

Goodyear Business Park

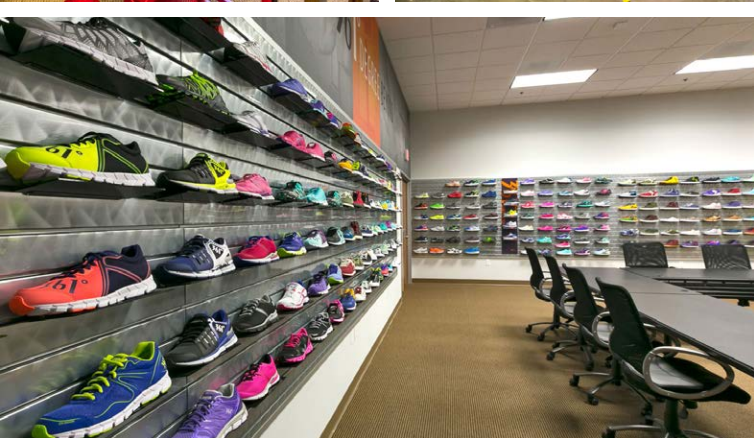
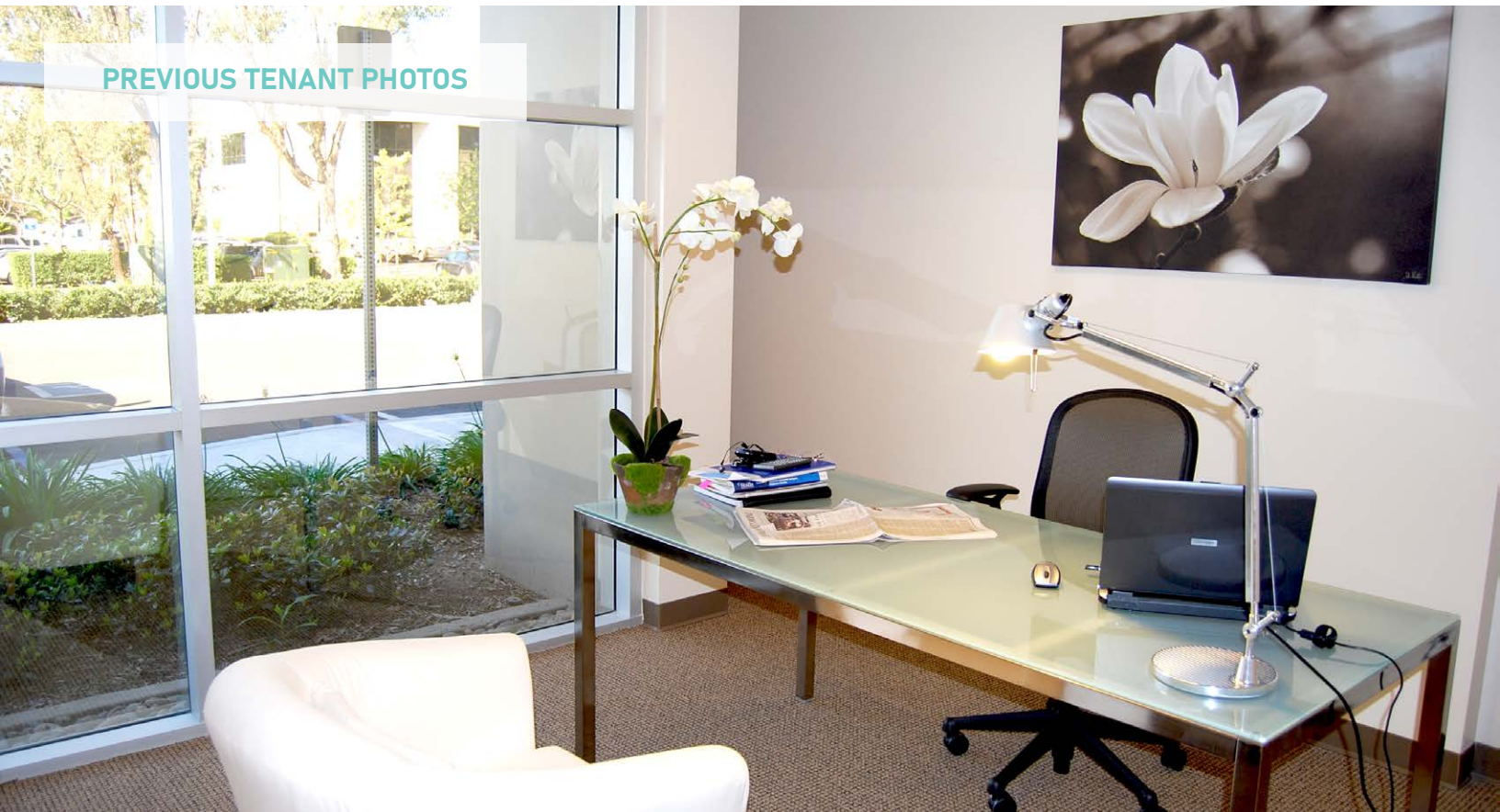
144,185 SF MULTI-TENANT PARK
8 - 18 GOODYEAR, IRVINE, CA



