

10 BUNSEN

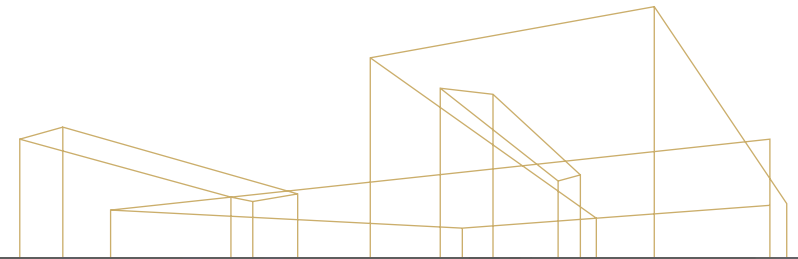
±13,149 SF freestanding
building adjacent to Irvine
Spectrum for sublease



10 BUNSEN, IRVINE, CA 92618

 **Kidder
Mathews**

10 BUNSEN IRVINE, CA 92618



13,149 SF

TOTAL SF

\$2.15/SF

ASKING RENT PER SF FSG

11/30/2024

TERM

EXCELLENT

CONDITION

INCLUDED

FURNITURE

4/1,000

PARKING

Property Highlights

FULL BUILDING of 13,149 SF

OCCUPANCY Immediate

TERM through 11/30/2024

FURNITURE included, plug & play

52 surface parking spaces included on-site

