

9975 Toledo, Suite 150

33,475 SF



BUILDING OVERVIEW & FEATURES

Experience **9975 Toledo Way, Suite 150**, at Bake Technology Park an ideal choice for office, R&D, manufacturing and warehouse. Offers abundant surface parking, building top signage and convenient access to dining and retail amenities.

Total Building: 33,475 SF

Office: 18,550 SF

Warehouse: 4,500 SF

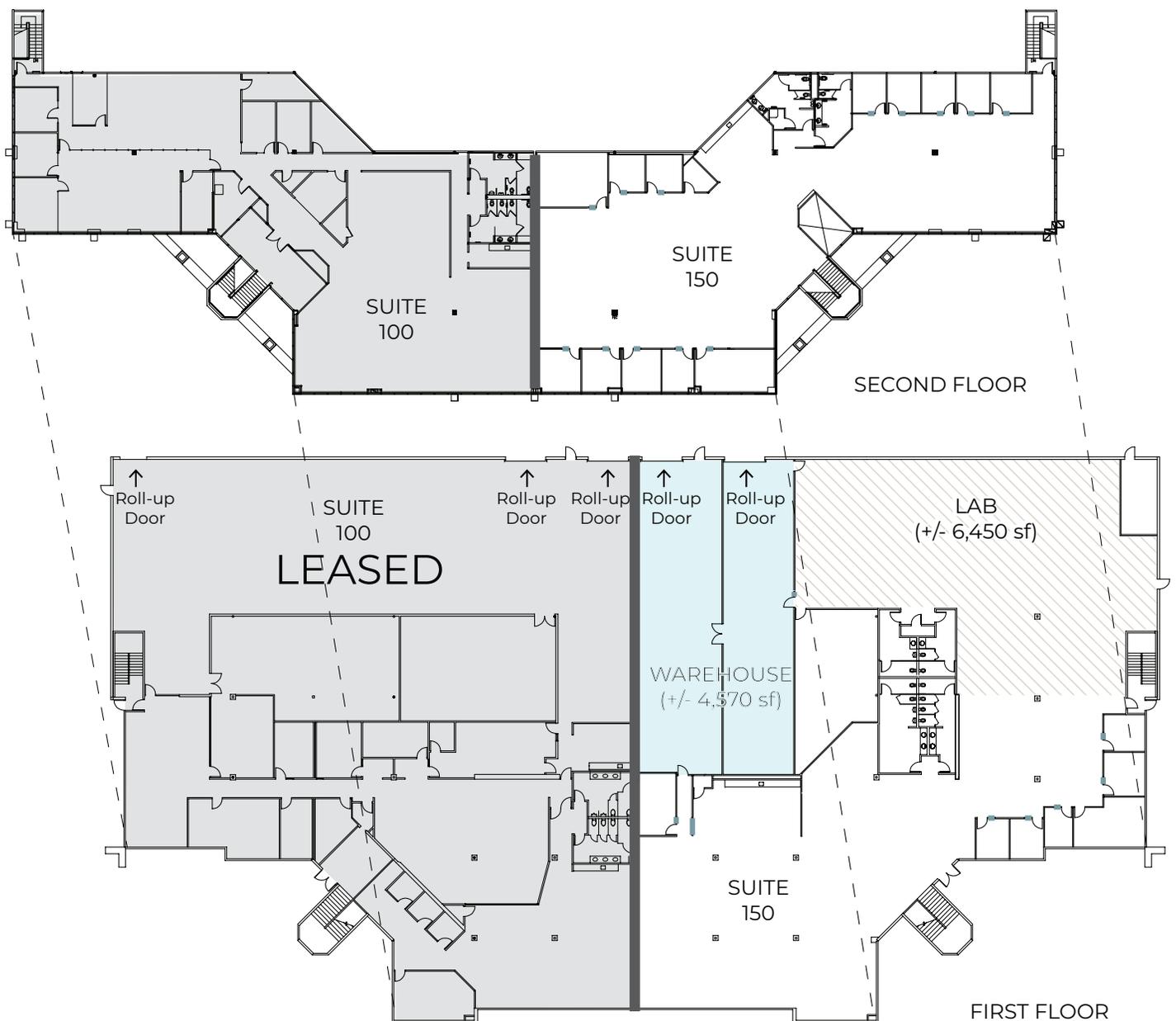
Second Floor Office: 10,425 SF

Minimum Warehouse Clearance: ±28'

Truck Loading: Two (2) Ground-level Doors

Fire Sprinklers: 0.45/3,000 SF

Parking Ratio: 3.2:1,000 SF





FLEXIBLE WORKSPACE

Extend your workspace outdoors with private outdoor patios. Prominent signage opportunities provide ultimate brand visibility.

IRVINE SPECTRUM®

Recruit and retain top talent in the heart of Orange County's most walkable, bikeable and sustainably planned community.





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|-----------------------------|----------------------------------|---------------------------------|
| 1. Orange County Great Park | 5. Courtyard Marriott | 9. Double Tree by Hilton |
| 2. Irvine Station | 6. Centertpointe Apartment Homes | 10. Quail Hill® Apartment Homes |
| 3. Irvine Spectrum Center® | 7. The Village Apartment Homes | |
| 4. Marriot Irvine Spectrum | 8. The Park Apartment Homes | |

SUE LYLE
SENIOR DIRECTOR, LEASING
style@irvinecompany.com
949.720.2668
CA Lic. 1057248

SCOTT TIPPETT
SENIOR DIRECTOR, LEASING
stippett@irvinecompany.com
949.720.2653
CA Lic. 1739314

COURTNEY WRIGHT
MANAGER, LEASING
cowright@irvinecompany.com
949.720.2281
CA Lic. 2090282