

SMITH | FRYER | WATTS

HIGHLY UPGRADED SINGLE-STORY FREESTANDING IRVINE SPECTRUM OFFICE BLDG.



FOR SALE/LEASE

BAKE COMMERCE CENTER

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM | ±7,463 SQUARE FEET | \$4,350,000

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
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MATT FRYER
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

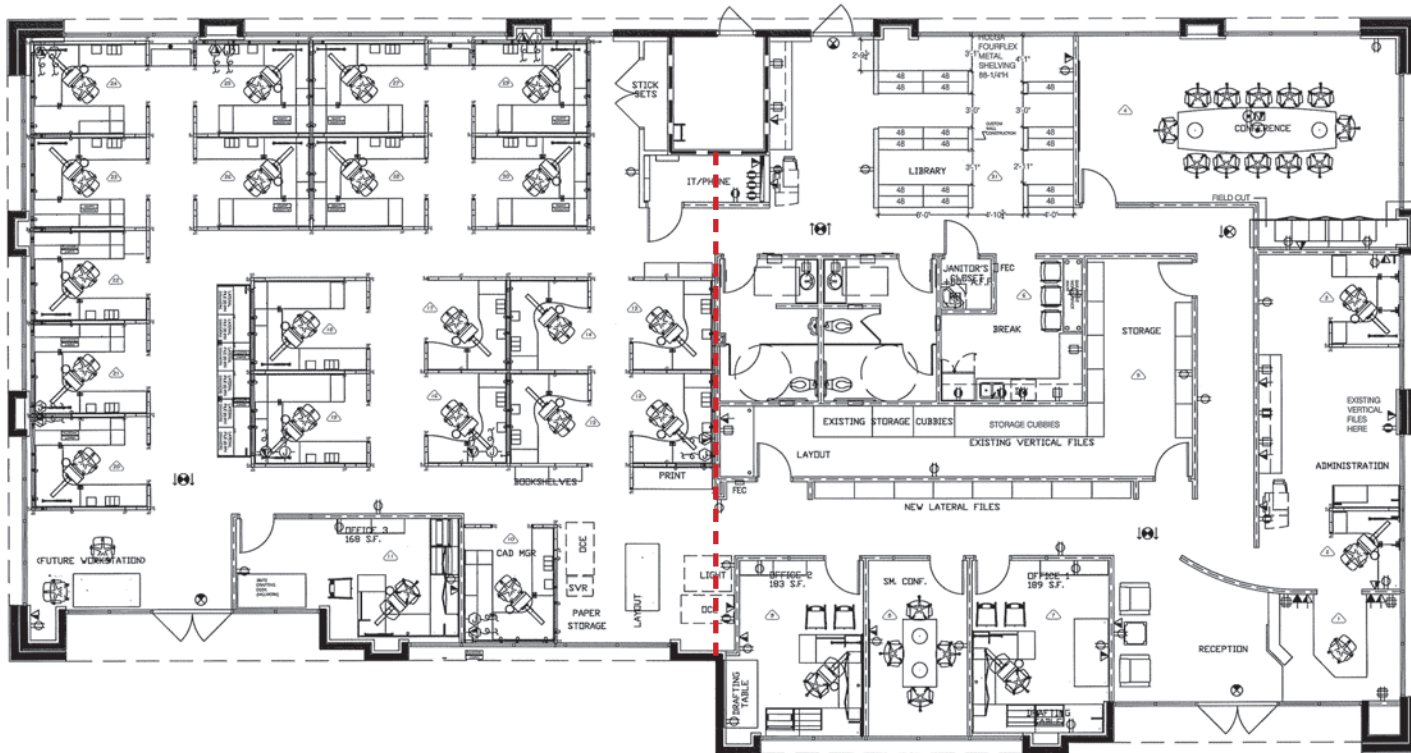
- +/- 7,463 SF Single Story Free Standing Creative Office Building
- Two Separate Parcels:
 - 9927 Muirlands Blvd. (±3,516 SF)
 - 9931 Muirlands Blvd. (±3,947 SF)
- Modern Architecture & Newer Age Construction – Built in 2007
- Upgraded Interior Improvements & Extensive Window Line
- Mostly Open Layout w/ a Mix of Perimeter Offices, Private Restrooms & Conference Room
- Double Door Ground Floor Entrance off the Parking Lot
- Upgraded LED/Pendant Lighting Throughout
- Brand New Roof and Meticulously Maintained HVAC System
- Building Top Signage w/ Street Frontage
- Prestigious Irvine Spectrum Location
- Four (4) Reserved Parking Stalls
- Free Surface Parking (4:1,000 SF)
- Close Proximity to Irvine Spectrum Entertainment Center & Numerous Retail Amenities
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows)
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Professionally Managed Business Park
- **LEASE RATE: \$1.75 NNN (NNN EXPENSES = \$0.51 PSF)**
- **SALE PRICE: \$4,350,000.00 (\$582.88 PSF)**



