

FOR SALE

5,475 SF HIGH IMAGE OFFICE

75 BUNSEN, IRVINE SPECTRUM, CA

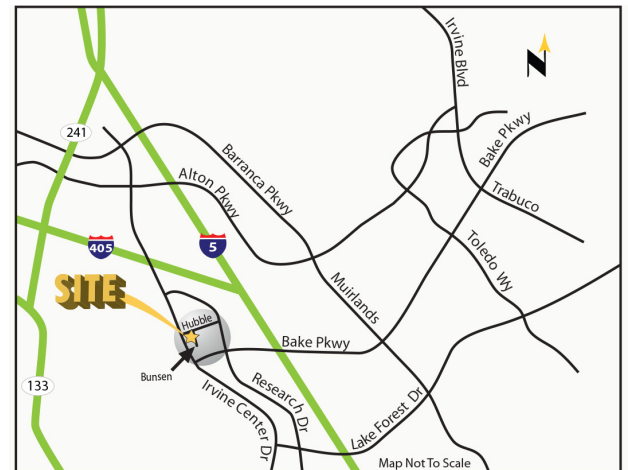
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Property Features

- Approximately 2,866 SF of Highly Upgraded Contemporary Two-Story Office Area (over \$250,000 in Office Improvement Upgrades)
- 100% Air Conditioned
- Newly Constructed in 2005
- Prime Location in the Irvine Spectrum Minutes from the Irvine Spectrum Entertainment Center
- Corner Unit
- 400 Amps of Power
- Fire Sprinklered
- 3.5:1 Parking
- Approximately 2,600 SF Warehouse Area
- One (1) Ground Level Truck Door
- Approximately 22' Warehouse Clearance
- Excellent Access to the San Diego (405), Santa Ana (5), Laguna (133) Freeways and the Corona Del Mar/San Joaquin Hills (73) and Eastern (241) Transportation Corridors



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International

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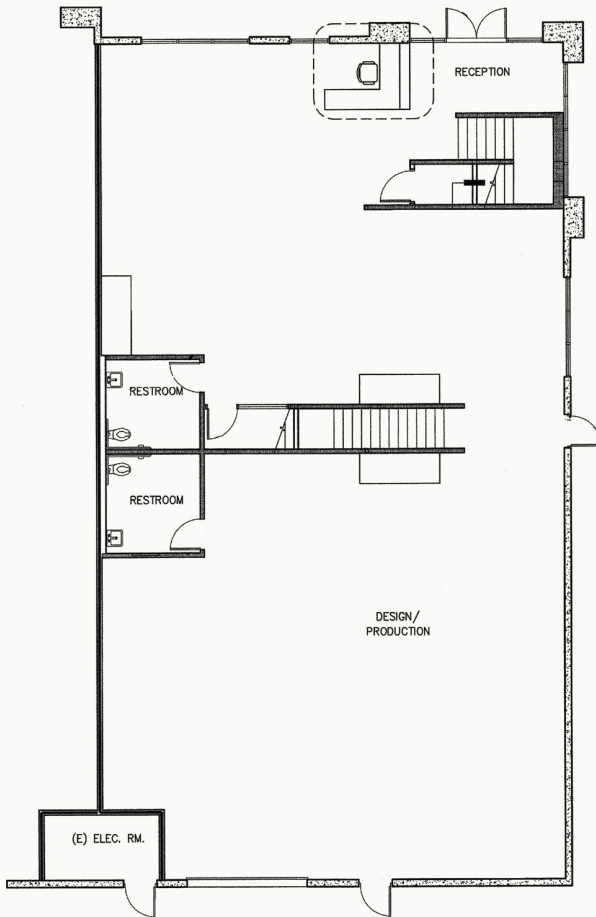
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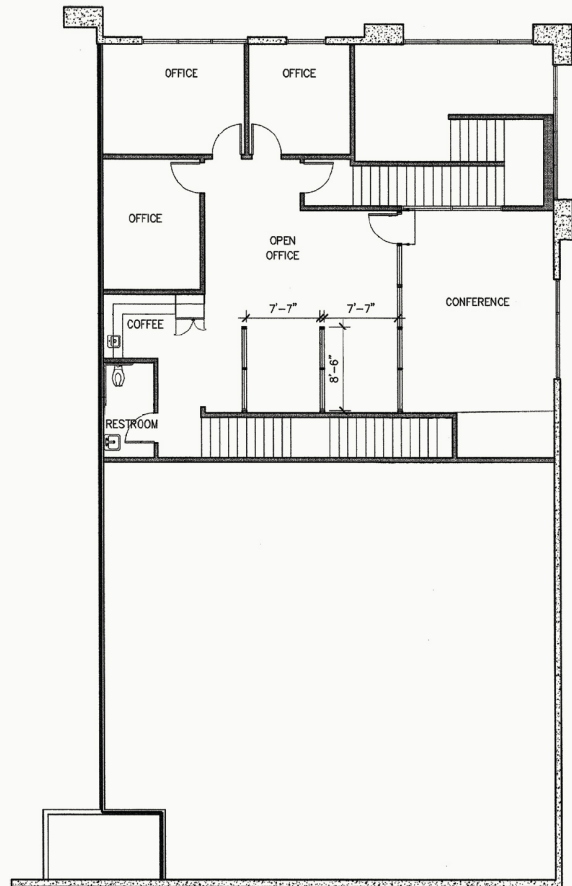
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First Floor



Second Floor



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