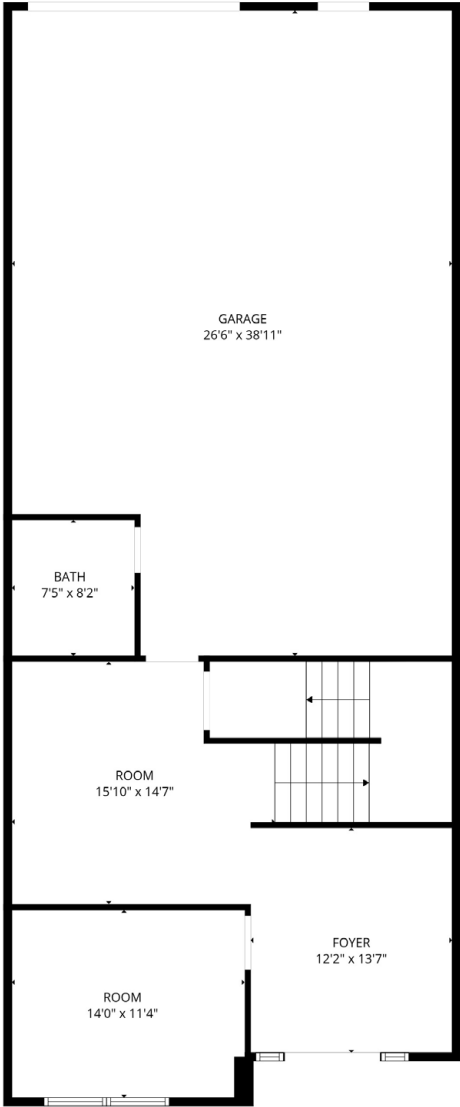
Major Street
Visibility



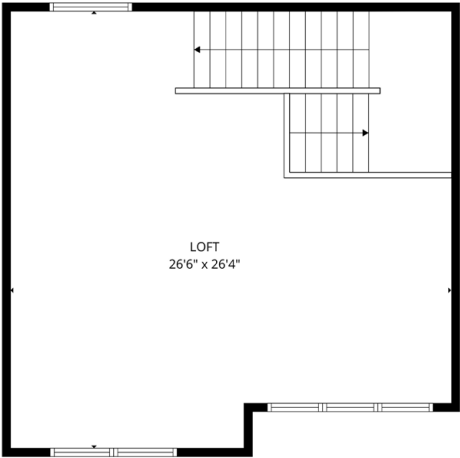
Year Built
2007



1ST FLOOR



2ND FLOOR



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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