

IRVINE SPECTRUM OFFICE BUILDINGS FOR SALE

16300 BAKE PARKWAY

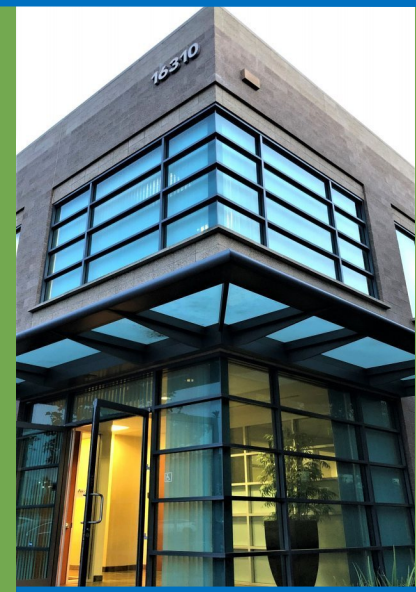
\$2,425,440 / \$489.00 psf
4,960 SF

16310 BAKE PARKWAY

\$2,356,000 / \$475.00 psf
4,960 SF



Fee simple ownership | Two-story office
1 or 2 tenants per bldg | Bldg Top Signage
Business Park visibility | Built 2008
Landscaping and water features
Separate packaged HVAC units
Floor-to-ceiling windows for day-lighting



1st Floor: Rec/lobby | Conference | 4 Privates
Open Area | Collateral Room | Kitchen
IT/Server | Storage | Restrooms
2nd Floor: Conference | 8 Privates | Open Area
Kitchen | Lunch Room | IT/Server | Storage
Building Available 30 Days after Close of Escrow

1st Floor : Lobby & RRs for 1st and 2nd FL use
Conference | 3 Privates | Open Area | Kitchen |
Storage | Available Now, new carpet and Paint
2nd Floor : Conference | 4 Privates | Open Area
Kitchen | Lunch Room | Storage
Available August 1, 2020



Steve Eberle MBA,
CCIM
LEED AP O&M
Lic: 00886508
(949) 350-3231



Karen Sunday
949-632-7727
Karen@karensunday.com
Broker ID #00870655



23 Corporate Plaza Drive | Suite 150 | Newport Beach | CA 92660

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Recent Sales:

Bacchus Office Park 4.2D Zoning 4:1 Car Parking
\$490.00 psf 6,000 sf 2019/12/18 9100 Irvine Center
\$472.08 psf 4,960 sf 2019/09/10 16430 Bake
\$465.00 psf 4,960 sf 2018/10/26 9170 Irvine Center
\$468.75 psf 4,960 sf 2018/10/12 16340 Bake
\$473.79 psf 4,960 sf 2018/08/31 9960 Research
\$465.00 psf 4,960 sf 2017/06/16 16350 Bake
\$430.00 psf 4,960 sf 2017/06/05 16320 Bake



Recent Sales:

Bacchus Signature Series 5.4A General Industrial Zoning 3.5:1 Car Parking
\$410.00 psf 4,960 sf 2019/06/27 9800 Irvine Center
\$465.83 psf 6,000 sf 2019/03/27 16481 Scientific Way
\$445.00 psf 4,950 sf 2018/08/10 16501 Scientific

Recent Sales:

Brenexus Ltd Edition Ph I 5.4A General Industrial Zoning 3.5:1 Car Parking
\$386.29 psf 4,960 sf 2018/08/03 8815 Research
\$396.00 psf 7,700 sf 2018/05/01 8891 Research
\$487.00 psf 6,000 sf 2018/03/29 8891 Research
\$434.07 psf 4,960 sf 2018/02/22 9810 Research