FLOOR PLAN

9927 MUIRLANDS BLVD.
±3,516 SF

9931 MUIRLANDS BLVD.
±3,947 SF



ENTIRE BUILDING
±7,463 SF

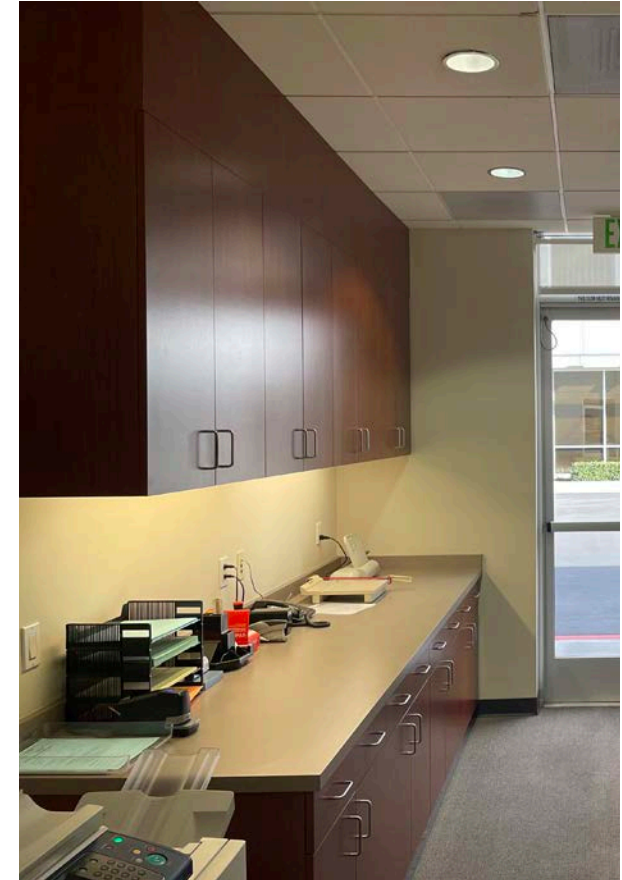
9927 & 9931 MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA



