

CBRE

PHOENIX BUSINESS CENTER

15041 & 15091 BAKE PARKWAY
1 MARCONI
IRVINE, CALIFORNIA

INDUSTRIAL/DISTRIBUTION UNITS FROM

±10,000 SF
UP TO **±40,000 SF**

FOR LEASE



PROJECT OVERVIEW/ HIGHLIGHTS

±354,840 SF Industrial/
Distribution Project

Units from ±10,000 SF
up to ±40,000 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

IRVINE CENTER DRIVE

RESEARCH



BAKE PARKWAY

BARRANCA PARKWAY

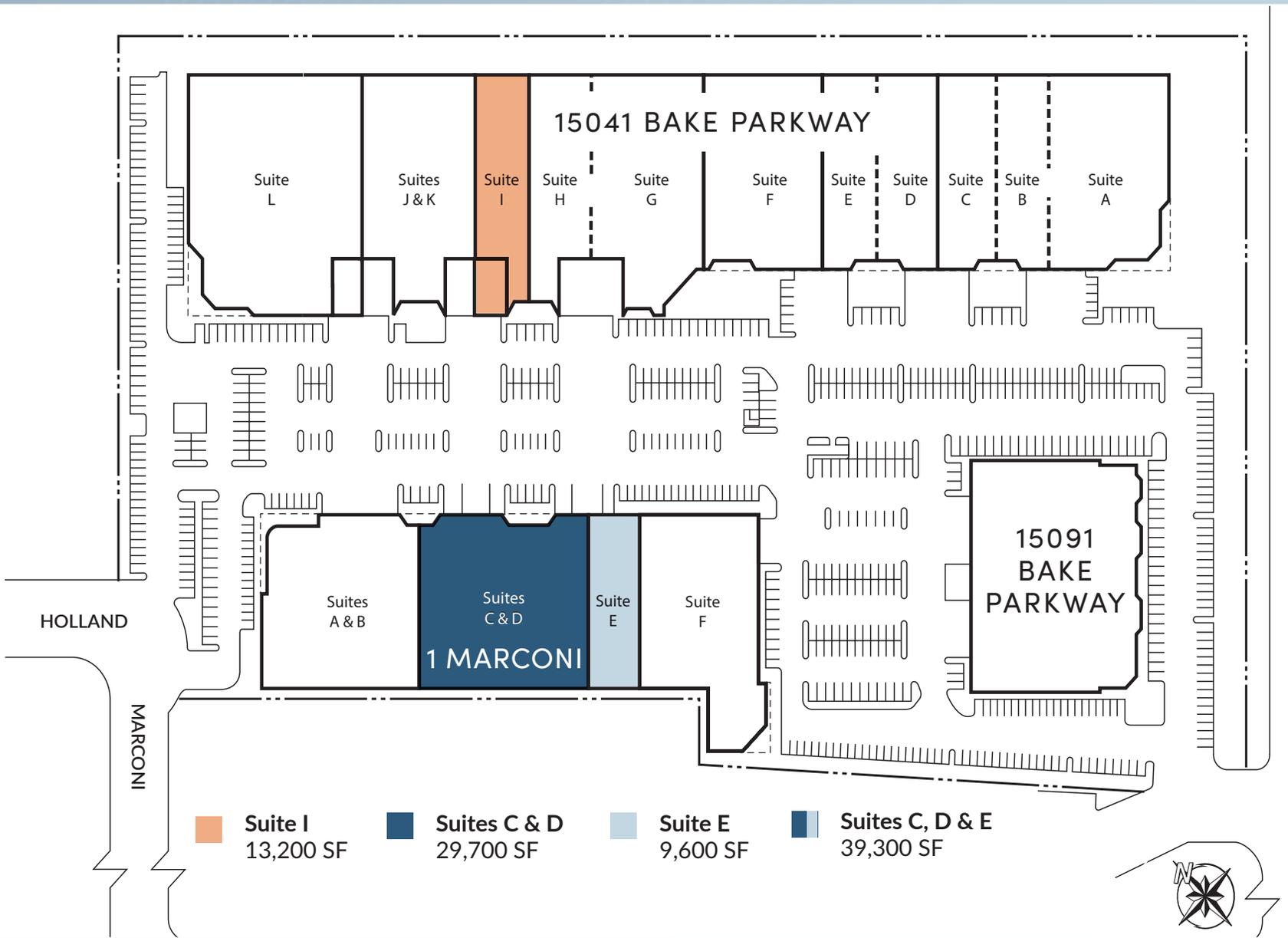
PHOENIX
BUSINESS
