

FOR SALE

16381 Scientific Way, Irvine, CA 92618
4,950 SF – 100% Leased Investment
Irvine Spectrum - Bacchus Signature Series



A 2-story 4,960 SF office building on a single fee simple parcel built in 2007. Museum grade block exterior construction with 3-ply built up roof and packaged HVAC units serving each floor. Fully built-out with high end and contemporary finishes providing for 2 separate suites (1 on the ground floor and 1 upstairs). Floor to ceiling windows provide for abundant natural interior light. Building top signage and identity.

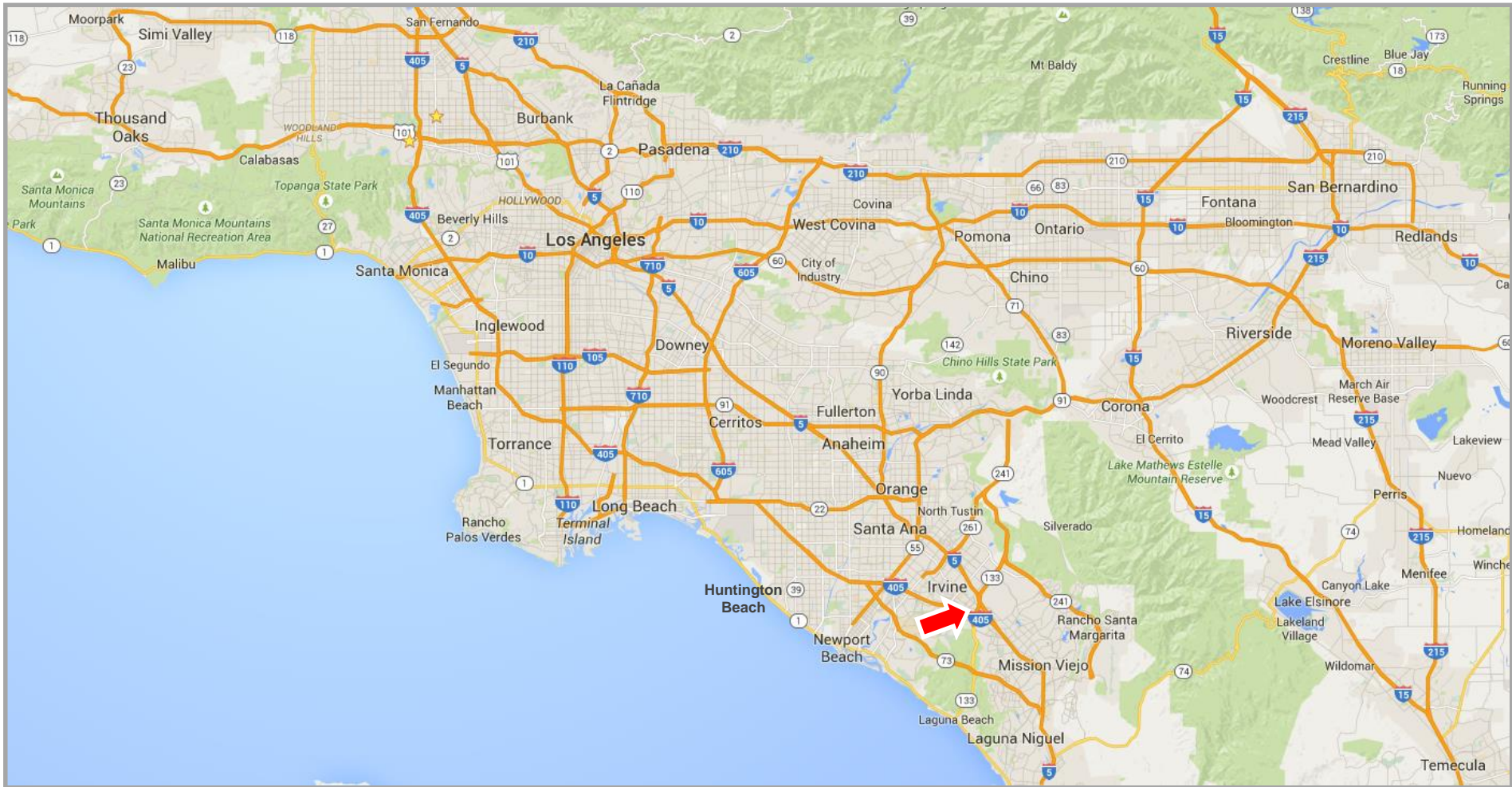
Located at the Bacchus Signatruue Series (BSS), a Design-Professional zoned project located within the highly desirable Irvine Spectrum submarket within Orange County. The project has extensive exterior landscaping in the common areas with central water features. Easy access to the 405, 5, 133 and 241 freeways and are approximately 15 minutes away from Newport Beach / John Wayne airport and approximately 60 minutes away from the Los Angeles (LAX) airport.

The building is 100% leased by one Tenant (see page 5 for details.)

