

SMITH | FRYER | WATTS

HIGHLY UPGRADED SINGLE-STORY FREESTANDING IRVINE SPECTRUM OFFICE BLDG.



**FOR SALE/LEASE**

## BAKE COMMERCE CENTER

**9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM | ±7,463 SQUARE FEET | \$3,993,000**

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

**MATT FRYER**  
SENIOR VICE PRESIDENT  
LICENSE ID# 01333079  
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**TRAVIS WATTS**  
SENIOR ASSOCIATE  
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TWATTS@LEEIRVINE.COM

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

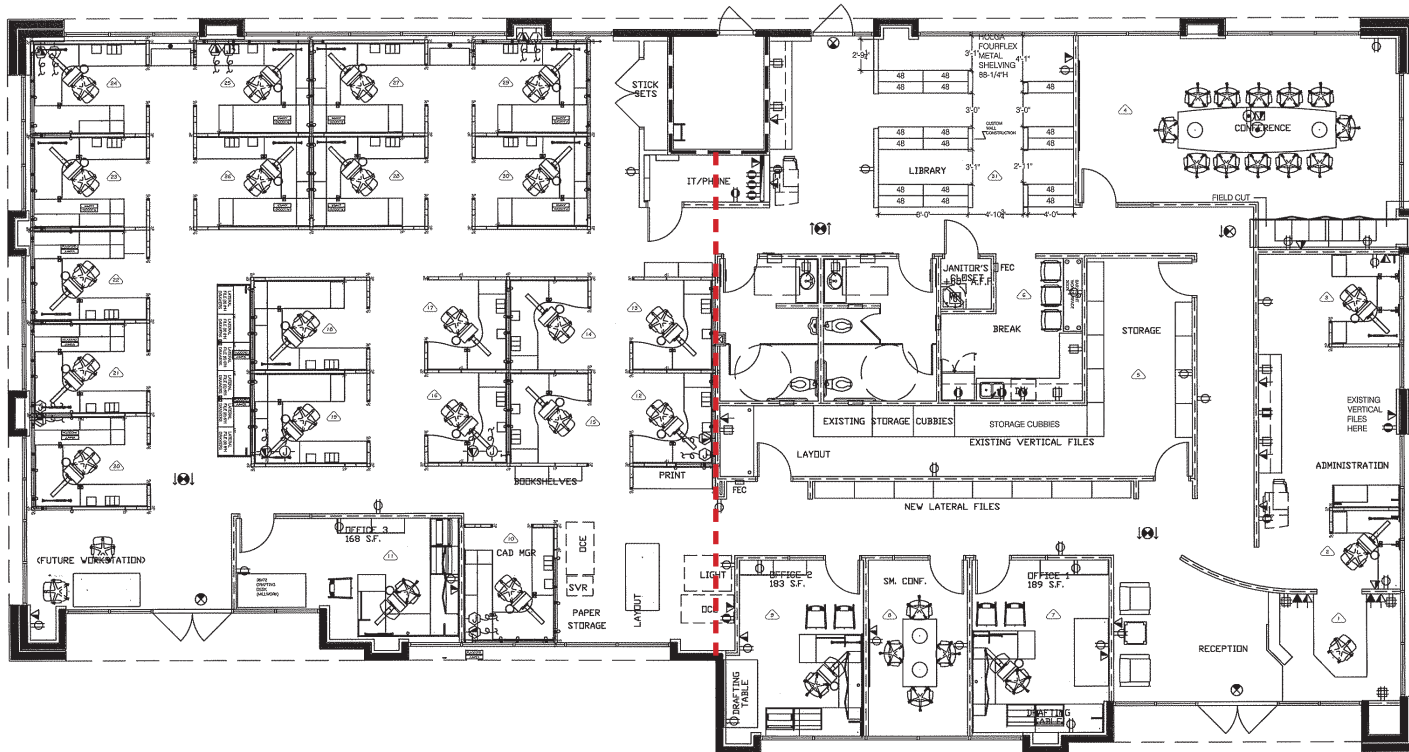
- +/- 7,463 SF Single Story Free Standing Creative Office Building
- Two Separate Parcels:
  - 9927 Muirlands Blvd. (±3,516 SF)
  - 9931 Muirlands Blvd. (±3,947 SF)
- Modern Architecture & Newer Age Construction – Built in 2007
- Upgraded Interior Improvements & Extensive Window Line
- Mostly Open Layout w/ a Mix of Perimeter Offices, Private Restrooms & Conference Room
- Double Door Ground Floor Entrance off the 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
- **LEASE RATE:           \$1.75 NNN (NNN EXPENSES = \$0.51 PSF)**
- **SALE PRICE:            \$3,993,000 (\$535 PSF)**