CENTER
IRVINE SPECTRUM

ALTON PARKWAY

TOLEDO

JERONIMO





SITE PLAN





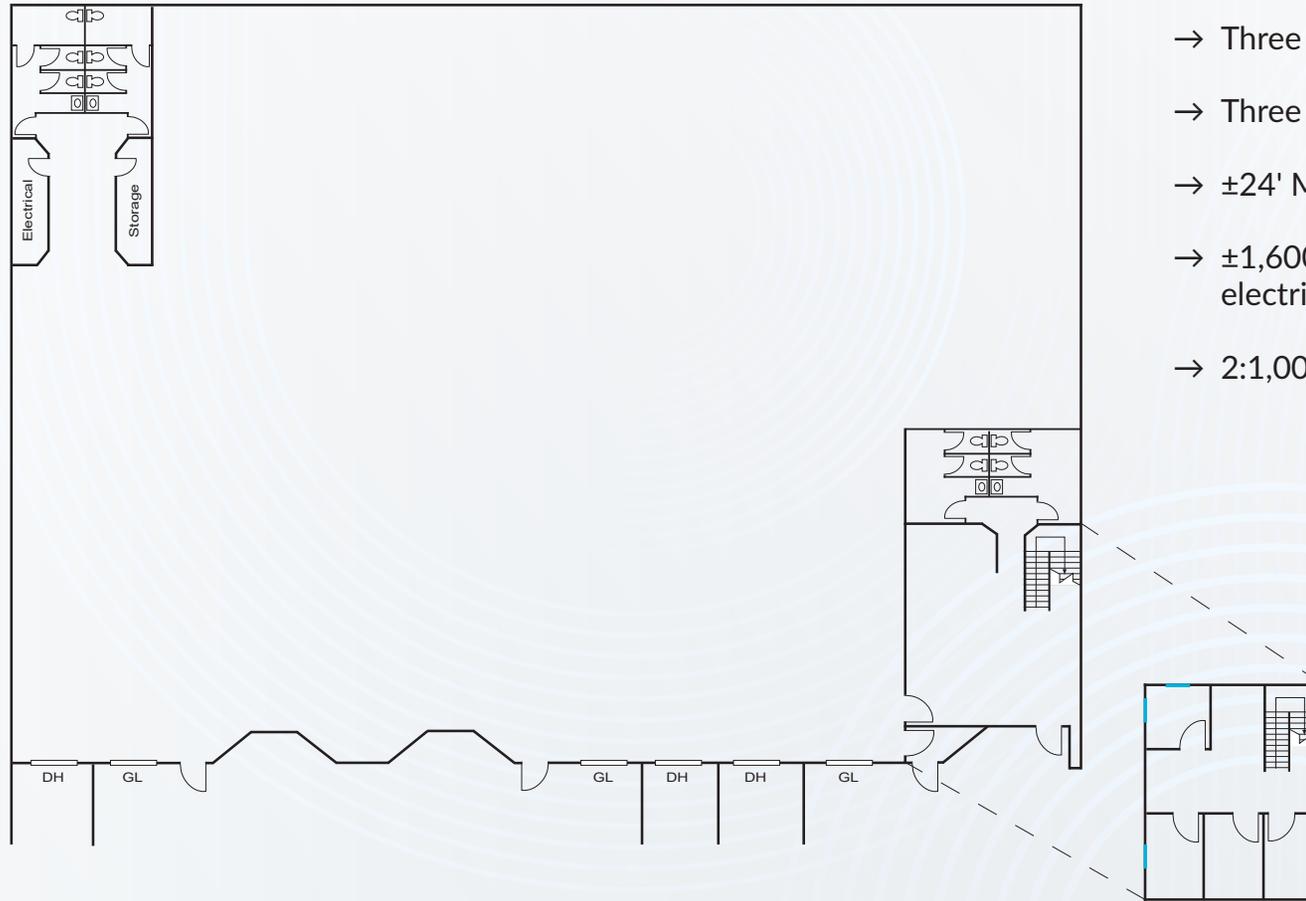
*NNN Expenses are Approximately \$0.27/SF

ADDRESS	SIZE OFFICE SF	ASKING RATE	AVAILABILITY DATE
1 Marconi Units C & D	±29,700 SF ±2,000 SF	\$1.49/SF NNN	Now
1 Marconi Unit E	±9,600 SF ±414 SF	\$1.65/SF NNN	Now
1 Marconi Units C, D, & E	±39,300 SF ±2,414 SF	\$1.49/SF NNN	Now
15041 Bake Pkwy Unit I	±13,200 SF ±1,000 SF	\$1.65/SF NNN	Now

