



16480 Bake Parkway ▶

6,000 Sq. Ft. \$465 PSF

Single story, free standing building.
Corner building of office park entrance w/
direct access to the I-5 and 405 freeway.

Direct signage on Bake Parkway.
Visible from Irvine Center Drive.

Only single story building available for sale in Spectrum VI



9830 Irvine Center Dr. ▲

6,000 Sq. Ft. \$345 PSF

Single story, free standing building.
Corner of Irvine Center Dr/Protocol light.
Direct signage on Irvine Center Drive.
Only single story building available for sale.

SINGLE-STORY FREE STANDING OFFICE BUILDINGS

16201 Scientific Way ▼

3,790 Sq. Ft. \$345 PSF

FOR SALE or LEASE Single story building.
Corner of Irvine Center Dr/Scientific Way light.
Direct signage on Irvine Center Drive.
Only single story building w/ roll-up door on Irvine Center Drive.
\$345 PSF w/ complete H. Hendy architectural plans approved.

◀ 9811 Irvine Center Dr.

Fully Furnished \$1.75NNN

4,500 sq ft., single story, free standing building.
Corner of Irvine Center Dr/Protocol light.
Direct signage on Irvine Center Drive.
Available for immediate occupancy at \$1.75NNN
High image /Professional office with TI's at \$150 PSF,
F, F, E at \$50 PSF. H. Hendy designed.



For further information, please contact:

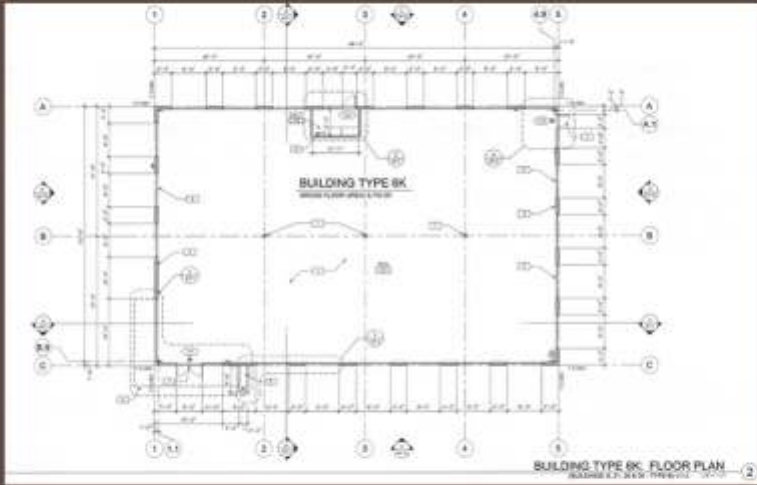
GEORGINA JACOBSON

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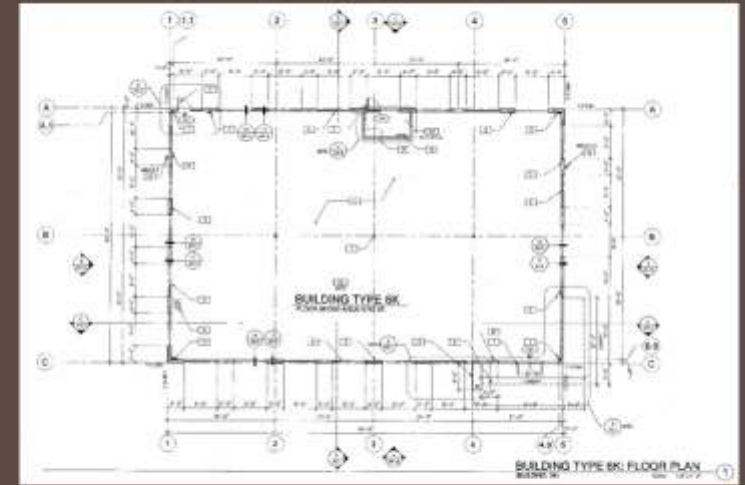
140 Newport Center Dr., Ste. 100 • Newport Beach, CA 92660



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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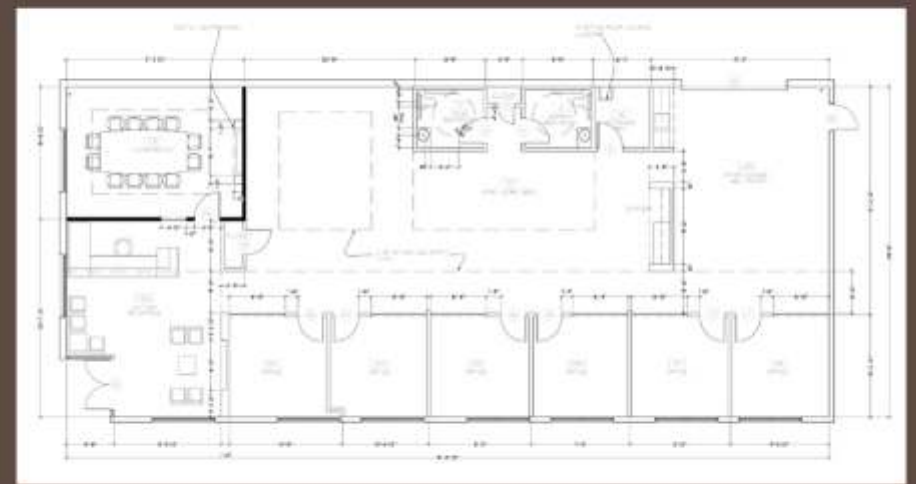


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