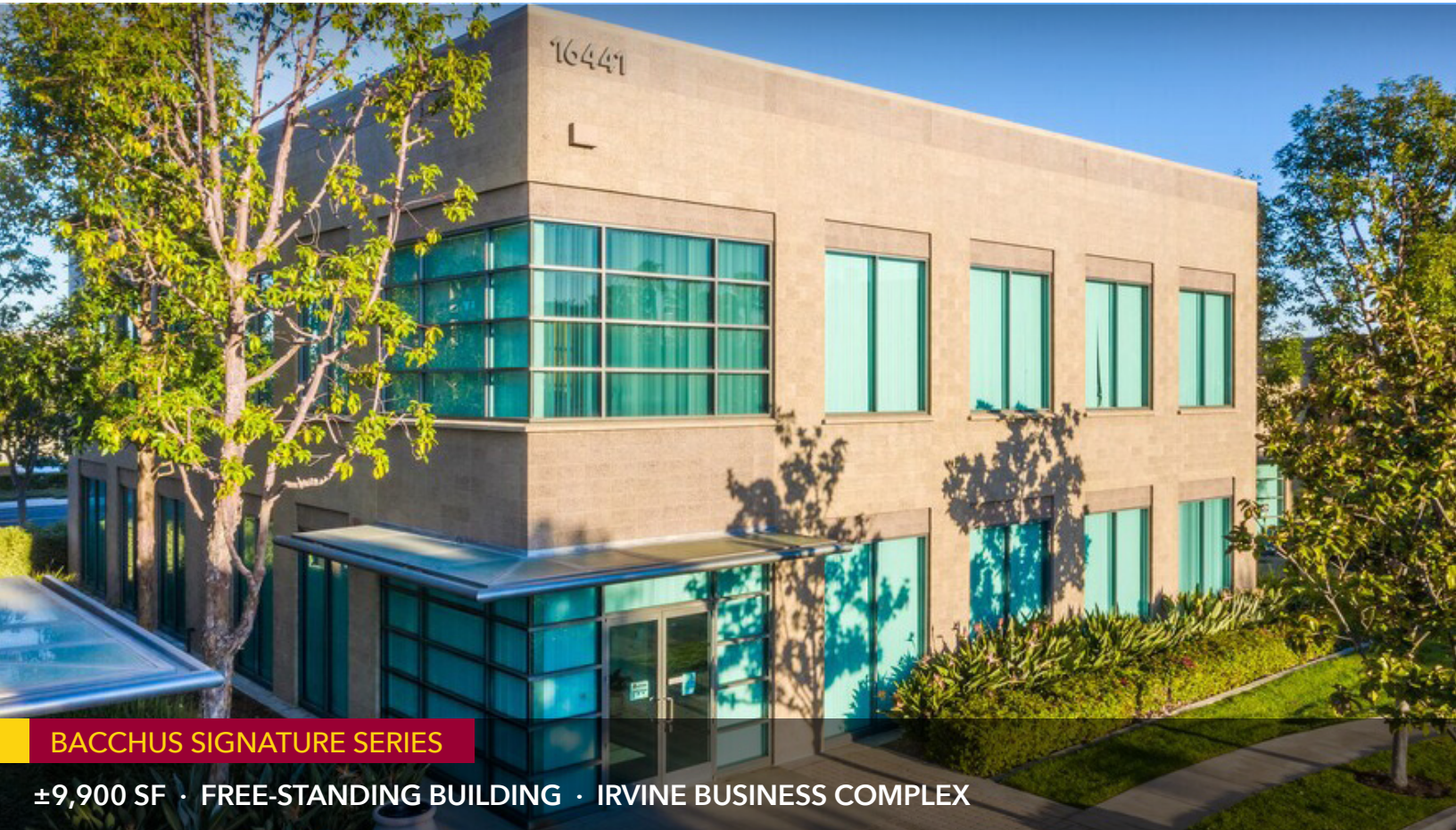


FOR SALE

**16441 SCIENTIFIC WAY
IRVINE, CA**



BACCHUS SIGNATURE SERIES

±9,900 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX

BUILDING SIZE:
±9,900 SF

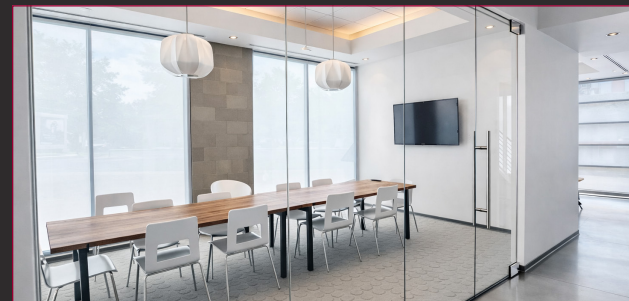
OWNER SPACE:
±5,049 SF

IN-PLACE INCOME:
\$11,500/MO

OWN A SIGNATURE IRVINE ASSET

A rare opportunity to acquire a freestanding, architect-designed two-story professional building in one of Orange County's premier business addresses. Bacchus Signature Series pedigree. Immediate freeway access. Built to impress – priced to perform.

- Bacchus Signature Series – Premium Finishes
- ±9,900 SF | Two-Story | Fully Free-Standing
- Owner-User: Occupy ±5,049 SF (51%) – Two Suites
- \$11,500/Mo In-Place Gross Income from 2 Tenants
- 5.4 Design Professional Zoning
- Abundant Free Surface Parking
- Direct On/Off Access – I-5 & I-405
- Owner-User or Investor Ideal