AVAILABLE UNITS

1 MARCONI – UNITS C & D

FIRST FLOOR

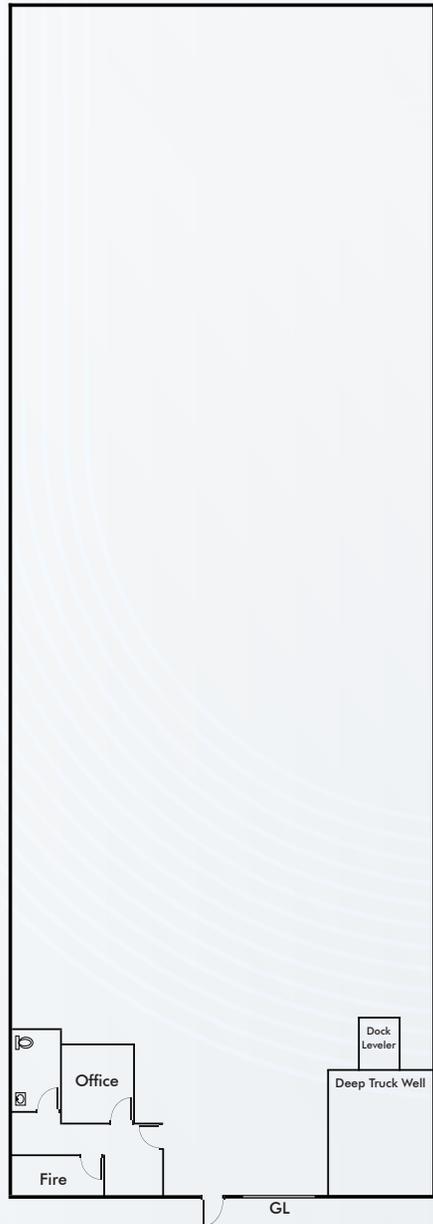


±29,700 SF

- ±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

1 MARCONI – UNIT E

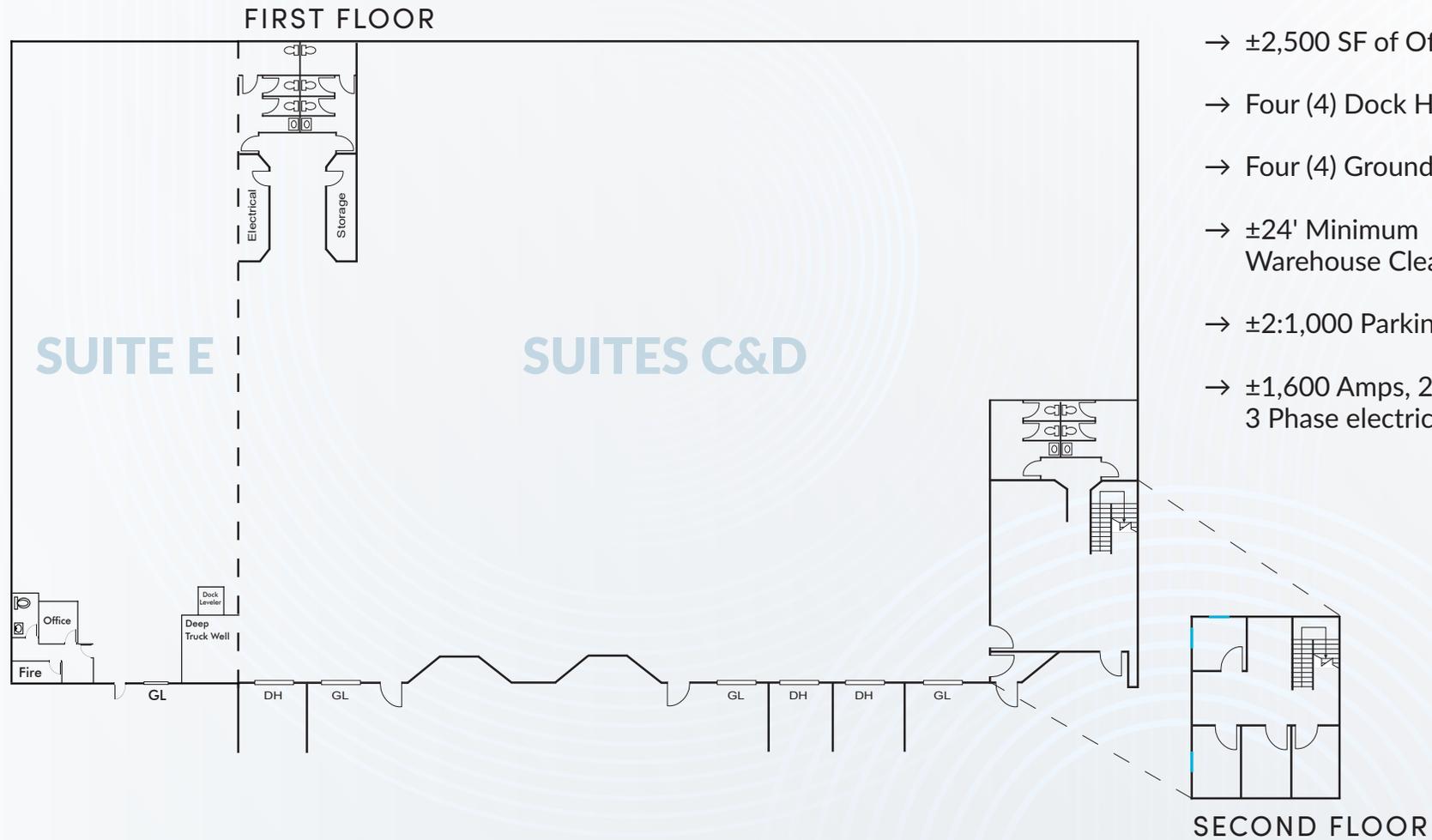


±9,600 SF

- ±414 SF of Single-Story Office Area
- One (1) Dock High Door
- One (1) Ground Level Door
- ±24' Minimum Warehouse Clearance
- 1:1,000 Parking Ratio

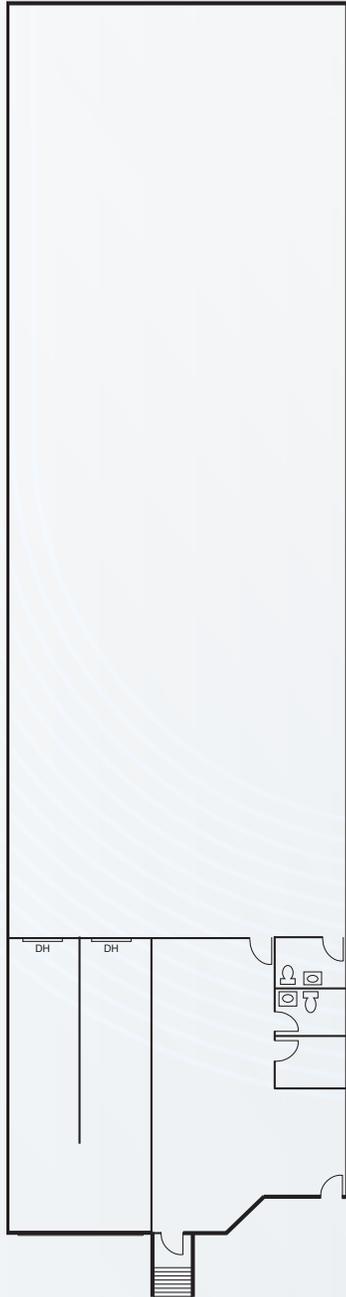
1 MARCONI – UNITS C, D & E

±39,300 SF



- ±2,500 SF of Office Area
- Four (4) Dock High Doors
- Four (4) Ground Level Door
- ±24' Minimum Warehouse Clearance
- ±2:1,000 Parking Ratio
- ±1,600 Amps, 277/480 Volt, 3 Phase electrical panel

15041 BAKE PKWY - UNIT I



±13,200 SF

- ±1,000 SF of Single-Story Office Area
- Two (2) Dock High Doors
- ±24' Minimum Warehouse Clearance
- 1:1,000 Parking Ratio

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1 MARCONI
IRVINE SPECTRUM

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The CBRE logo is displayed in white, bold, sans-serif capital letters. It is enclosed within a white circular outline that is positioned in the lower right quadrant of the image, overlapping the building and parking lot. The background of the entire image is a photograph of the Phoenix Business Center building, a large, modern, light-colored structure with a prominent entrance area featuring columns and a glass facade. The sky is a clear, light blue, and the overall scene is well-lit, suggesting a bright day.