

# PHOENIX BUSINESS CENTER

15041 & 15091 BAKE PARKWAY  
1 MARCONI  
IRVINE SPECTRUM

F O R L E A S E

**CBRE**

INDUSTRIAL/DISTRIBUTION UNITS FROM  
±10,000 SF UP TO ±50,000 SF

# PROJECT OVERVIEW / HIGHLIGHTS

±354,840 SF Industrial/  
Distribution Project

Units from ±10,000 SF  
up to ±50,000 SF

Rare Distribution Project  
in the Heart of the Irvine  
Spectrum

Dock High and Ground  
Level Loading

±24' Warehouse  
Clearance

.45/3,000/SF GPM  
Sprinkler System

One Mile to Irvine  
Spectrum Center

Direct Access to the 5,  
405 and 133 Freeways



LAKE FOREST DRIVE

RESEARCH

BAKE PARKWAY

MARCONI

IRONIMO

MUJIRLANDS

IRVINE CENTER DRIVE

ALTON PARKWAY

TOLEDO

BARRANCA PARKWAY

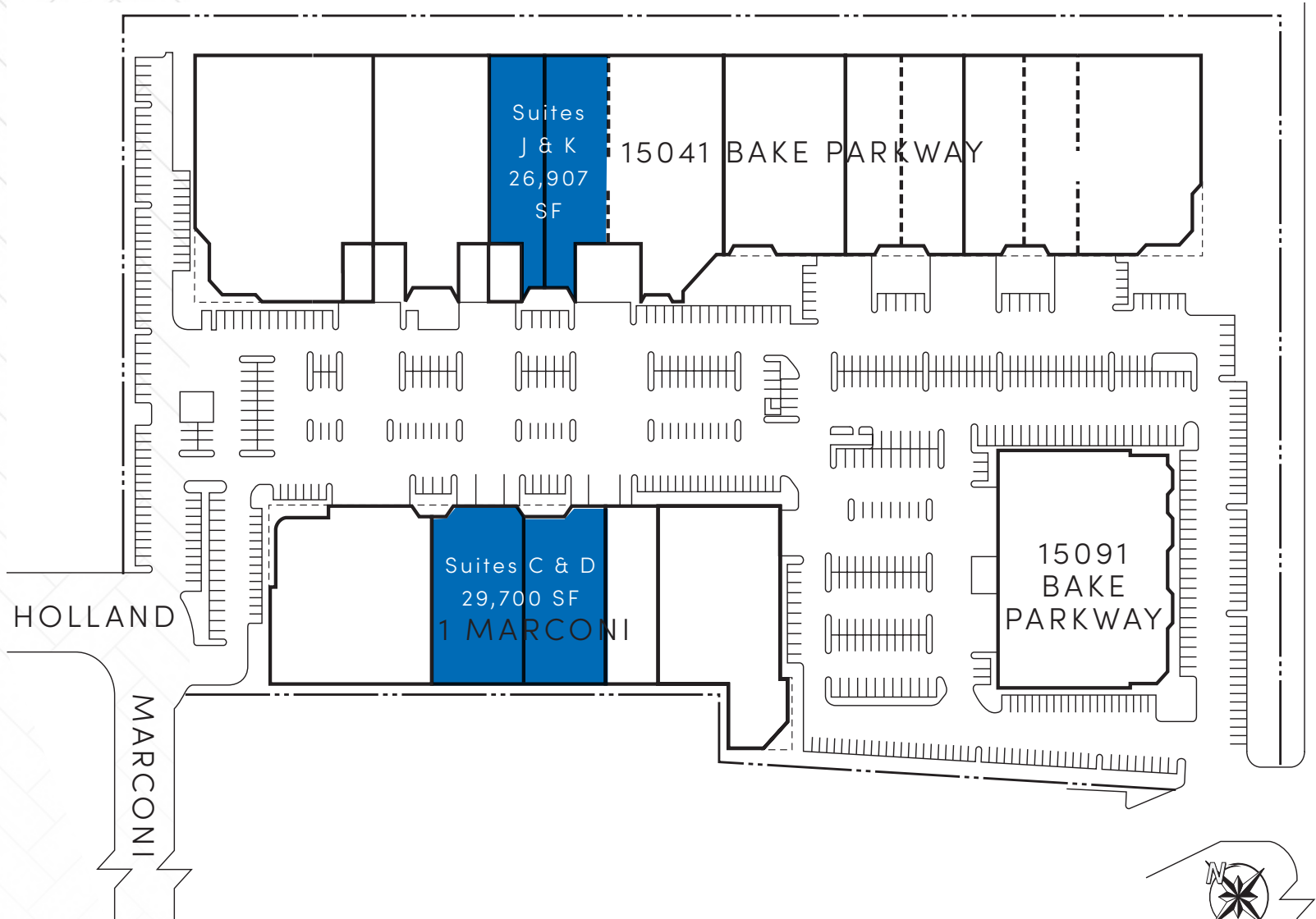


PHOENIX  
BUSINESS  
CENTER  
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# SITE PLAN