Greg Endsley, CPM, CCIM
CA DRE 01020960
Madison Street Partners
T (949) 468-2244
C (714) 397-4526
greg@madisonstreetpartners.net



Regional Map



Spectrum Aerial



MADISON STREET
PARTNERS

Bacchuss Signature Series



Property Photo



16381 Scientific Way
4,950 SF
100% Leased
See Page 5 for Lease info



MADISON STREET
PARTNERS

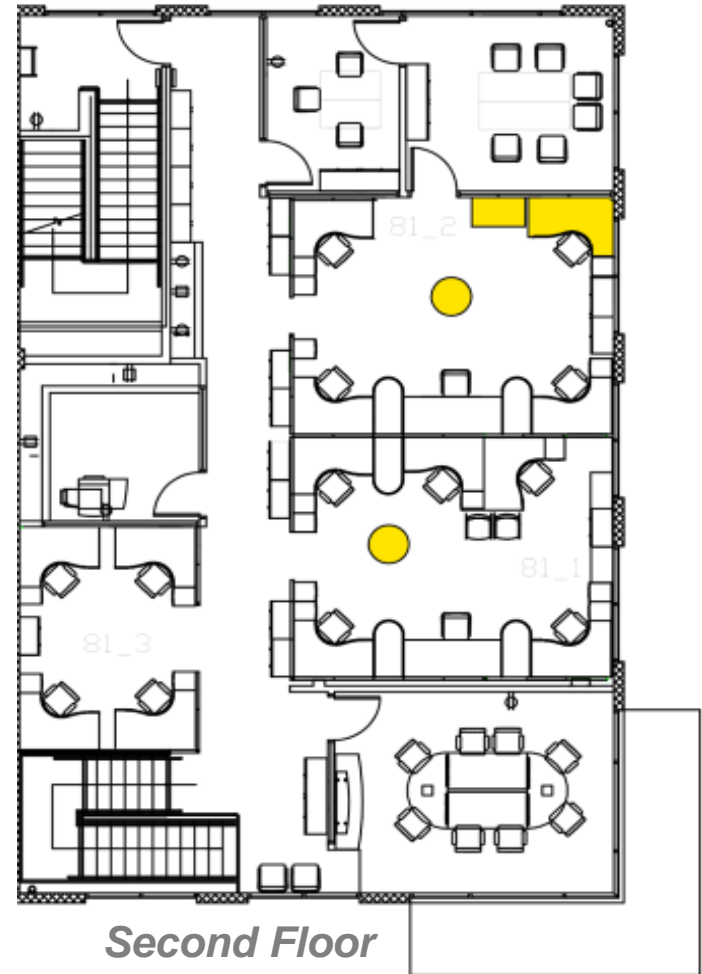
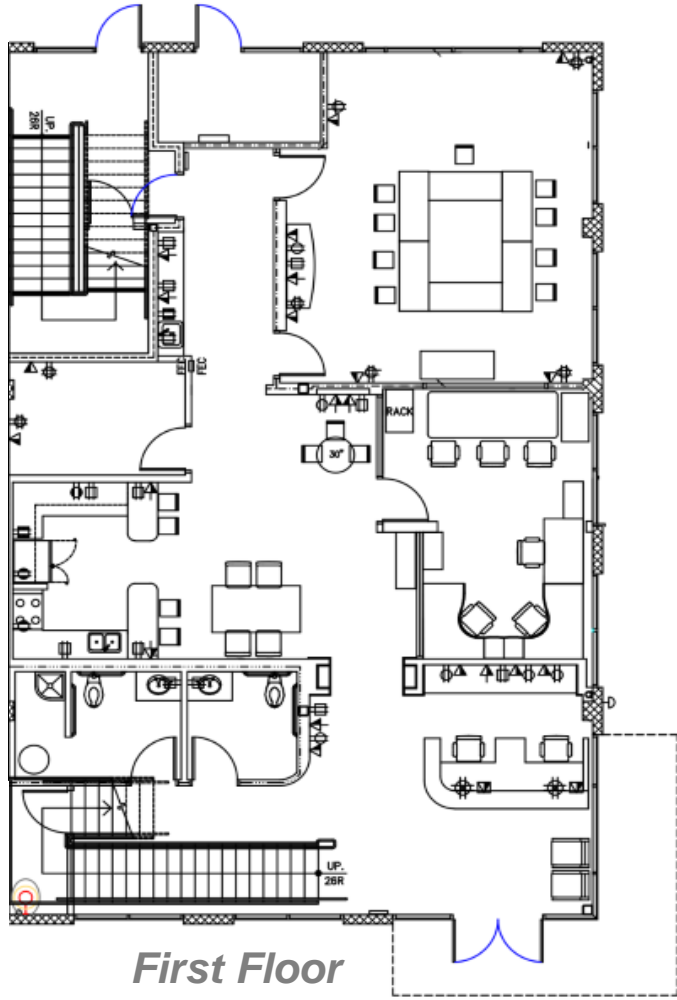
Rent Roll

Project / Bldg #	Bldg Address	Zoning / Parking Ratio	Suite #	RSF	Status	Tenant / Lease Term	\$/RSF MG	\$ Monthly
BSS / #31	16381 Scientific Way, Irvine, CA 	R&D Design Prof. / 3.5:1,000	N/A	4,950	Leased	Tee Hub (Following COE) 1 Yr Term starting upon COE w/Two 1-Yr Options to Renew	\$1.90 FMV	\$9,405.00

Note: Close of Escrow (COE)
Fair Market Value (FMV)



Floor Plan



Price & Contact Information

...Please Do Not Disturb Tenant...

Purchase Price \$2,178,000 (\$440/SF)

For questions or to arrange for a property tour contact:

*Greg Endsley, CPM, CCIM
CA DRE 01020960*

*Madison Street Partners, Inc.
4100 MacArthur Boulevard, Suite 350
Newport Beach, CA 92660
Cell (714) 397-4526
CA DRE 01478228*

*gendsley@madisonstreetpartners.net
www.madisonstreetpartners.net*