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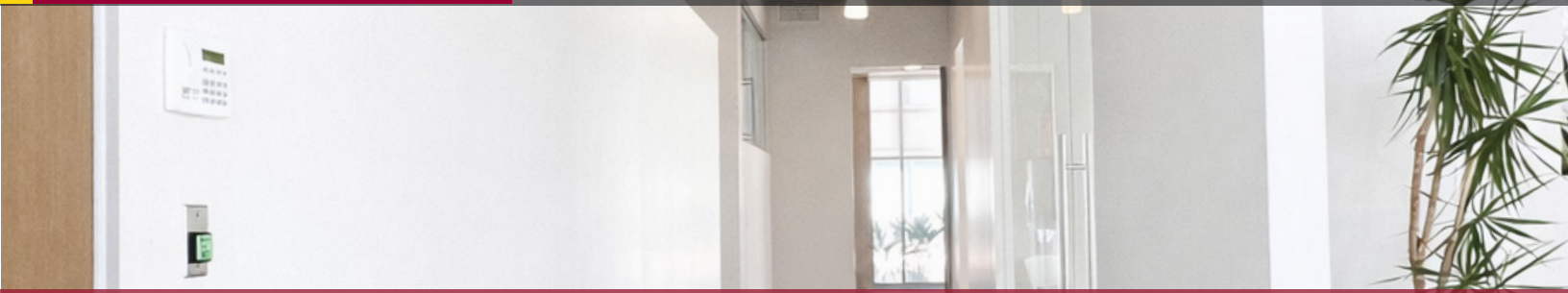
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±9,900 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX



"ARCHITECTURE THAT COMMANDS ATTENTION – INTERIORS BUILT FOR PEAK PERFORMANCE."

PROPERTY FEATURES

Building Class:	Bacchus Signature Series
Building Type:	Free-standing, Two-story
Total Size:	±9,900 SF
Each Floor:	±4,950 SF
Owner Occupancy:	51% – ±5,049 Sf (2 Suites)
In-place Income:	\$11,500/mo Gross (2 Tenants)
List Price:	\$4,801,500 \$485 PSF
Year Built:	2007
Lot Size:	±5,000 Sf
Zoning:	5.4 Design Professional
Parking:	Free Surface – Ample
Freeway Access:	Direct I-5 & I-405
Construction:	Concrete / Steel Frame
Hvac:	Yes
Electrical:	240v 3-phase
Telecom:	Spectrum

INVESTMENT HIGHLIGHTS

Owner-user Opportunity With Income

Occupy ±5,049 Sf (51%) across two suites while ~\$11,500/mo in gross income from two tenants offsets your carrying costs from day one.

