

For Lease

IRVINE SPECTRUM, CA

10 Bunsen



basement

10

NEWMARK

Details

HIGHLIGHTS



Total Building Area
12,966 SF



Single Standing
2-Story Building



Creative
Finishes



Multiple Freeway Access
405, 5 and 133



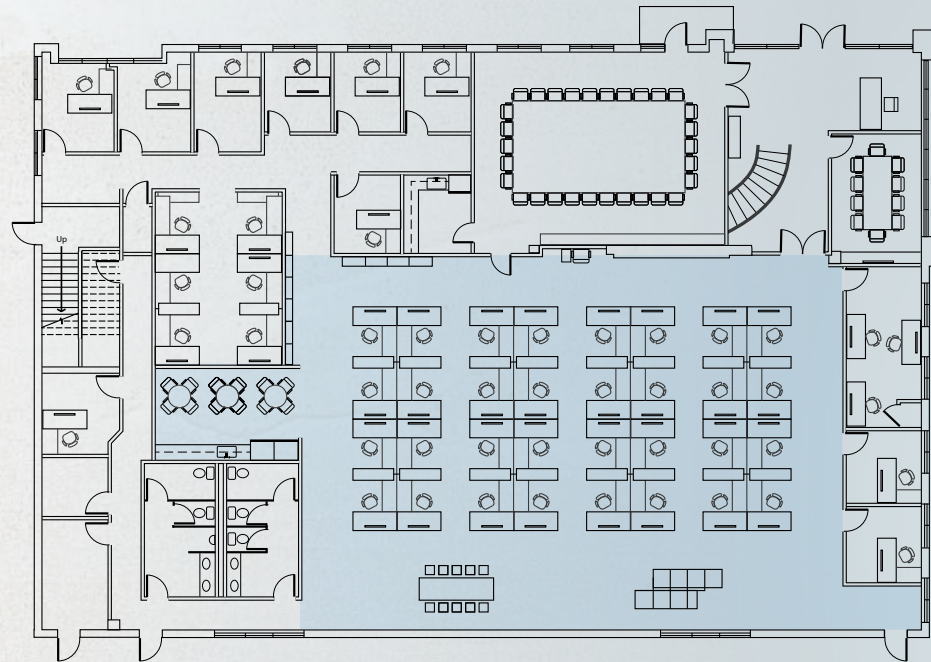
Plethora of Walkable
Amenities



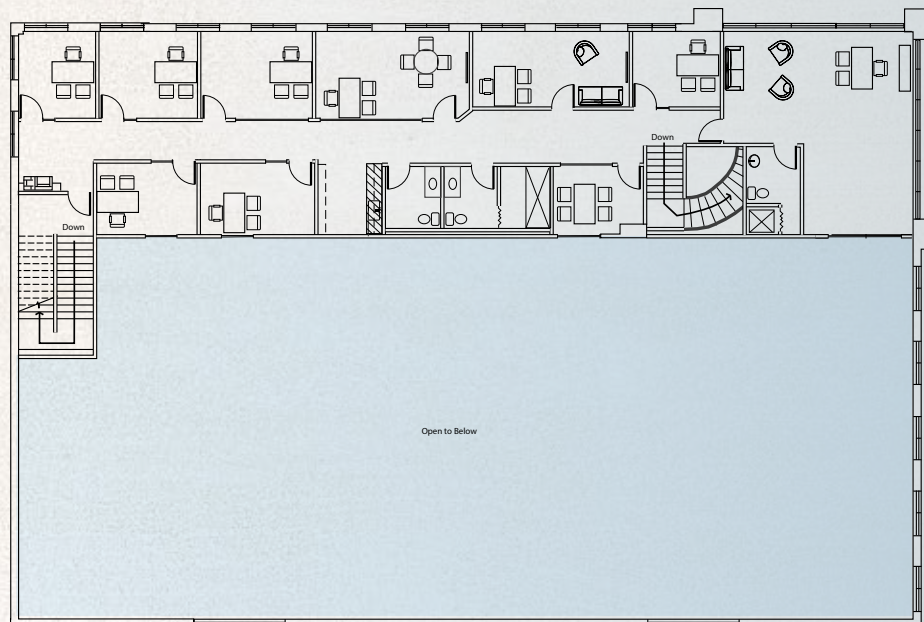
Building Top
Signage Available

FLOOR PLANS

1ST FLOOR PLAN



* Furniture is Hypothetical



2ND FLOOR PLAN

□ Open Ceiling

* Furniture is Hypothetical



AMENITIES

DINING/RETAIL

1. A&J Restaurant
2. Bacchus Bar & Bistro
3. Bhan Baiton Thai Cuisine
4. Biagio's Italian Restaurant
5. Burger King
6. Carl's Jr.
7. Chic-Fil-A
8. Costco
9. Fukada Restaurant
10. Garbanzo Mediterranean Grill
11. Gelson's Markets
12. Inkas
13. Iron Mule
14. Jin Japanese Restaurant
15. Lucca Cafe
16. Nory's Restaurant
17. O Fine Japanese Restaurant
18. Peppino's Italian Family Restaurant
19. Pita Pita
20. Ralphs
21. Specialty's Cafe & Bakery
22. Starbucks
23. Sushi Boy
24. SW Seafood & BBQ Restaurant
25. Taiko Japanese Restaurant
26. Tasty Thai
27. Thai Cafe
28. Thai Spice
29. The Counter
30. Trader Joes
31. Walgreens

HOTELS

1. Best Western Irvine Spectrum Hotel
2. Comfort Inn at Irvine Spectrum
3. Courtyard Irvine Spectrum
4. Double Tree by Hilton Hotel Irvine
5. La Quinta Inn & Suites Irvine Spectrum

ENTERTAINMENT

1. Edwards 21 IMAX/RPX Irvine
2. Irvine Fine Arts Center
3. LA Fitness
4. Musical Theatre Village
5. Pretend City Children's Museum
6. SoCal-Elite Sports
7. Village Gallery

IRVINE SPECTRUM

130 STORES & RESTAURANTS

LOS OLIVOS MARKET PLACE

24 Hour Fitness
7-Eleven
Angelina's Pizzeria
Napoletana
Bella Nail Lounge
Biryani Pot
Burger King
Burger Lounge
Burnt Crumbs
Chase Bank
Club Pilates
Dots Cupcakes
Flame Broiler
Fukada Japanese Restaurant
Hoag Medical Group &
Urgent Care
The Kebab Shop
Kenneth Brown Salon
Kuan Zhai Alley
LensCrafters
Los Olivos Dentistry
Marufuku Ramen
Naturepedic Organic
Mattress Gallery
OrangeTwist
Panini Kabob Grill
Phans55 Vietnamese Street
Food
Piper Preschool
Puesto
Residence Inn Irvine
Spectrum
Rumble Boxing
Sen Tea House
Starbucks Coffee
Sugared + Bronzed
The UPS Store
Wells Fargo Bank
Wheathy
Whole Foods Market



For more information, please contact:



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NEWMARK

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