LARGE windows with views and lots of natural light

DOUBLE-DOOR entry with high exposed ceilings

BEAUTIFUL built-in reception

ABOVE STANDARD new improvements throughout

BUILDING TOP signage

For more
information
contact

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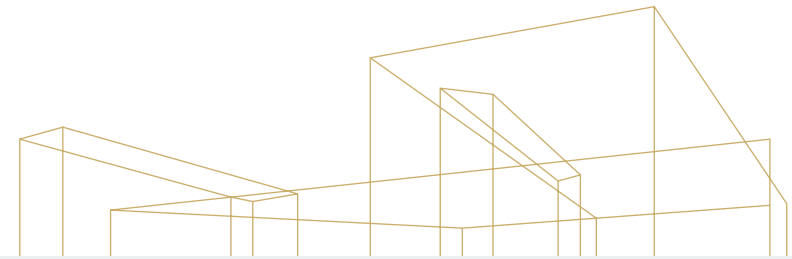
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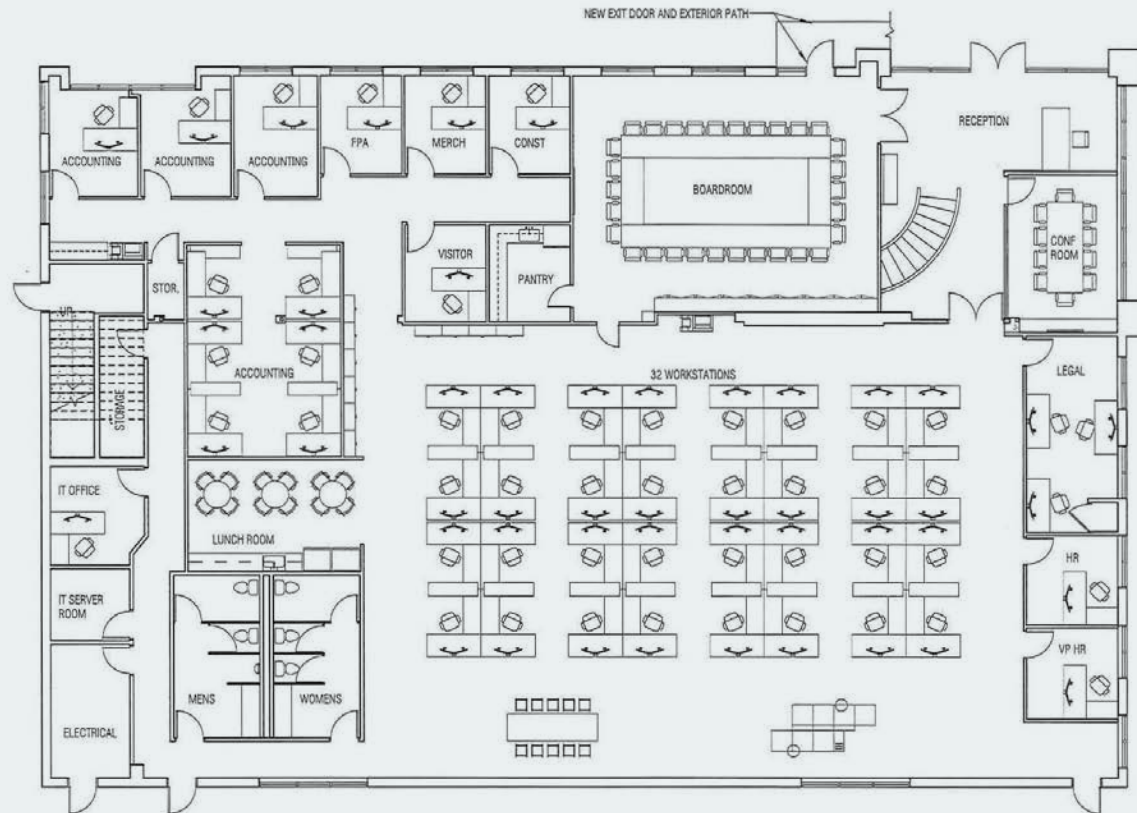
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Ground Floor

