

OFFICE SPACE  
FOR LEASE | 2,475 SF

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

16420  
BAKE PKWY  

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SUITE 100

Irvine, California 92618



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**For more information:**

**John Manion**

Executive Vice President

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949. 468. 2306

Cal DRE License #01247695

## Property Description

Picture your business HERE! Situated in the Irvine Spectrum, this 2,475 SF first floor office suite is available now FOR LEASE! Welcome your employees to a vibrant and dynamic office space that transcends the ordinary. This colorful haven is move-in ready and offers a unique blend of functionality and aesthetics that will inspire your team and impress clients. The open floor plan encourages a sense of community, promoting interaction among team members. Flexible workstations and communal areas are strategically placed to enhance workflow and communication. The ergonomic furniture ensures comfort without sacrificing style, creating an environment where work feels like a creative journey. Natural light floods through large windows, providing a refreshing ambiance that contributes to a positive and uplifting work atmosphere. Welcome to your new office space where work feels like a celebration of creativity and collaboration!



*Move-In Ready /  
Furnished  
(If Needed)*



*Private  
Kitchen*



*Large Executive  
Office*



*Conference  
Room*



*Floor to Ceiling  
Windows*



*Glass  
Doors*



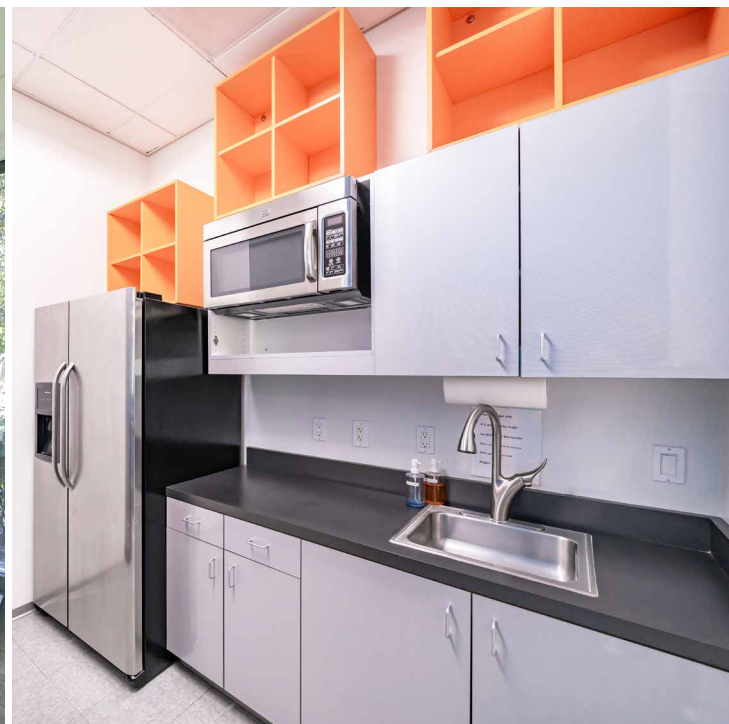
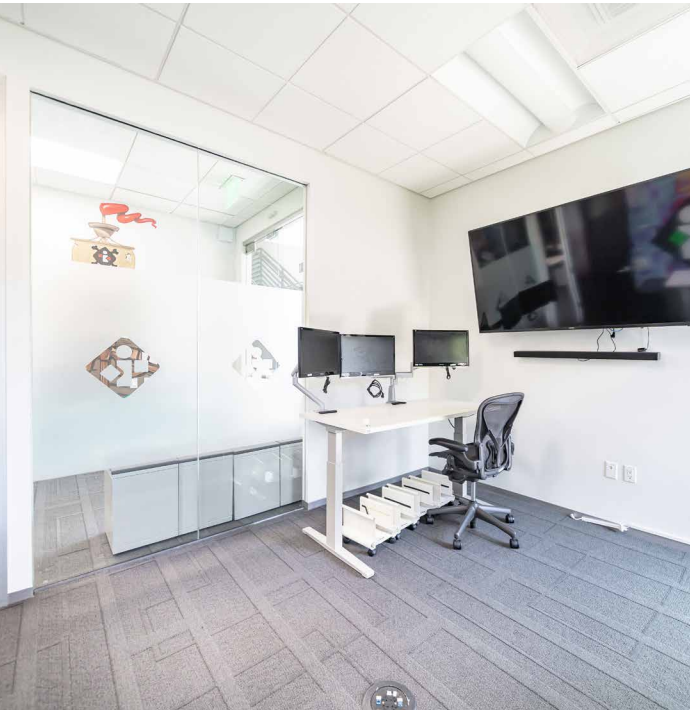
*Freestanding  
Building*

