

# 16421 SCIENTIFIC WAY

**BROKER BONUS: \$1/RSF** | For new deals, 3 year minimum



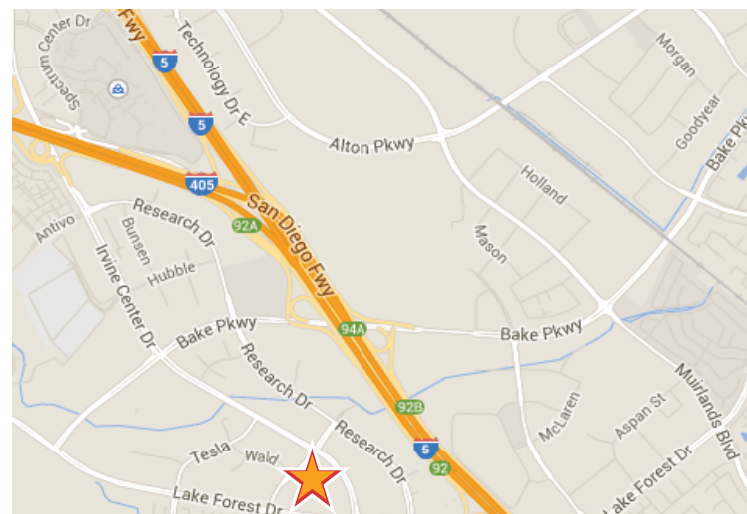
**FOR LEASE - 9,920 SF - \$2.45 FSG**

## PROPERTY FEATURES

- Bacchus Signature Series
- 5.4 Design Professional Zoning
- 9,920 Square Feet For Lease - \$2.45 FSG
- Divisible By 4,960 Square Feet
- Upgraded, Creative Finishes
- Polished Concrete Floors & Open Ceiling Areas
- Highly Visible Corner Location & Building Top Signage
- Free Surface Parking
- Flexible Lease Terms, Long Term Ownership
- Immediate Access To The 5 and 405 Freeways
- Close Proximity to the Irvine Spectrum Entertainment Center, Los Olivos Marketplace, Lake Forest Gateway



Click To See A 360 View



For Further  
Information,  
Please Contact:

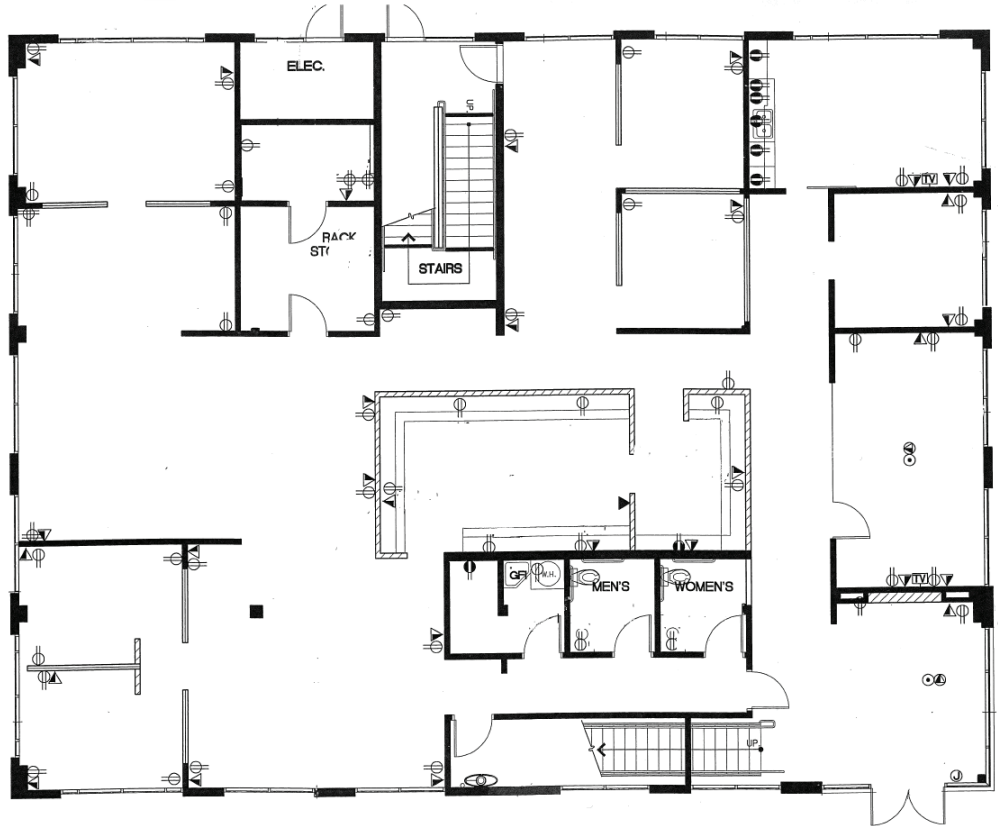
**Rich Essen**  
949.721.6021  
riche@oppre.com  
lic. 008822024



lic. 01446792

# 16421 SCIENTIFIC WAY

## FIRST FLOOR



## SECOND FLOOR



For Further Information, Please Contact:

Rich Essen  
949.721.6021  
riche@oppre.com  
lic. 008822024



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.