

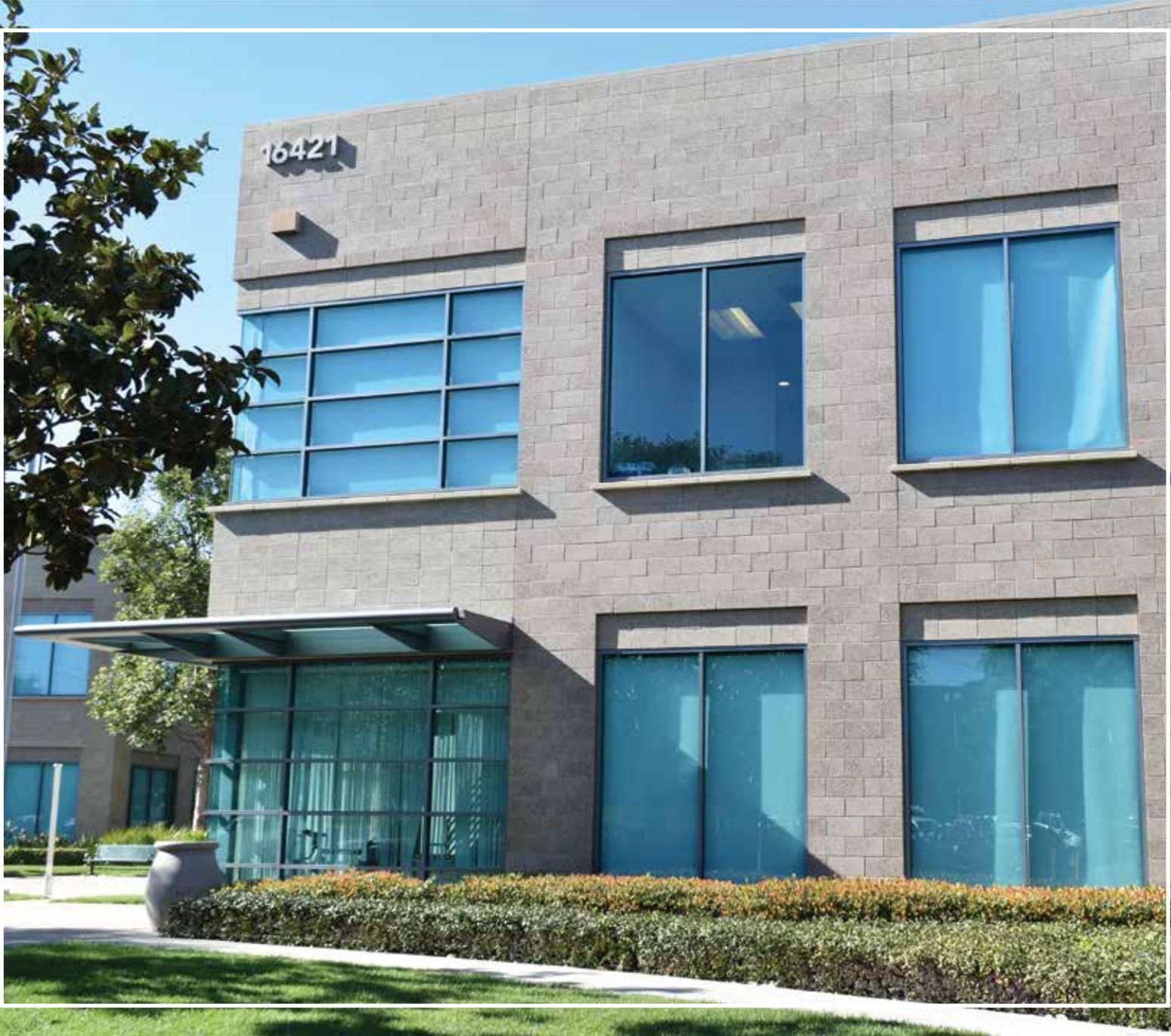
16421

FOR SALE

SCIENTIFIC WAY

IRVINE SPECTRUM
CA 92618

BACCHUS SIGNATURE SERIES



Exclusively Listed By:

