

SMITH | FRYER | WATTS

HIGHLY UPGRADED SINGLE-STORY FREESTANDING IRVINE SPECTRUM OFFICE BLDG.



FOR SALE

BAKE COMMERCE CENTER

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM | ±7,463 SQUARE FEET | **\$3,881,000**

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

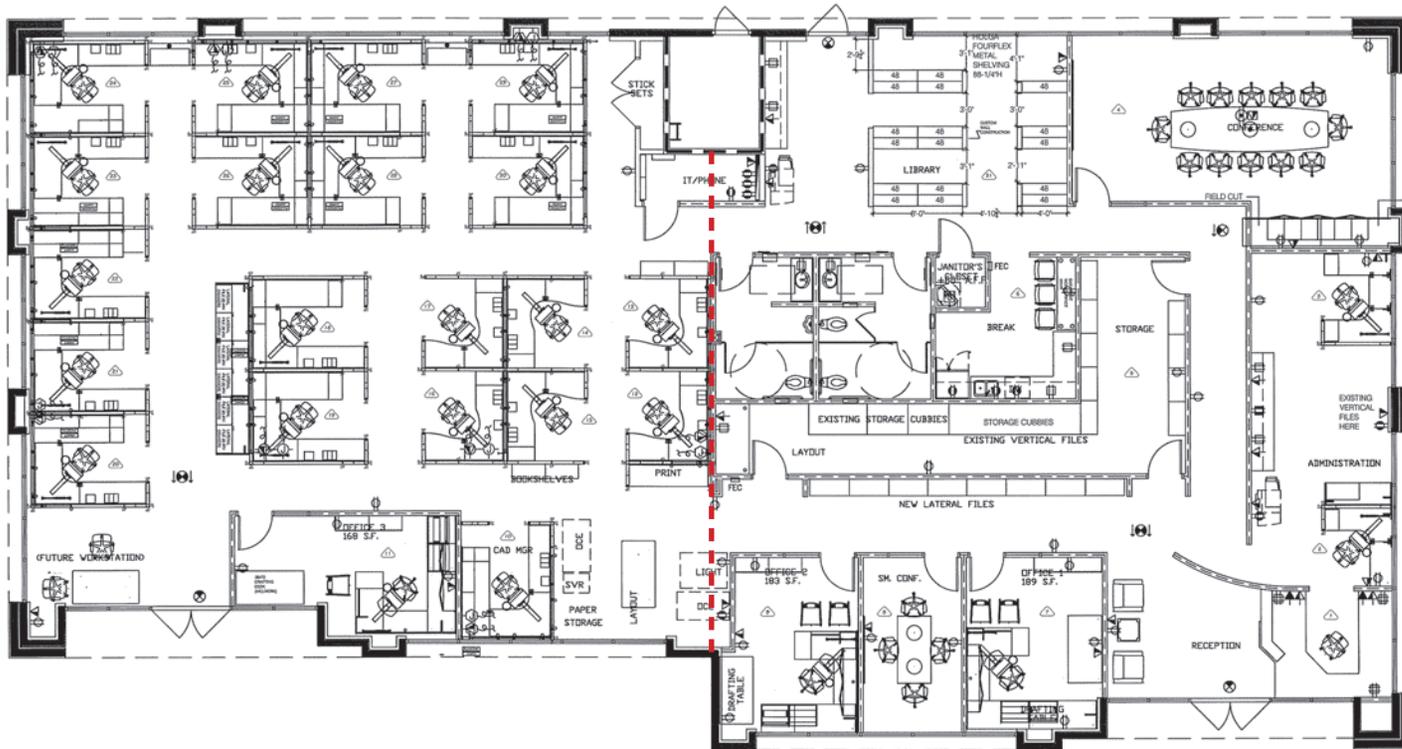
- ±7,463 SF Single Story Free Standing Creative Office Building
- Two Separate Parcels:
 - 9927 Muirlands Blvd. (±3,516 SF)
 - 9931 Muirlands Blvd. (±3,947 SF)
- Modern Architecture & Newer Age Construction – Built in 2007
- Upgraded Interior Improvements & Extensive Window Line
- Mostly Open Layout w/ a Mix of Perimeter Offices, Private Restrooms & Conference Room
- Two (2) Double Door Ground Floor Entrances Direct to Parking Lot
- Upgraded LED/Pendant Lighting Throughout
- Newer Roof and Meticulously Maintained HVAC System
- Building Top Signage w/ Street Frontage
- Prestigious Irvine Spectrum Location
- Four (4) Reserved Parking Stalls - Balance Are In Common
- Existing Furniture Available
- Close Proximity to Irvine Spectrum Entertainment Center & Numerous Retail Amenities
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows)
- Convenient Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Professionally Managed Business Park
- **SALE PRICE: \$3,881,000 (\$520 PSF)**