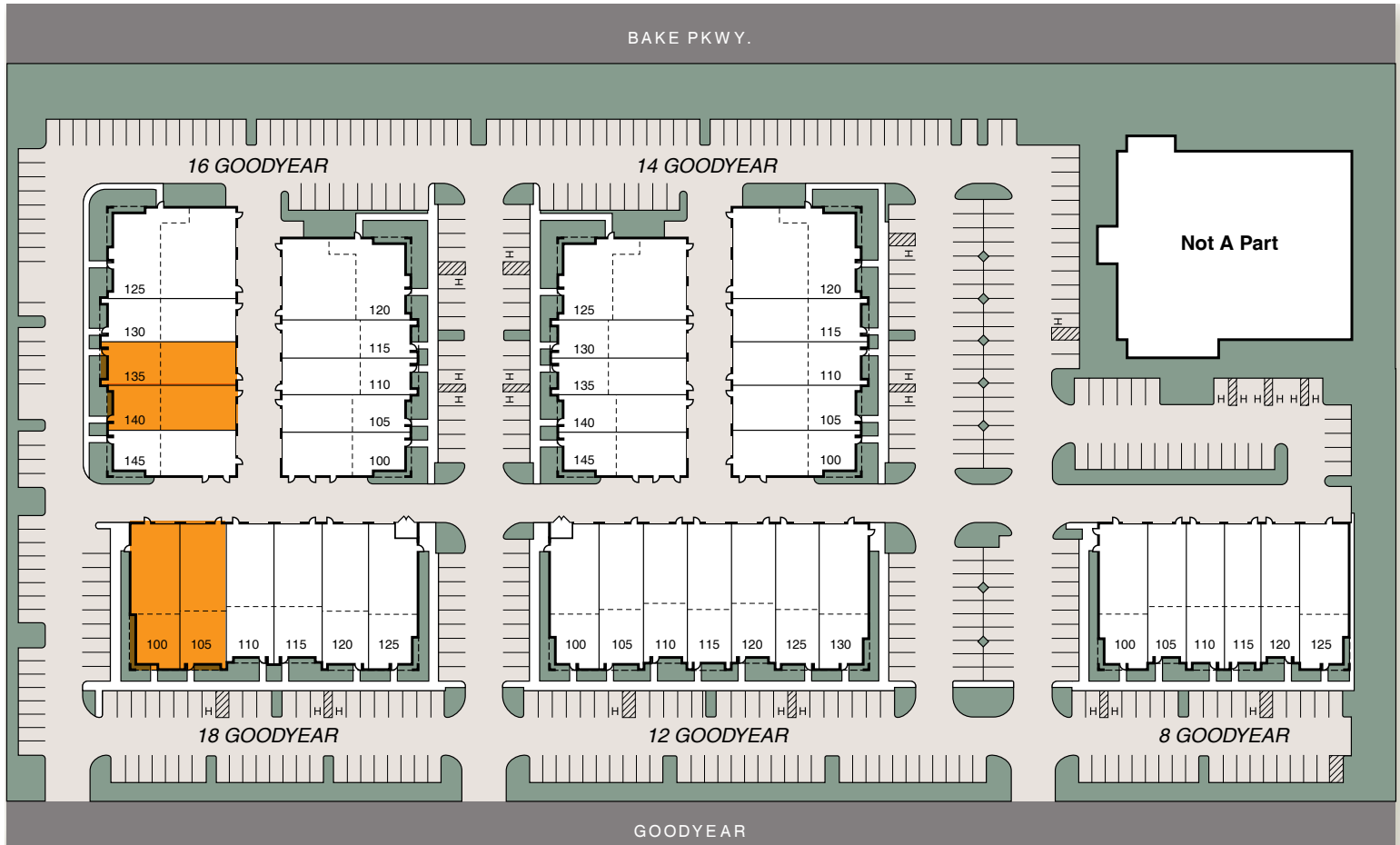
UNIT SIZES
±2,800 to ±15,000 SF

- Turnkey Units Ready for Immediate Occupancy
- Identity / Visibility on Bake Parkway
- Ground Level Loading (12' W x 14' H)
- ± 2.8:1 Parking Ratio
- ±22' Warehouse Clearance
- 200 Amps, 277/480 High Voltage Power
- Fully Sprinklered

PREVIOUS TENANT PHOTOS



BAKE PKWY.



	TOTAL	OFFICE	WAREHOUSE	AVAILABILITY	NOTES	ASKING RATE
18 GOODYEAR						
UNIT 100	±3,819 SF	±2,165 SF	±1,654 SF	Immediate	6 private offices, reception, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 105 for 7,666SF total	\$1.85 NNN*
UNIT 105	±3,847 SF	±2,145 SF	±1,702 SF	Immediate	2 private offices, large open office space, 22' clear warehouse, 1 GL *Can combine with Suite 100 for 7,666 SF total	\$1.85 NNN*
16 GOODYEAR						
UNIT 135	±3,422 SF	±2,063 SF	±1,359 SF	Immediate	4 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 135 for 6,619 SF total	\$1.65 NNN*
UNIT 140	±3,197 SF	±1,839 SF	±1,358 SF	Immediate	2 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 135 for 6,619 SF total	\$1.65 NNN*

Nets 2026: \$0.52 PSF/Mo.



CTH Commercial Real Estate
4340 Von Karman Avenue, Suite 200
Newport Beach, CA 92660

Travis Haining DRE #: 01483191
949.689.6321
Travis@CTHcre.com



Lee & Associates - Irvine
9838 Research Drive
Irvine, CA 92618
Corporate ID 01044791

GianCarlo Spinosi DRE #: 02065254
949.412.1728
GSpinosi@LeelIrvine.com

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (CTH Commercial Real Estate, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



ORANGE COUNTY
GREAT PARK

IRVINE
SPECTRUM
CENTER

GOODYEAR

BAKE PKWY

JERONIMO RD



GOODYEAR BUSINESS PARK is a state of art multi-tenant business park located in the Irvine Spectrum area of Irvine. Irvine Spectrum is well known for its vibrant and thriving community of businesses many of which are involved in cutting-edge high tech, medical, and other scientific endeavors. Goodyear Business Park sets the standard in the area for new office and warehouse space built with upgraded finishes, high ceilings, energy efficient building components, and ample parking, which all seem to take a back seat to the striking architectural design and color schemes of the buildings. The thirty-nine individual units total $\pm 144,185$ square feet of space which is zoned for a Design Professional use. With easy access to the 5, 405, and 133 freeways and located on Goodyear Avenue with visibility to Bake Parkway, Goodyear Business Park is likely to be the home for the collection of the most discerning and innovative tenants as can be found anywhere.



