



**±14,218 SF**  
FOR SALE



**3 AUTRY**  
IRVINE SPECTRUM, CA 92618



# PROPERTY OVERVIEW

**±14,218 SF**  
ON 0.75 ACRES



**3**  
**AUTRY**



**±1,800 SF** single story office



**2 restrooms** (1 with shower)



**2 grade level doors**



**16'** minimum clear height



**Two (2)** electrical panels each with 400 amps @ 120/208 (buyer to verify)



**Designed** to be divisible with two (2) store fronts & separate electrical meters



**Signage** possible along Bake Parkway



Immediate **5, 405 & 133** freeway access



**Open design** and modern finishes



**Close proximity** to Irvine Spectrum Center / Los Olivos Marketplace



**±23** parking stalls (1.64/1,000 ratio)



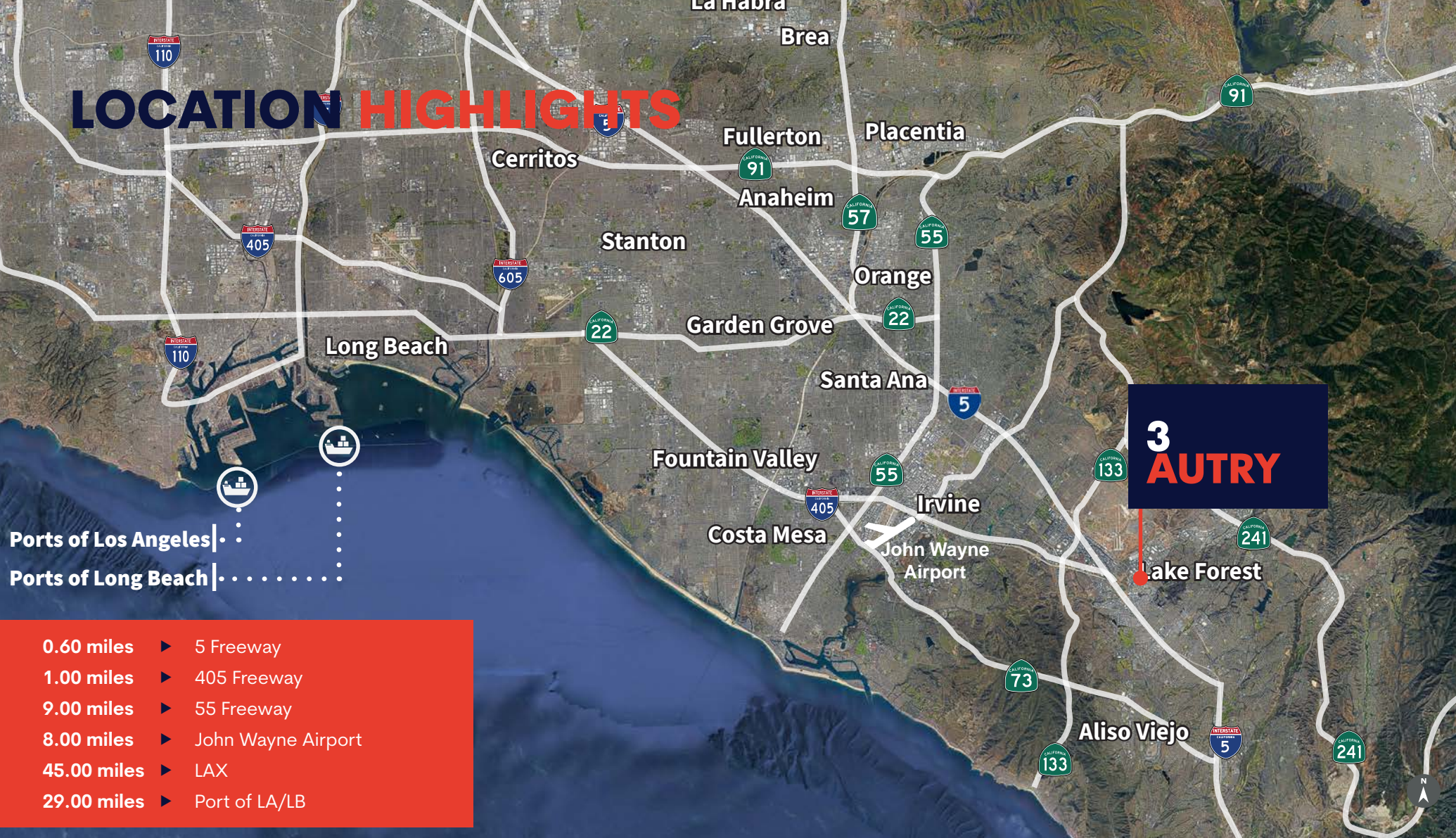
**Secured/fenced** yard area



# SITE PLAN



# LOCATION HIGHLIGHTS



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