# FLOOR PLAN

9927 MUIRLANDS BLVD.  
±3,516 SF

9931 MUIRLANDS BLVD.  
±3,947 SF



ENTIRE BUILDING  
±7,463 SF

# 9927 & 9931 MUIRLANDS BLVD.

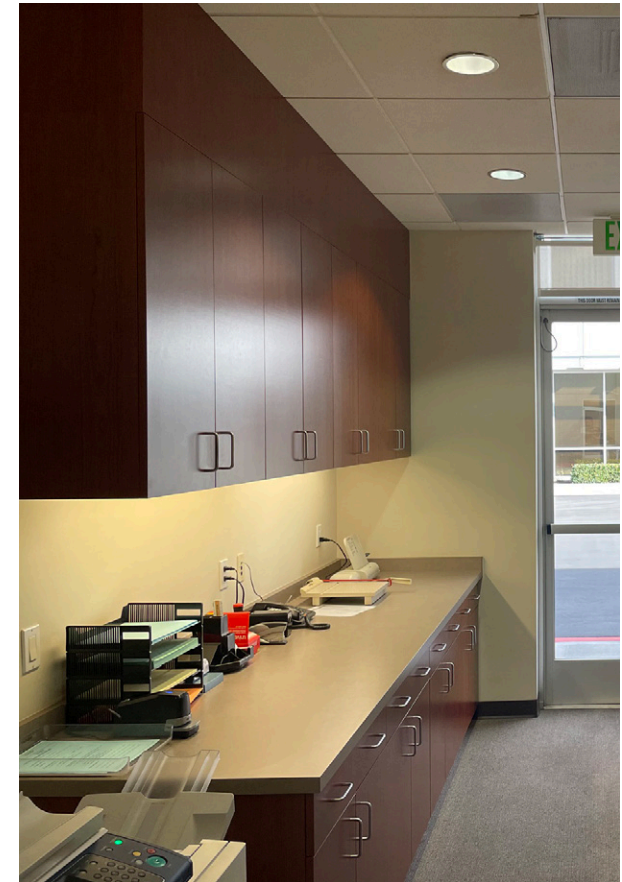
IRVINE SPECTRUM, CALIFORNIA





# INTERIOR OFFICE IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM





# EXTERIOR IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM





IRVINE SPECTRUM ENTERTAINMENT CENTER



LOS OLIVOS MARKETPLACE



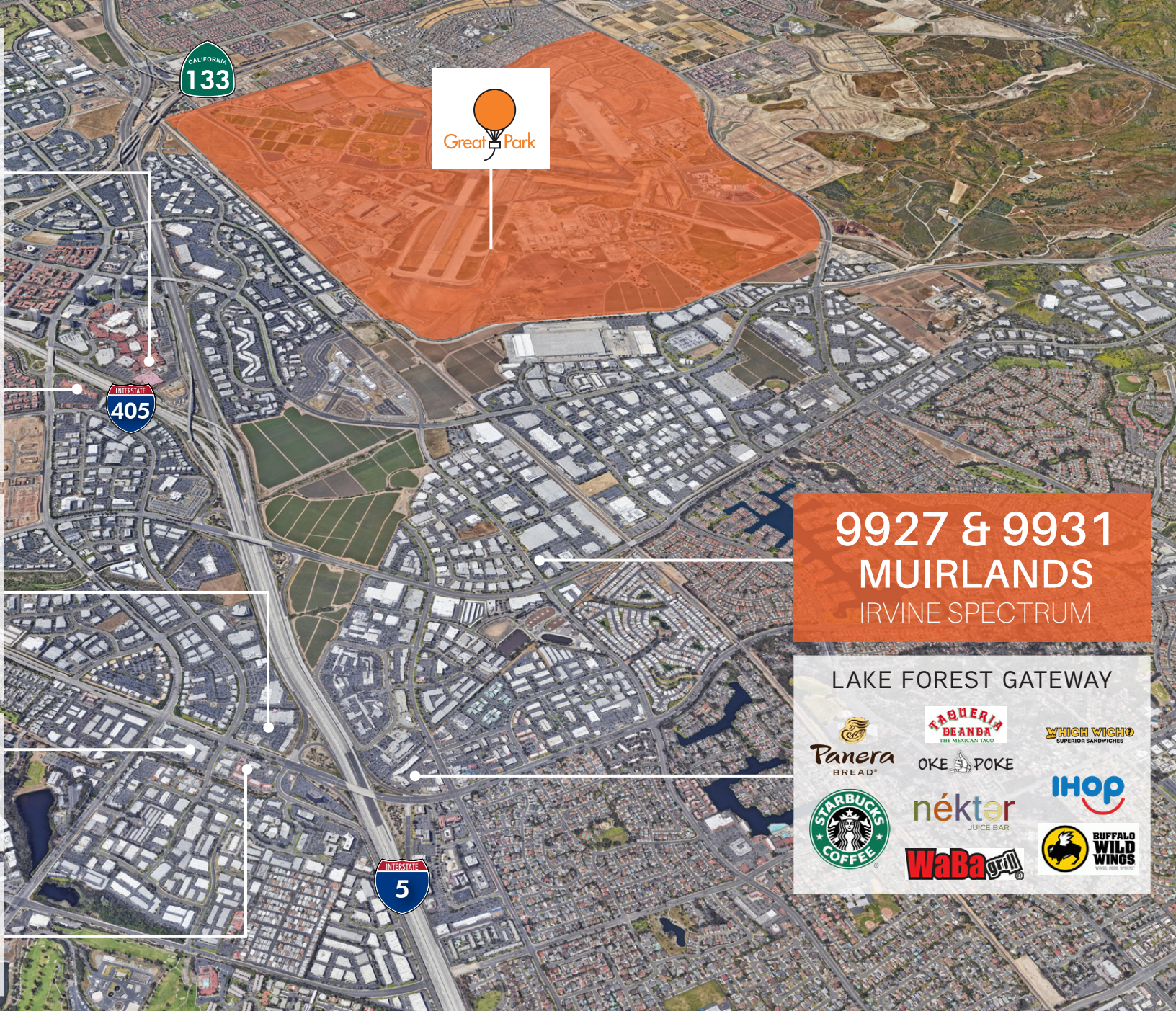
SPECTRUM CROSSROADS



PLAZA DEL LAGO



LAGUNA HILLS RETAIL



9927 & 9931  
MUIRLANDS  
IRVINE SPECTRUM

LAKE FOREST GATEWAY





# 9927 & 9931 MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA

9927 & 9931  
MUIRLANDS  
IRVINE SPECTRUM

BAKE PKWY



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