TURNKEY UNITS READY FOR IMMEDIATE OCCUPANCY



$\pm 2.8:1$ PARKING RATIO



IDENTITY / VISIBILITY ON BAKE PARKWAY



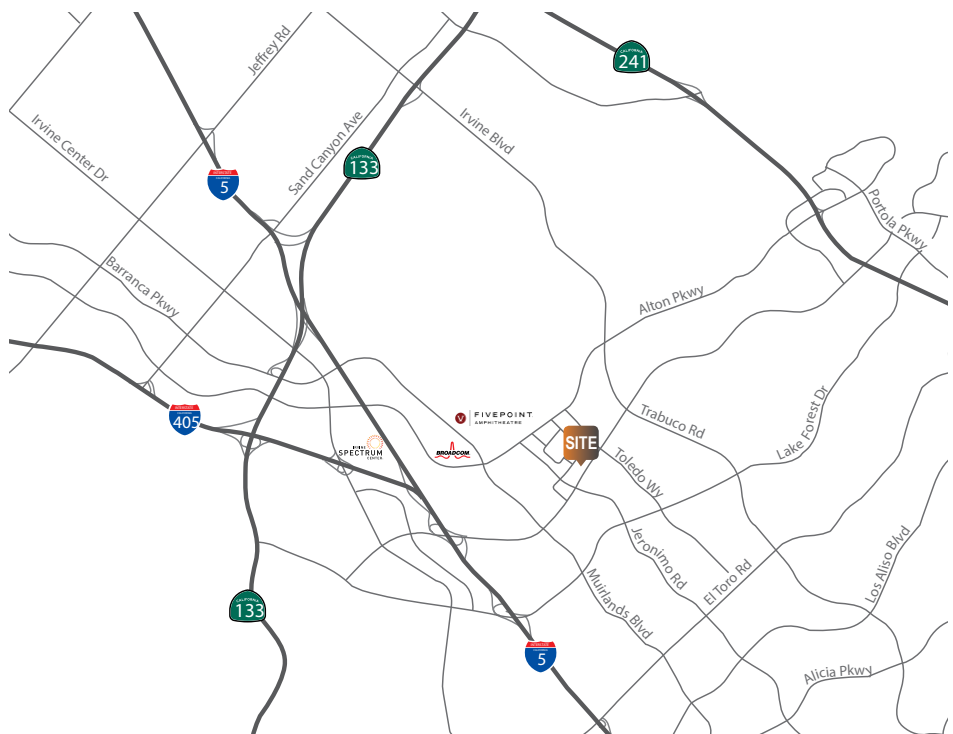
200 AMPS, 277/480 HIGH VOLTAGE POWER



GROUND LEVEL LOADING (12' W x 14' H)