Rare Freestanding Asset

Freestanding buildings in Irvine Business Complex rarely come to market. Own – don't lease.

Bacchus Signature Series

Premium lobby, high-ceiling loft spaces, designer fixtures – a building that elevates your brand.

Freeway-perfect Location

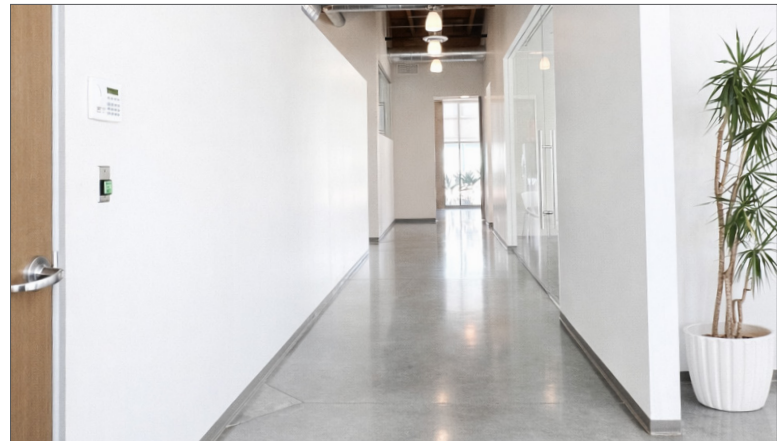
Seconds from I-5/I-405 – your team and clients reach you from anywhere in Orange County.

Irvine Market Strength

Consistently top-performing office submarket in SoCal. Long-term value and strong rent growth.

TENANT RENT ROLL

SUITE	RSF	LEASE START	EXPIRATION DATE	MONTHLY RENT	RENEWAL OPTION
150	±2,266 SF	12/15/2021	9/30/2026	\$5,642/ \$5,801	None
100	±2,169 SF	8/1/2022	12/31/2030	\$5,206 - \$5,856	Option exercised via 1st Amend.
250	±2,804 SF	5/1/2024	4/30/2026	\$6,309 - \$6,505	None
200	NEW TBD	Just Leased	TBD	Income to Be Provided	TBD