FLOOR PLAN

9927 MUIRLANDS BLVD.
±3,516 SF

9931 MUIRLANDS BLVD.
±3,947 SF



ENTIRE BUILDING
±7,463 SF

9927 & 9931 MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA



INTERIOR OFFICE IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM



EXTERIOR IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM



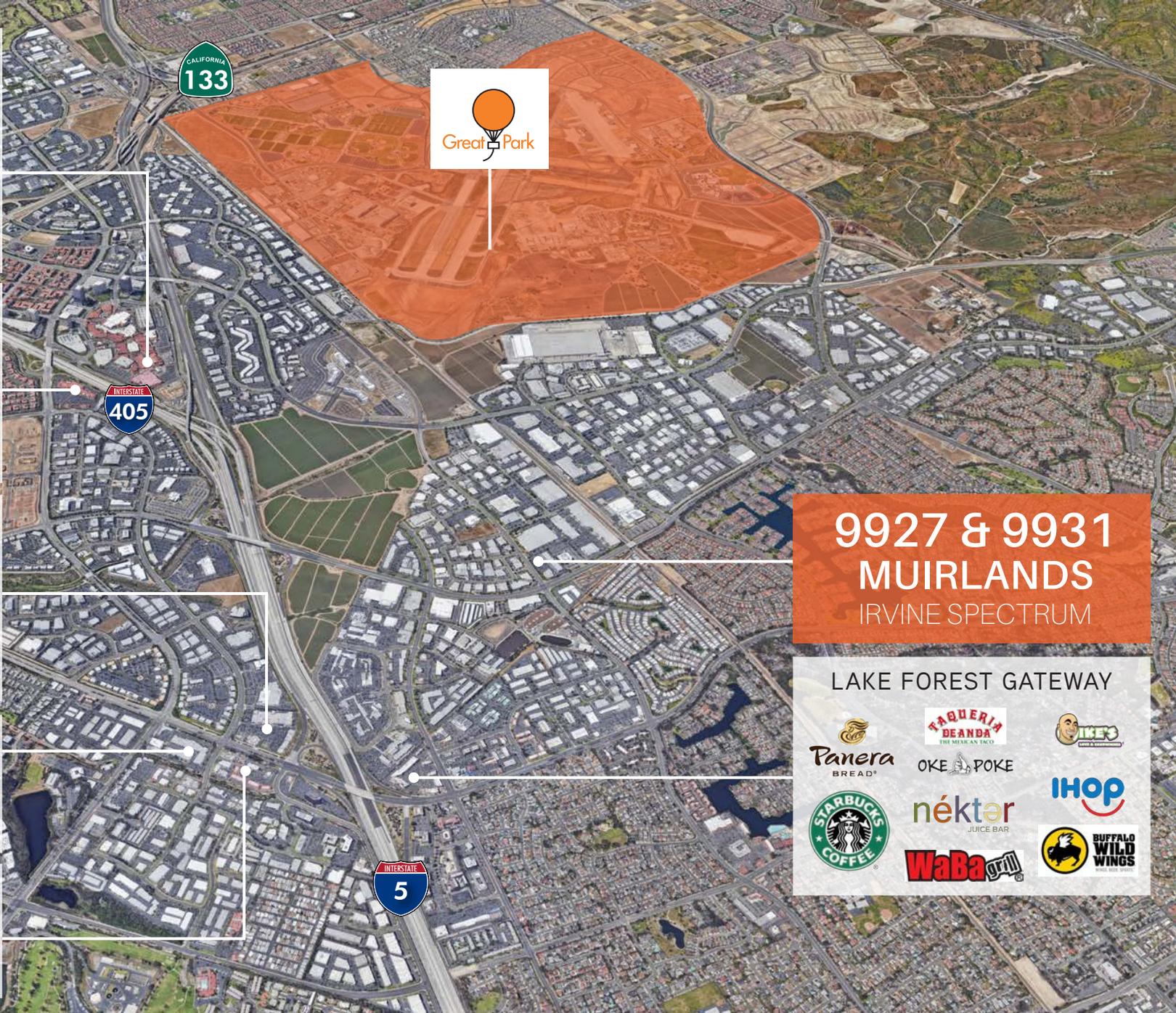
IRVINE SPECTRUM ENTERTAINMENT CENTER

LOS OLIVOS MARKETPLACE

SPECTRUM CROSSROADS

PLAZA DEL LAGO

LAGUNA HILLS RETAIL



**9927 & 9931
MUIRLANDS
IRVINE SPECTRUM**

LAKE FOREST GATEWAY



9927 & 9931
MUIRLANDS
IRVINE SPECTRUM

9927 & 9931

MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA



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