# AVAILABLE UNITS

| ADDRESS                         | SIZE<br>OFFICE SF       | ASKING<br>RATE | AVAILABILITY<br>DATE |
|---------------------------------|-------------------------|----------------|----------------------|
| 15041 BAKE PARKWAY<br>UNITS J&K | ±26,907 SF<br>±1,000 SF | \$1.59/SF NNN  | 60-Day Notice        |
| 1 MARCONI<br>UNITS C&D          | ±29,700 SF<br>±2,000 SF | \$1.60/SF/NNN  | 1/1/2025             |

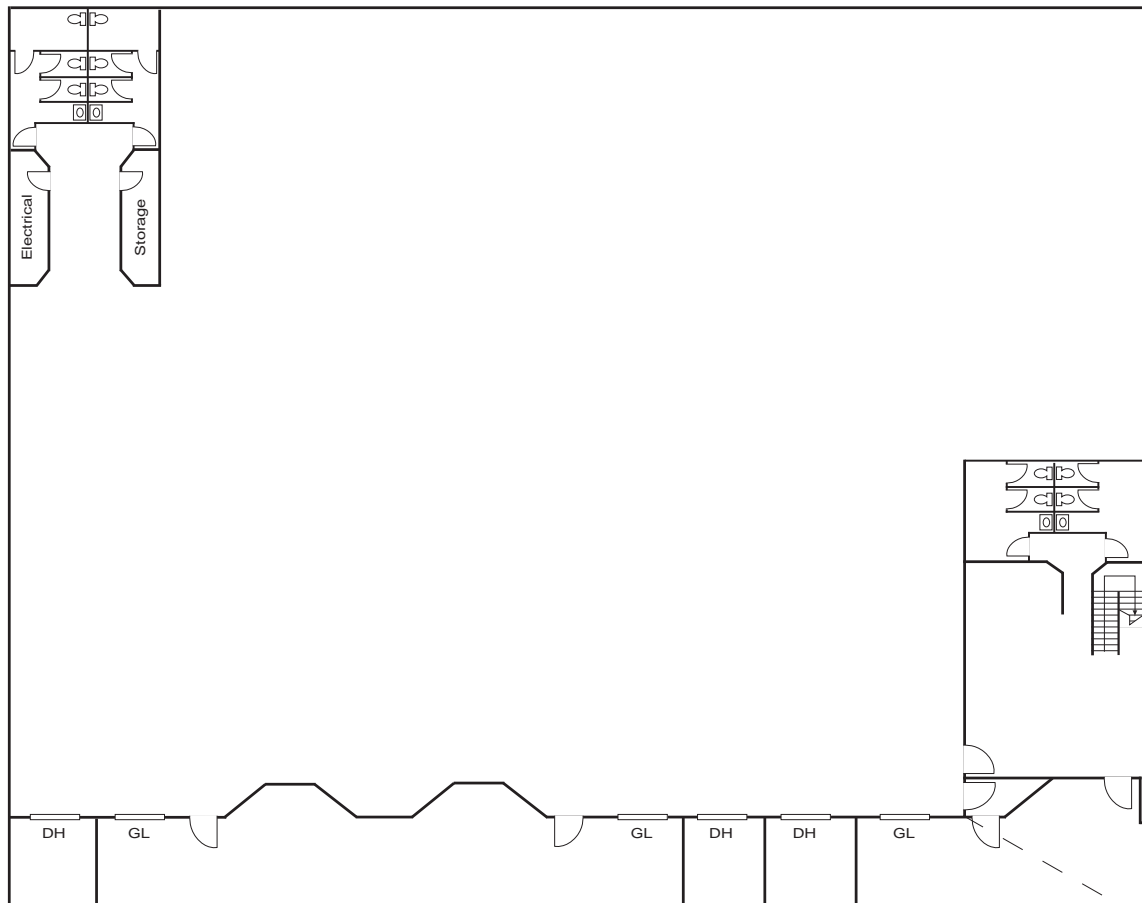


\*NNN Expenses are Approximately \$0.22/SF

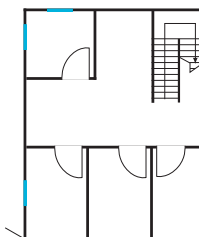
# 1 MARCONI UNITS C&D

±29,700 SQUARE FEET

FIRST FLOOR



- › ±2,000 SF of Two-Story Office Area
- › Three (3) Dock High Doors
- › Three (3) Ground Level Doors
- › ±24' Minimum Warehouse Clearance
- › ±1,600 Amps, 277/480 Volt, 3 Phase electrical panel
- › 2:1,000 Parking Ratio

