

WORLD CLASS CREATIVE OFFICE BUILDING

16450 SCIENTIFIC

IRVINE CA



CBRE

PROPERTY OVERVIEW/HIGHLIGHTS



World Class Creative
Office Building



30' Clear Height with
exposed painted ceilings



Extremely high-end
finishes throughout



3 Full size electronic
ground level doors



Great
freeway access



Building top
signage available



Flexible
zoning



No comparable building
in the OC Market



16450







SCIENTIFIC
WAY



WORLD CLASS







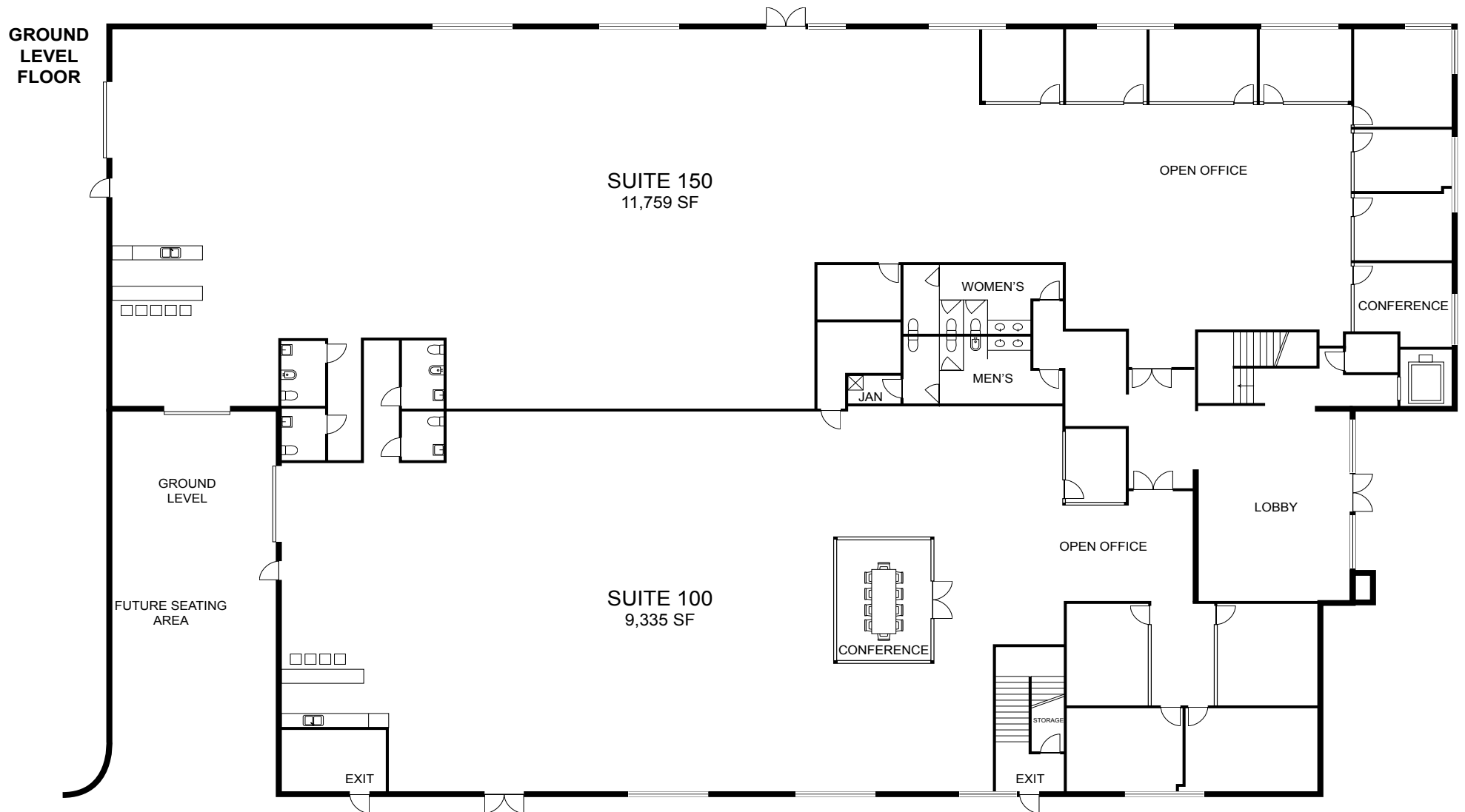
CREATIVE
OFFICE



GROUND FLOOR

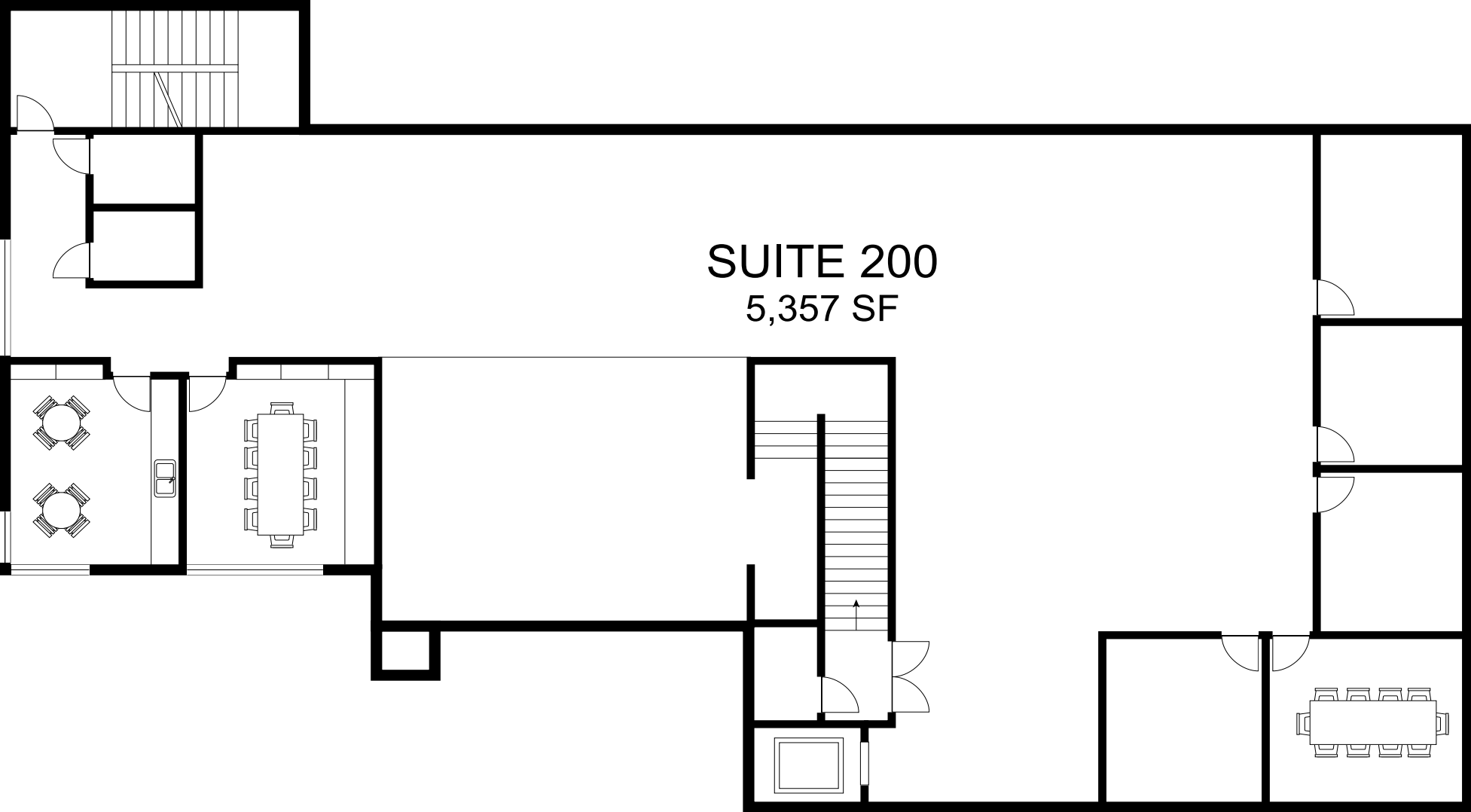
SUITE 100 9,335 SF

SUITE 150 11,759 SF



SECOND
FLOOR

SUITE 200 5,357 SF





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