- Reception
- Waiting area
- Board room w/ galley kitchen
- 10 person conf room
- 9 exterior offices
- 2 interior offices
- 10 person conf room
- 28 workstations
- Collaborative area
- Kitchen
- Restrooms
- Storage
- Server room
- IT office



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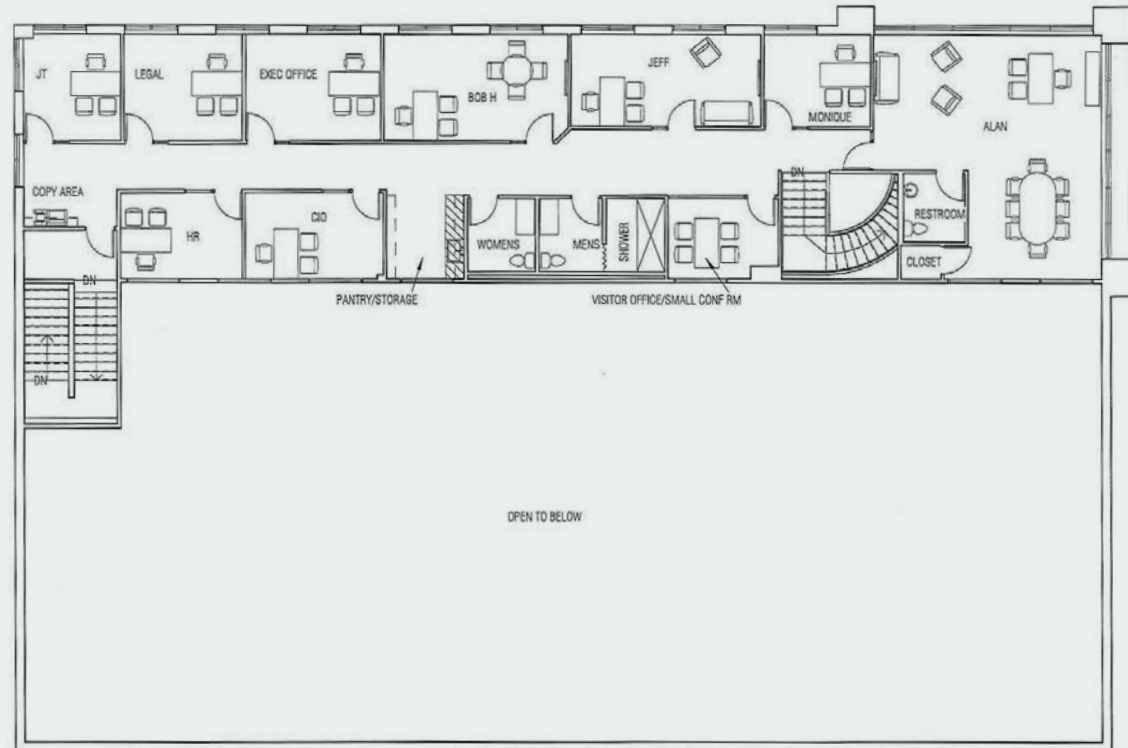
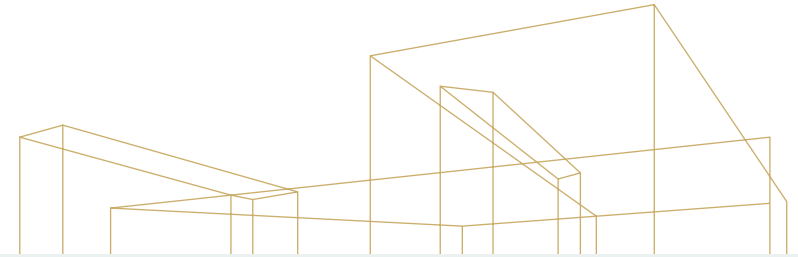
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Mezzanine