SITE

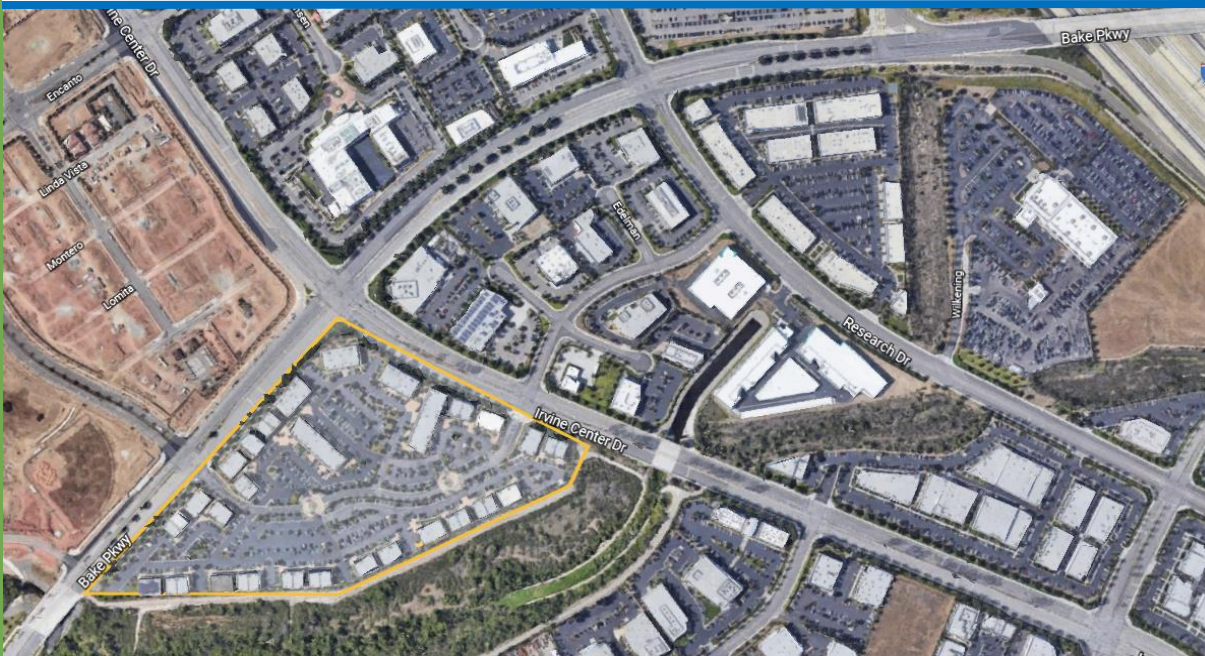
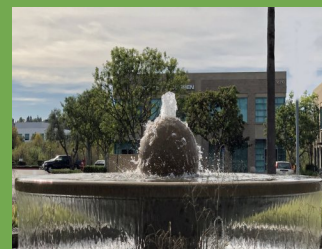
Bacchus Office Park

39 Office Buildings

4:1 Car Parking:
Every business must provide sufficient parking for the type of activity (1 space for every 250 square feet of office use).