INTERIOR OFFICE IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM



EXTERIOR IMAGES

9927 & 9931 MUIRLANDS BLVD. | IRVINE SPECTRUM



IRVINE SPECTRUM ENTERTAINMENT CENTER



LOS OLIVOS MARKETPLACE



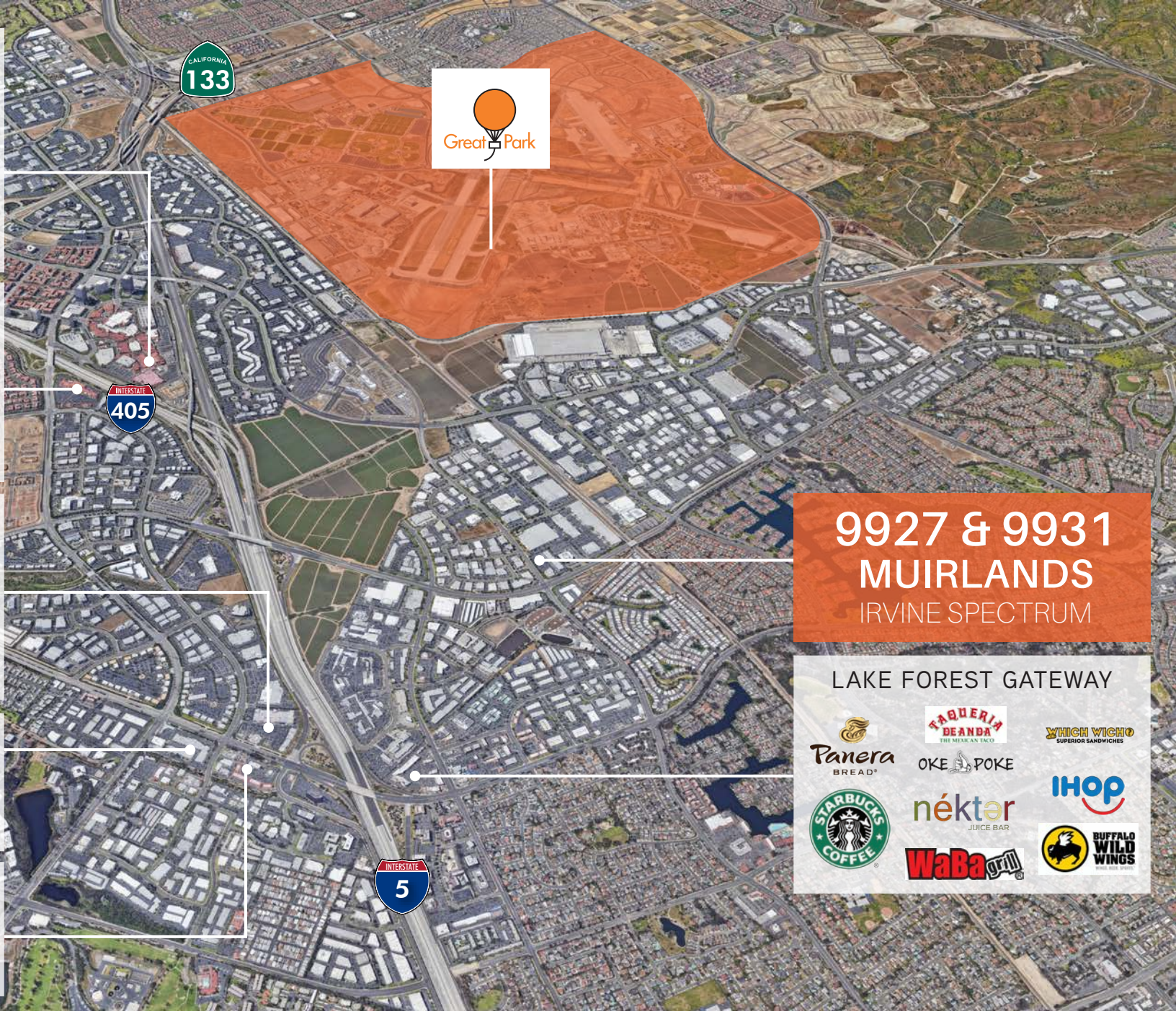
SPECTRUM CROSSROADS



PLAZA DEL LAGO



LAGUNA HILLS RETAIL



9927 & 9931
MUIRLANDS
IRVINE SPECTRUM

LAKE FOREST GATEWAY



9927 & 9931 MUIRLANDS BLVD.

IRVINE SPECTRUM, CALIFORNIA

9927 & 9931
MUIRLANDS
IRVINE SPECTRUM

BAKE PKWY



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