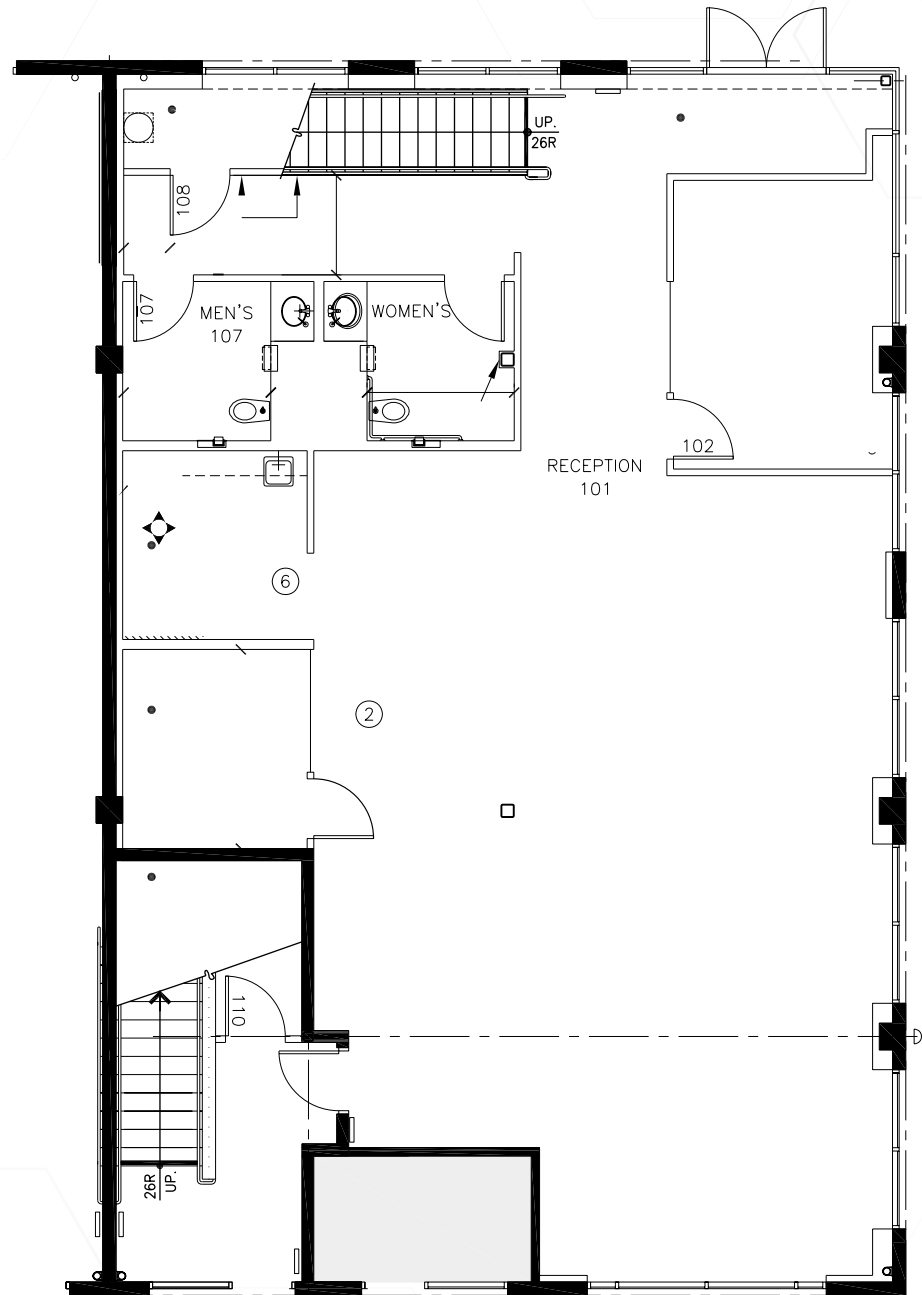


*Immediate  
Access to 405 & 5  
Freeways*



*Year Built  
2007*





**01 1ST FLOOR PLAN** ↘  
1/8" = 1'-0" N

*\*Floor Plan Not to Scale*



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