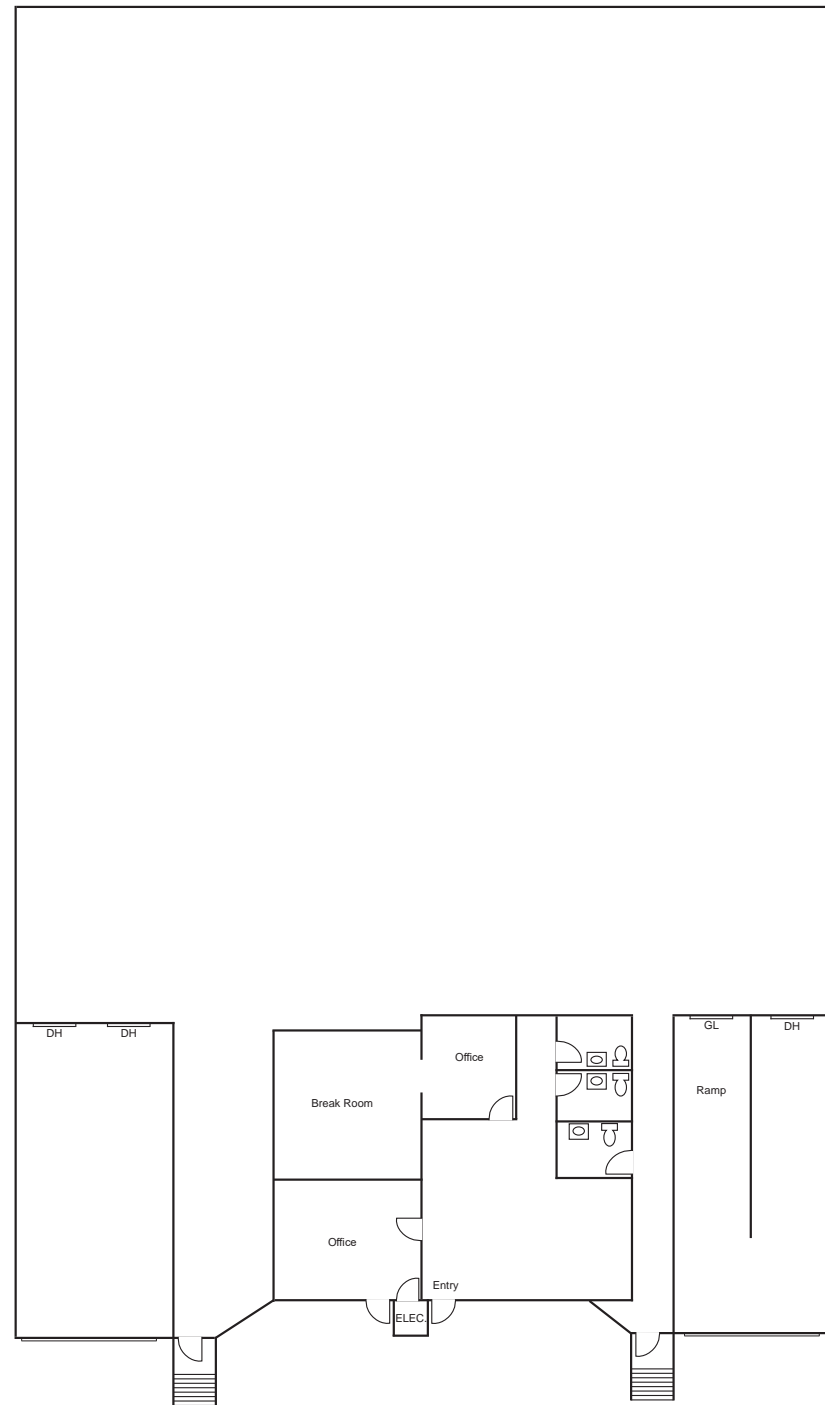


SECOND FLOOR

# 15401 BAKE PARKWAY UNITS J&K

±26,907 SQUARE FEET

- › ±1,000 SF of Office Area
- › Three (3) Dock High Doors
- › One (1) Ground Level Door
- › ±24' Minimum Warehouse Clearance
- › ±400 Amps, 277/480 Volt, 3 Phase electrical panel
- › 2:1,000 Parking Ratio





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## CONTACTS

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