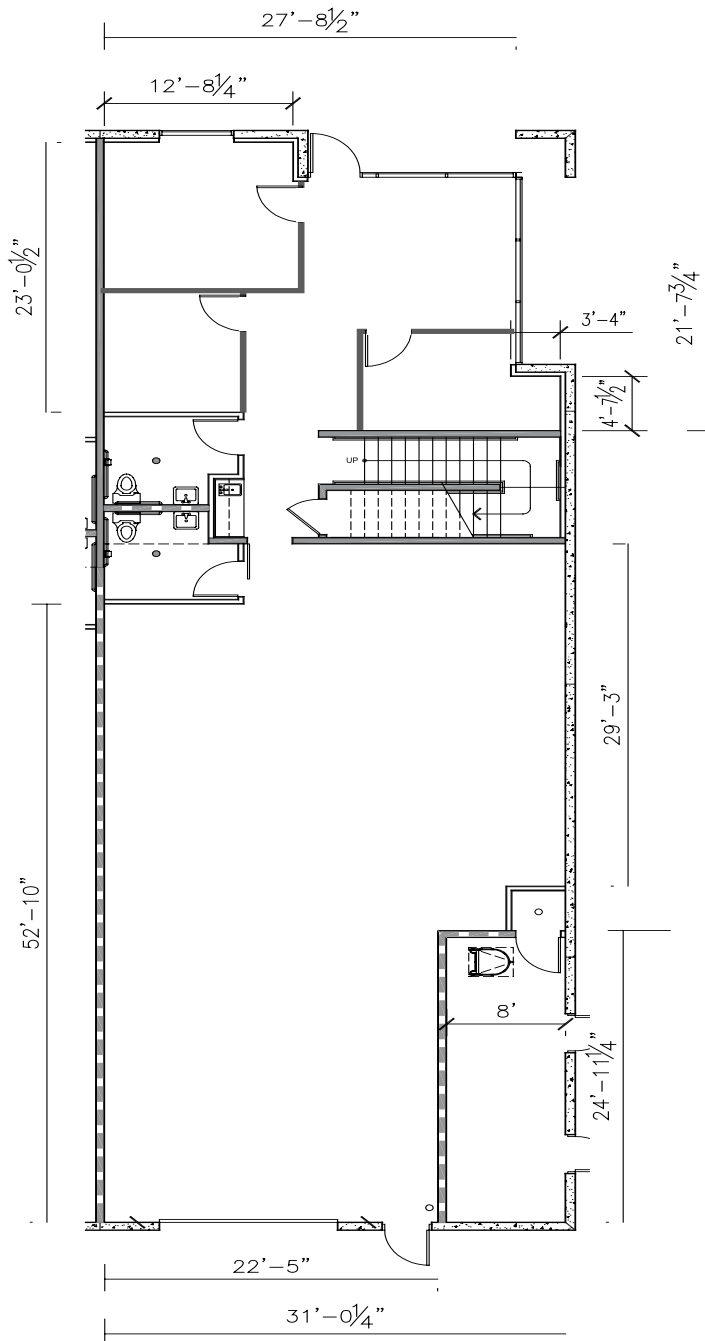


FULLY SPRINKLERED

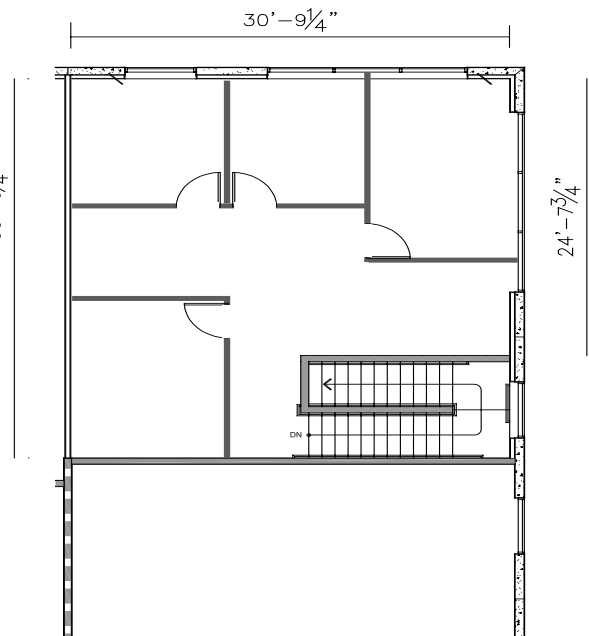


18 GOODYEAR UNIT 100

FIRST FLOOR



SECOND FLOOR

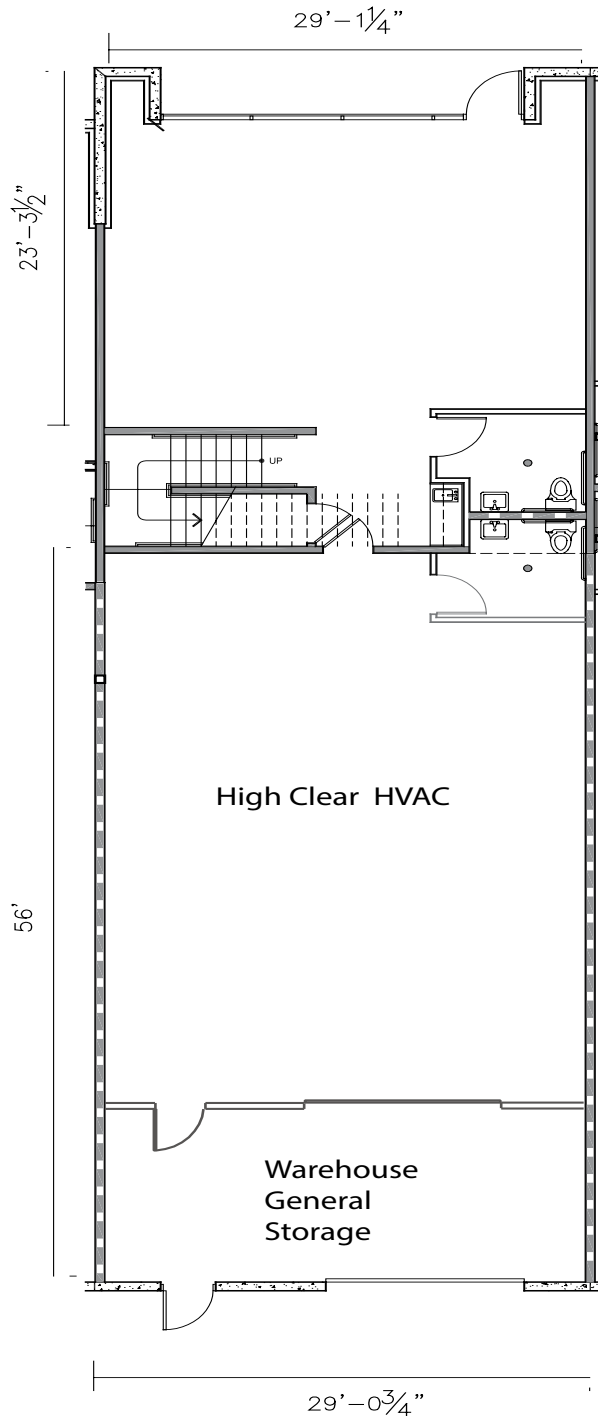


SUITE SF	±3,819
OFFICE SF	±2,165 SF
WAREHOUSE SF	±1,654 SF
AVAILABILITY	Immediate
NOTES	6 private offices, reception, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 105 for 7,666SF total
ASKING RATE	\$1.85 NNN + Net: \$0.52 PSF/Mo.