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FOR SALE

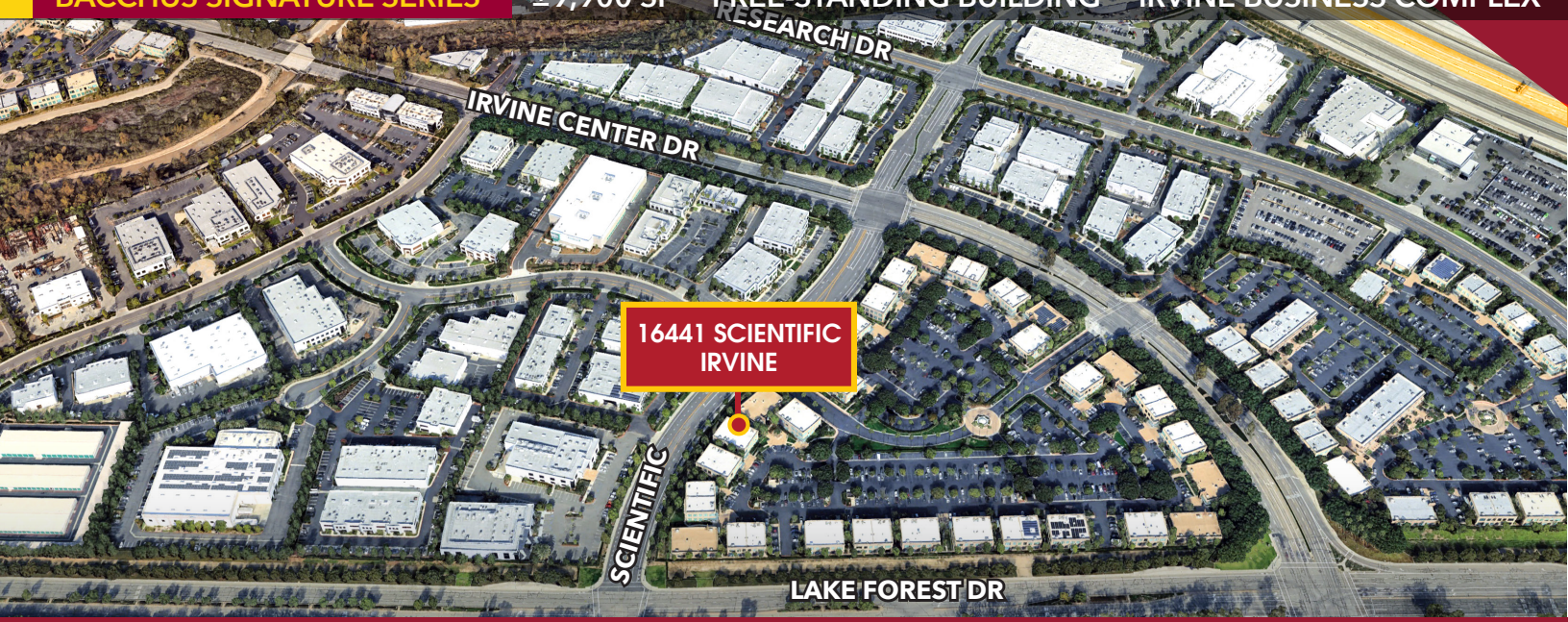
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LEE & ASSOCIATES
NEWPORT BEACH

BACCHUS SIGNATURE SERIES

±9,900 SF · FREE-STANDING BUILDING · IRVINE BUSINESS COMPLEX



PROPERTY FEATURES

I-5 Freeway Direct – < 1 min

I-405 Freeway Lake Forest Drive

John Wayne Airport 10 minutes

Irvine Spectrum Center Walking distance

Los Olivos Marketplace Minutes away

UCI Campus 8 minutes

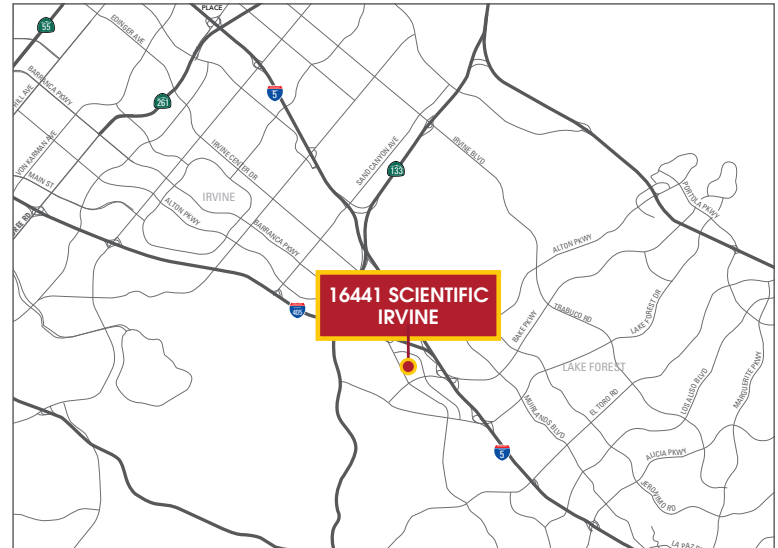
South Coast Plaza 15 minutes

Metrolink (Irvine) 5 minutes

INVESTMENT HIGHLIGHTS

Located in the heart of the Irvine Business Complex – one of Southern California’s most prestigious commercial corridors. Home to Fortune 500 companies, leading tech firms, financial institutions, and professional service organizations.

