

# FOR LEASE

16530 BAKE PARKWAY SUITES 101 & 200, IRVINE, CA



EXCLUSIVELY OFFERED BY:

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***Voit***  
REAL ESTATE SERVICES

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## FIRST FLOOR - SUITE 101 - 1,930 SF

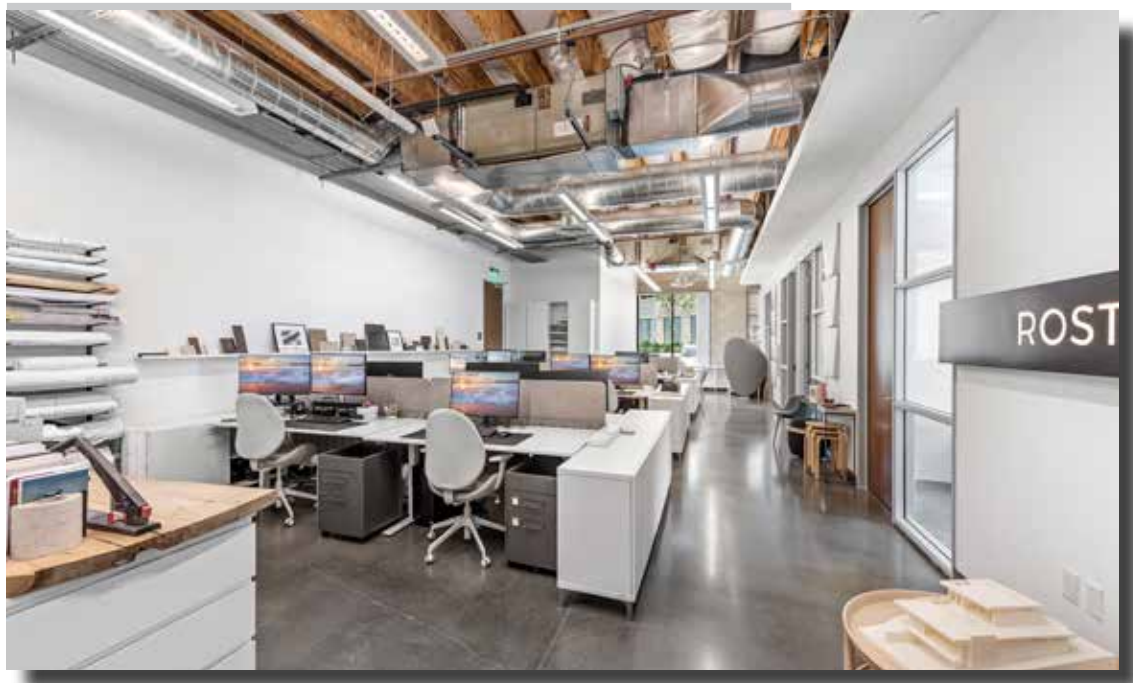


## SECOND FLOOR - SUITE 200 - 11,400



- SUITE 101 - AVAILABLE 7.31.26
- SUITE 200 - AVAILABLE 12.31.26
- TOTALING ±13,330 SQ FT. CREATIVE OFFICE SPACE AVAILABLE
- LEASE RATE: \$1.95 NNN
- ELEVATOR SERVED
- CLASS A FINISHES WITH CONTEMPORARY DESIGN
- ADJACENT TO NEW BARCELONA AT LOS OLIVOS
- WALKING DISTANCE TO AMENITIES SUCH AS WHOLE FOODS, PUESTO'S, ANGELINA'S AND IRVINE SPECTRUM SHOPPING CENTER
- BUILDING SIGNAGE AVAILABLE
- ABUNDANT 4:1,000 SF PARKING
- IMMEDIATE ACCESS TO 5 AND 405 FREEWAYS, AS WELL AS THE 73 AND 133 TOLL ROADS





# SUITE 200