7 exterior offices

3 interior offices

Kitchenette/work area

Restrooms

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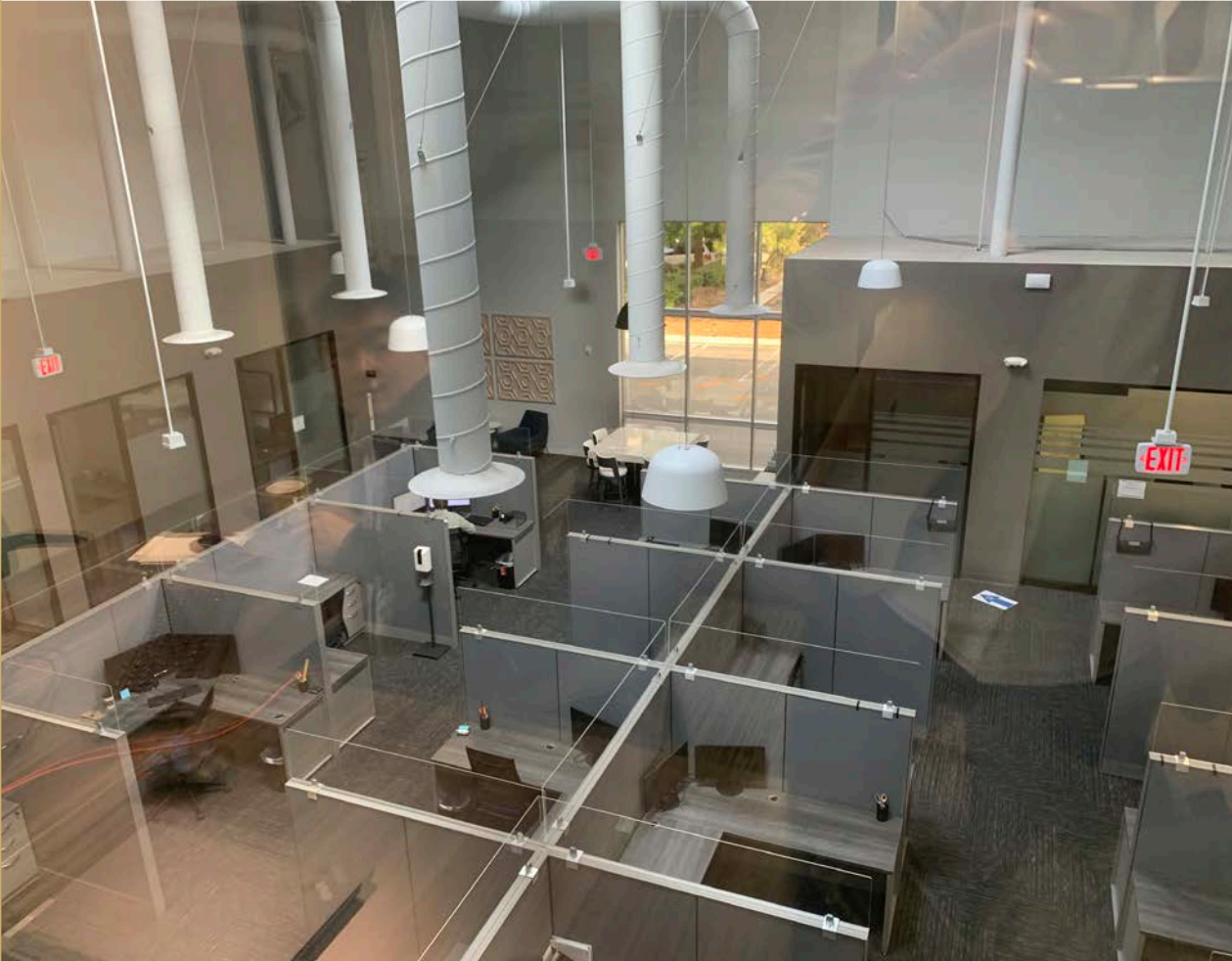
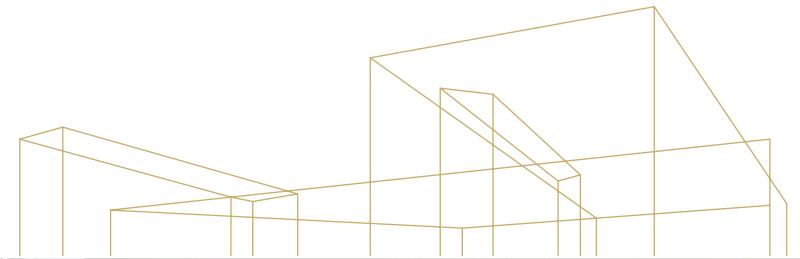
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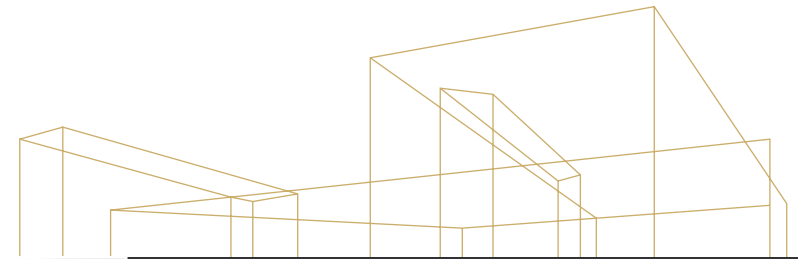
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Property Features