With instant freeway access, proximity to John Wayne Airport, world-class retail at Irvine Spectrum Center, and a deep talent pool anchored by UC Irvine, 16441 Scientific Way delivers a truly unparalleled business address.



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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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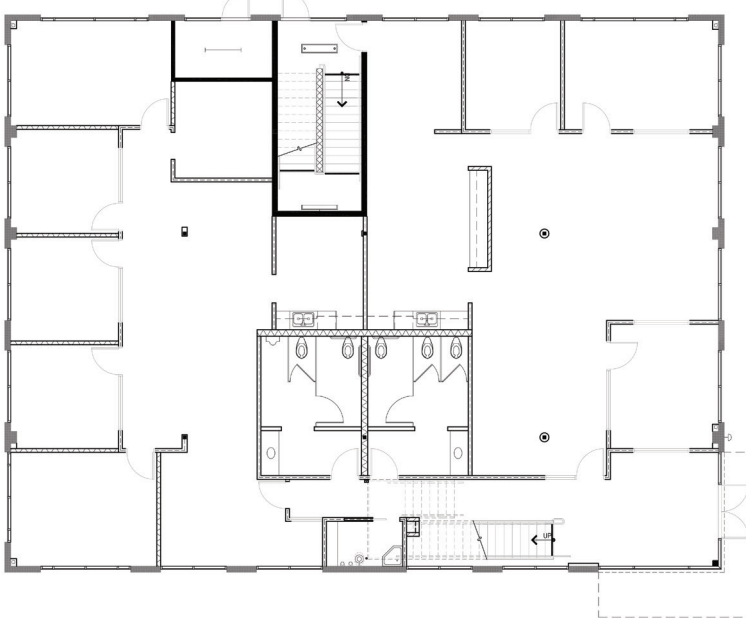


BACCHUS SIGNATURE SERIES

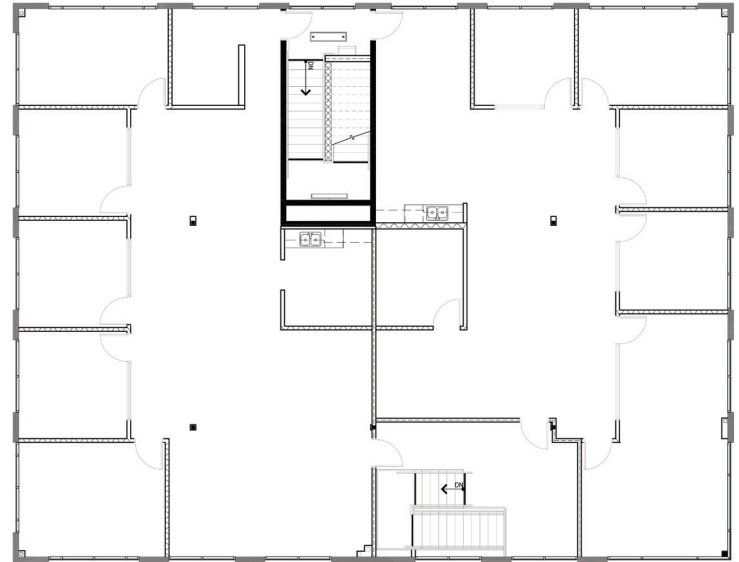
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



BUILDING SPECIFICATIONS

Total Size:	±9,900 Sf
Stories:	Two (2)
Year Built:	2007
Lot Size:	±5,000 SF
Zoning:	5.4 Design Professional
Parking:	Free Surface (Ample)
HVAC:	Yes
Electrical:	240v 3-phase
Telecom:	Spectrum
List Price:	\$4,801,500
Price / Sf:	\$485



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CALL OR EMAIL TODAY TO SCHEDULE A PRIVATE SHOWING



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