



16500 BAKE PARKWAY

IRVINE, CALIFORNIA 92618

Offered at: \$2,799,000



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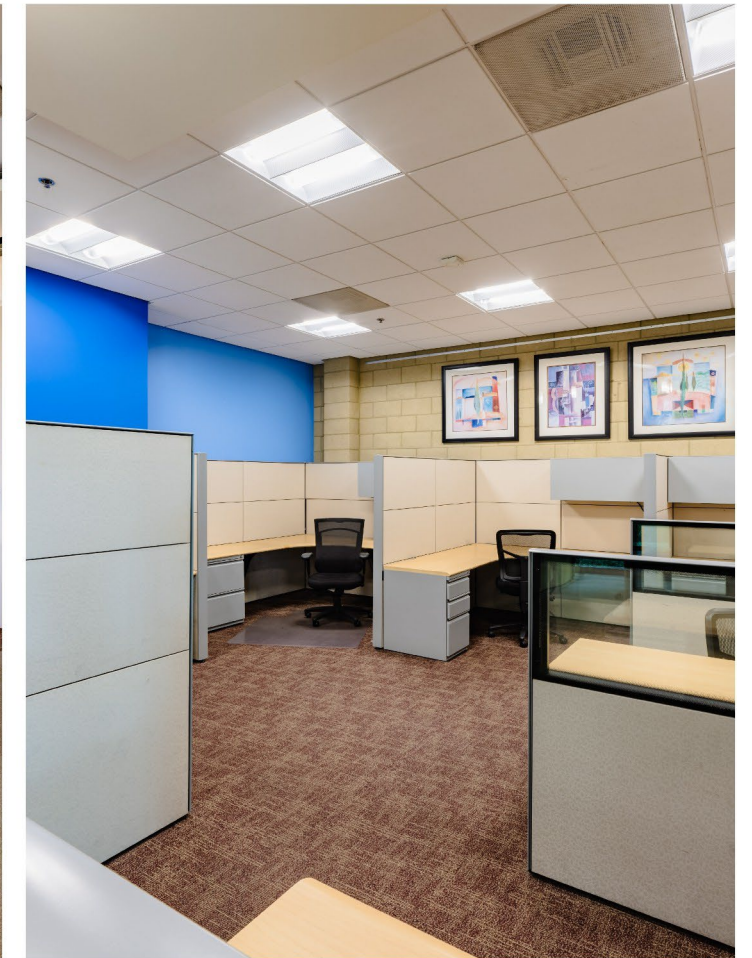
<http://www.ocpat.com>

28051 Greenfield Drive, Suite A, Laguna Niguel, CA 92677

DRE# 01934705



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Executive Summary

This high image building in Bacchus Office Park has a very professional environment with modern colors and decor, offering a great first impression for current and future clients. The building has a double-door lobby entrance with a floor-to-ceiling water-wall feature.

The first floor includes a large conference room surrounded by glass walls and a view of the water-wall feature from the lobby, an executive corner office, two open workstation areas currently configured with 9 workstations, and a large copy/file/breakroom. The second floor has two executive offices, and a large workstation area currently configured with 20 workstations.

No expense was spared when building-out this building, including high-end finishes, lobby water-wall feature, magnetic door lock security system, enhanced dropped ceiling soffited design, and Cat 6 phone and internet cabling with home runs to a server closet.

The first floor is currently partitioned into its own suite, making this building perfect for owner-occupied and/or investment use.

Highlights

- Located in Bacchus Office Park
- 4,950 SqFt
- Divisible Suites, by Floor
- Quick Freeway Access to 5 & 405
- Ideal 4.2D Zoning
- Building Signage on Two Sides
- Electronic Card-Key Access
- Furnished for Immediate Move-In Available