BUILDING BUILT IN 2002



**LOCATED ADJACENT TO
THE IRVINE SPECTRUM**



**5 MINUTE WALK TO
LOS OLIVOS MARKETPLACE**



IMMEDIATE ACCESS TO ALL FREEWAYS



**LOCATED IN A LUSH BUSINESS PARK
ENVIRONMENT**



IRVINE ENTERTAINMENT CENTER NEARBY

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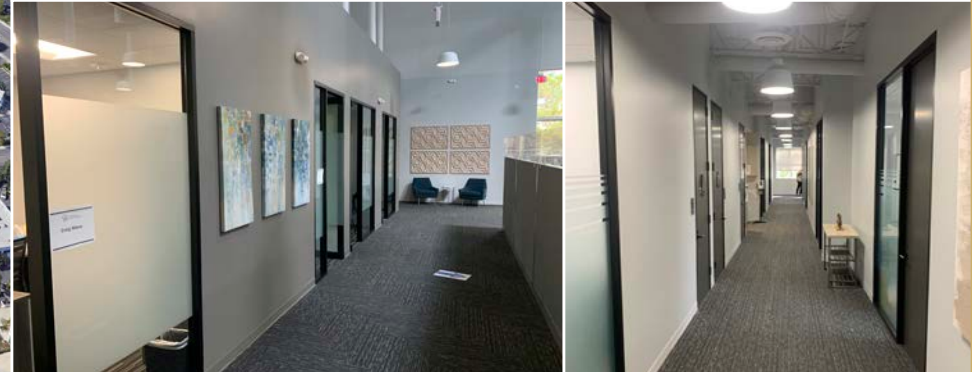
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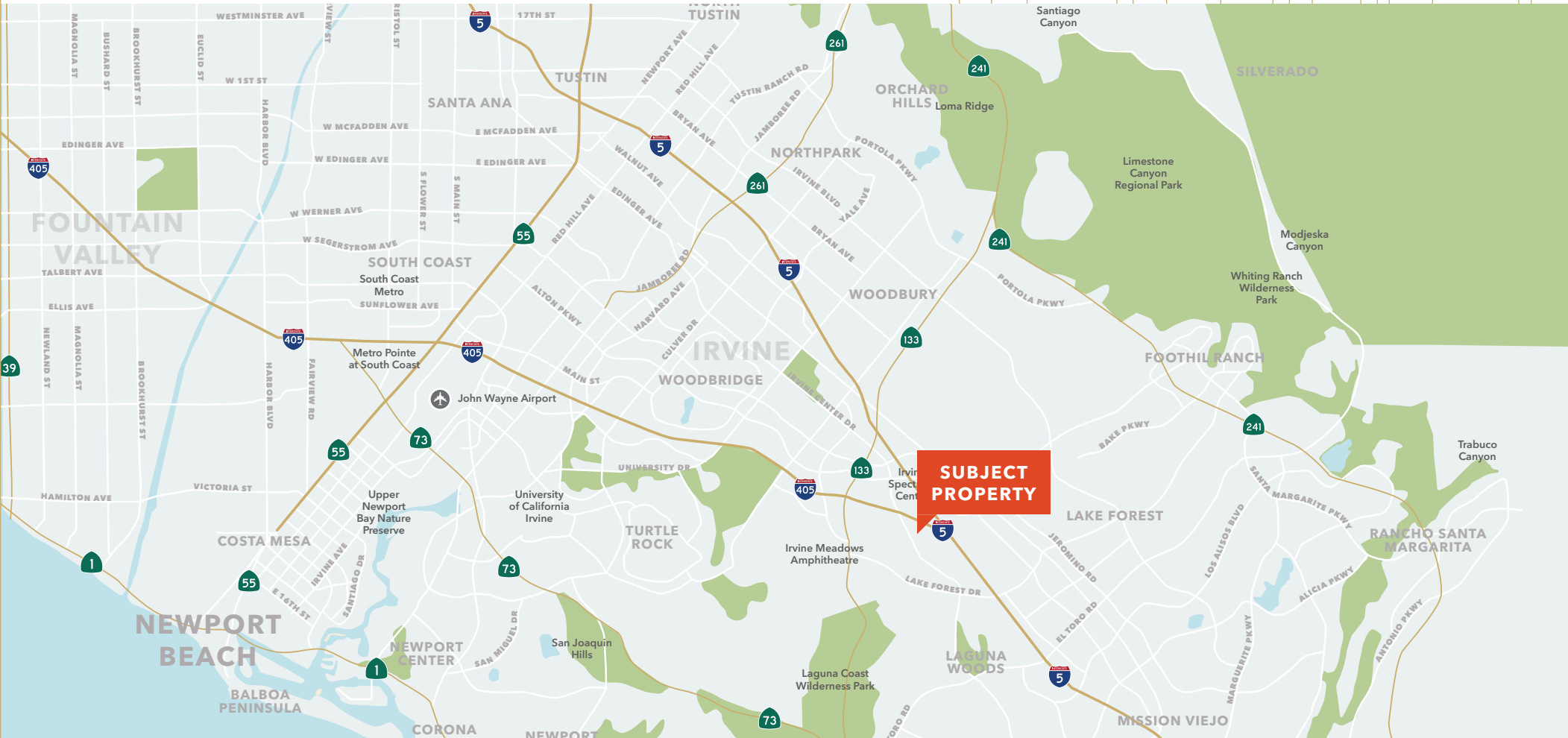
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