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SUMMARY

Address:	16421 Scientific Way Irvine Spectrum, CA 92618
Sale Price:	\$4,612,800/\$465/sf
Owner-User Offering:	The building will be delivered vacant upon sale.
Assessors Parcel Number:	588-206-06
Tax Rate Area:	26-305
Tax Rate:	1.0315
Year Built:	2007
Building Size:	9,920 Rentable Square Feet, Fully Sprinklered
Zoning:	5.4 Design Professional
Parking:	In common surface parking ratio of 3.55 space per 1,000 square feet.
Construction:	Masonry Block
Association:	The association covers common area insurance, utilities, maintenance, landscaping, pest control, water, trash and parking lot maintenance. Current quarterly dues are \$0.35/sf.
Description & Location:	Two-story office building has creative features and upgraded finishes including open ceiling treatment on the first floor, polished concrete floors, full height glass main conference room, restroom cores on each floor, corner location provides unimpacted views, abundant natural light and high visibility signage.

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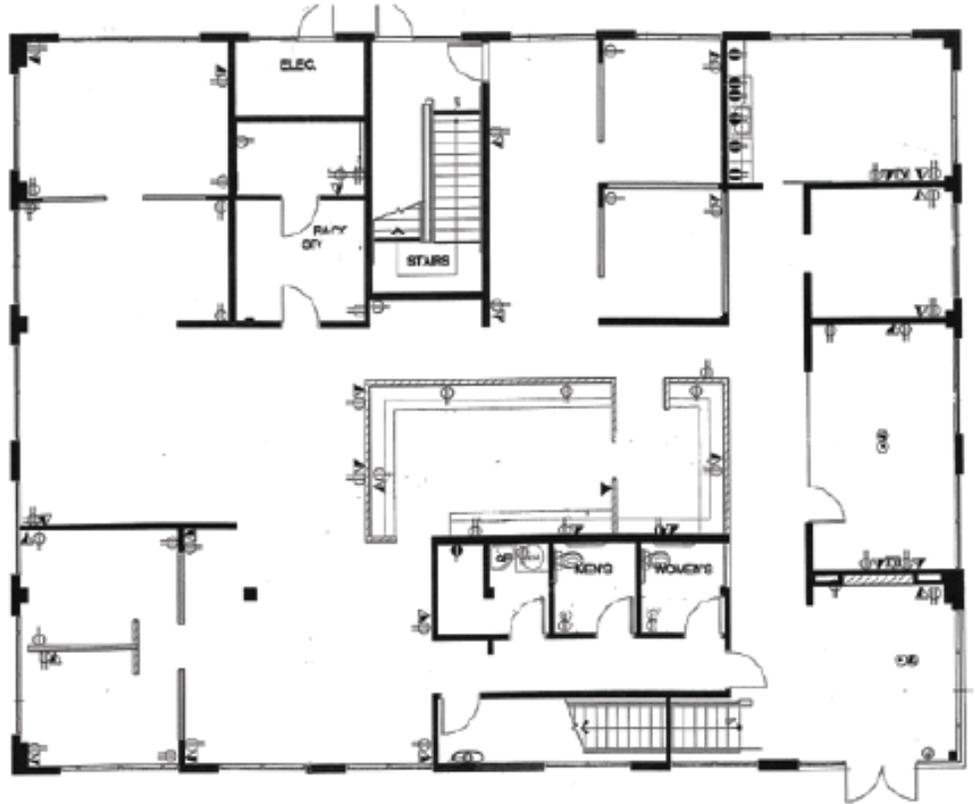
PROPERTY FEATURES

- 16421 Scientific Way is a two-story free standing fully improved office building consisting of 9,920 SF located in the Bacchus Signature Series office park in the Irvine Spectrum.
- High profile location with immediate access to Interstate 5 (I-5), San Diego Freeway (405), Laguna Canyon (133) and Foothill Transportation corridor (241).
- Close proximity to Irvine Spectrum Entertainment Center, Los Olivos Marketplace, Irvine Metrolink Station, Lake Forest Gateway and several other retail centers.
- Fee simple ownership, no Mello Roos, professional association.
- Free surface parking with immediate access to building entry.
- The building is currently configured for single occupany use but with restroom cores on each floor, multi tenant use is possible.
- The existing configuration is highly functional including reception area, main conference room, secondary conference room, restrooms on each floor, 17 private offices, data room, two kitchens, open work area, two storage rooms and extensive glassline throughout.
- Corner location with no neighboring buildings on three sides and a single story building on the fourth. High visibility signage possible.



FLOOR PLANS

FIRST
FLOOR



take
virtual
tour



SECOND
FLOOR



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