4.2 Office Professional Zoning
A professional office for a lawyer or insurance company would be a permitted use.

WARE MACOLMB Project



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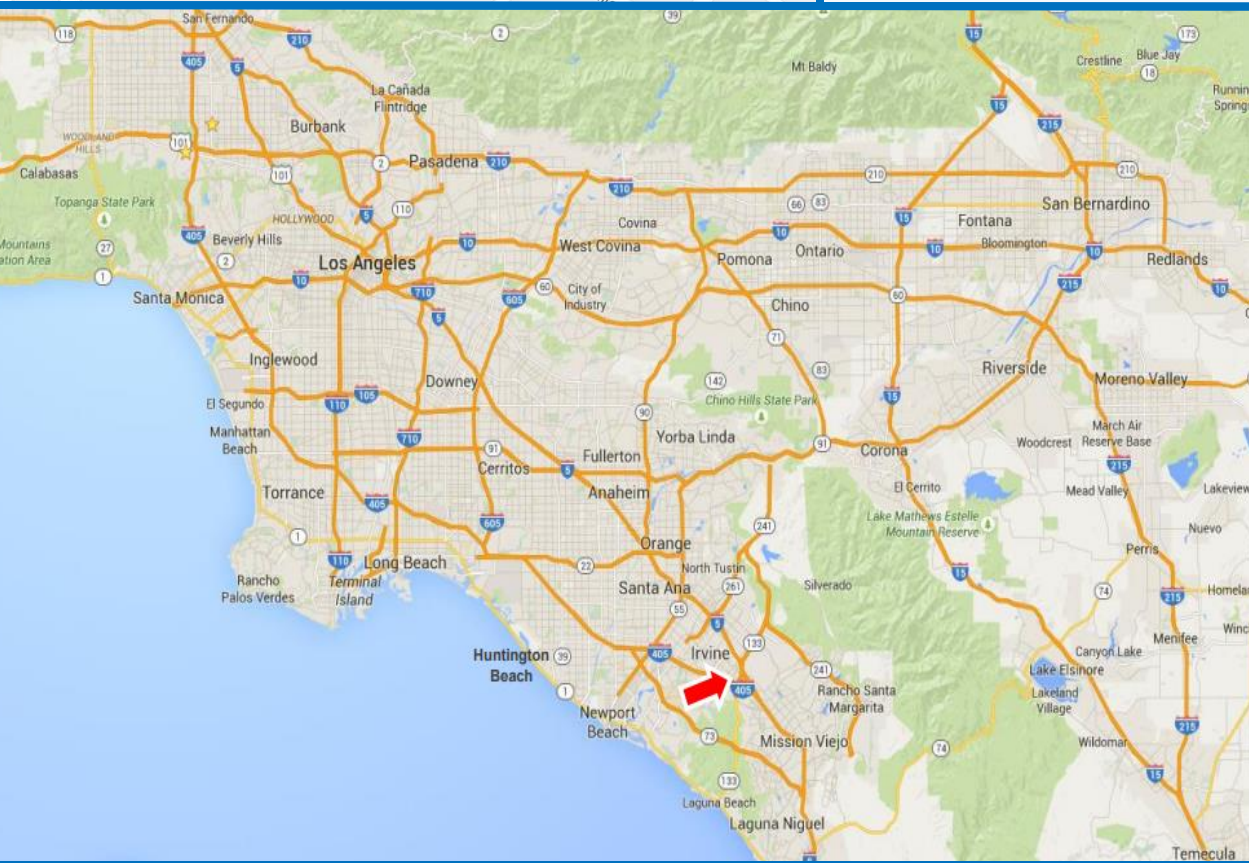
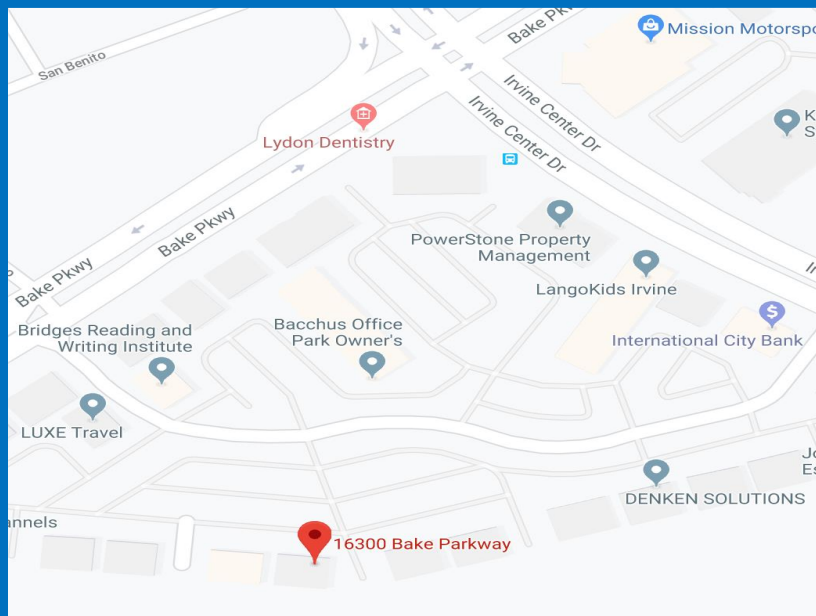
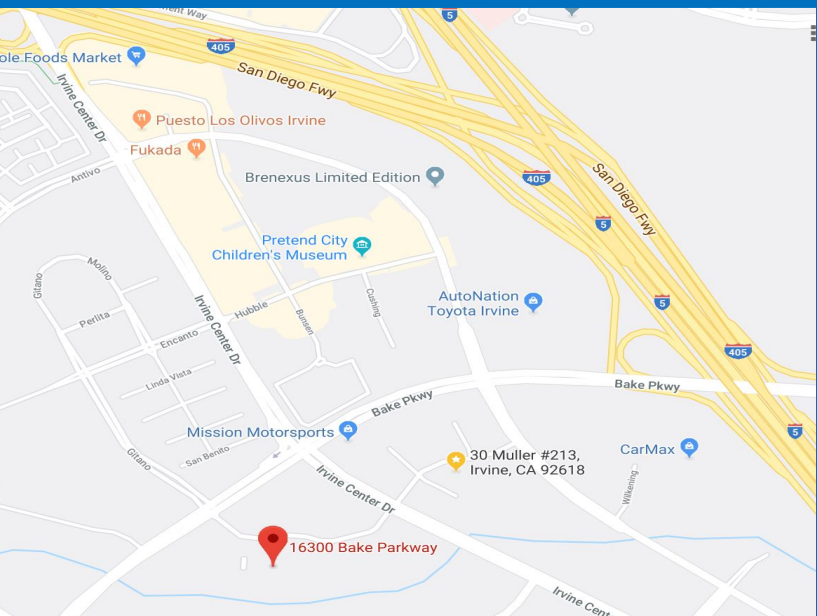
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LOCATION

Irvine Spectrum
BacHus Office Park
Entertainment &
shopping close
proximity to Irvine
Spectrum Center

Easy Access to
405 / 55 / 5 / 133 / 241
Freeways

SNA 8 miles
LAX 52 miles
Irvine Metrolink 3 miles



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KAREN SUNDAY
& ASSOCIATES, INC.
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