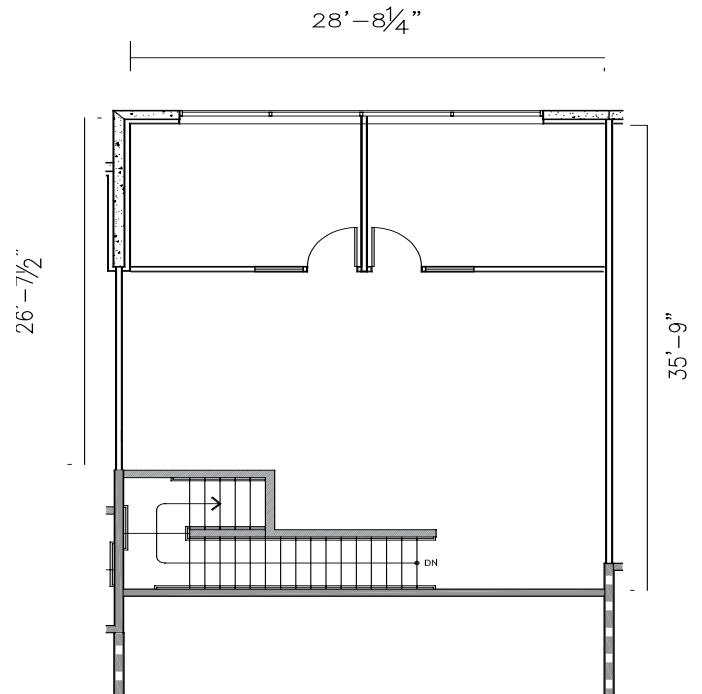
18 GOODYEAR

UNIT 105

FIRST FLOOR



SECOND FLOOR

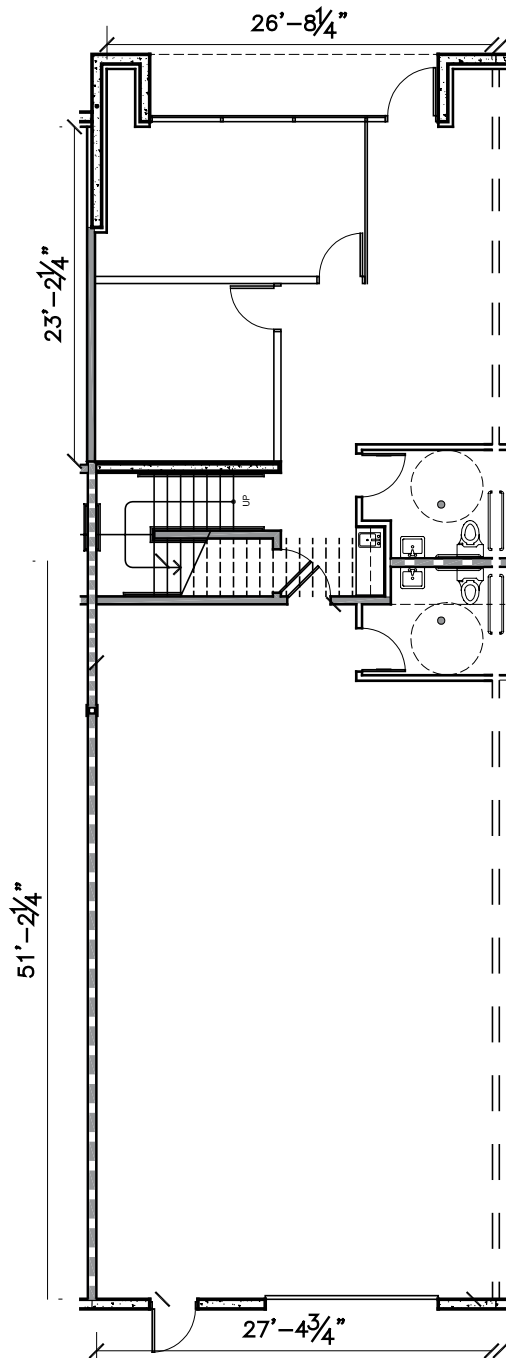


SUITE SF	±3,847
OFFICE SF	±2,145 SF
WAREHOUSE SF	±1,702 SF
AVAILABILITY	Immediate
NOTES	2 private offices, large open office space, 22' clear warehouse, 1 GL *Can combine with Suite 100 for 7,666 SF total
ASKING RATE	\$1.85 NNN + Net: \$0.52 PSF/Mo.

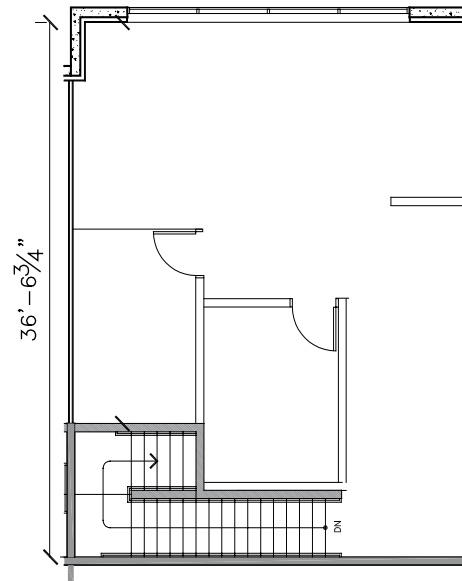
16 GOODYEAR

UNIT 135

FIRST FLOOR



SECOND FLOOR

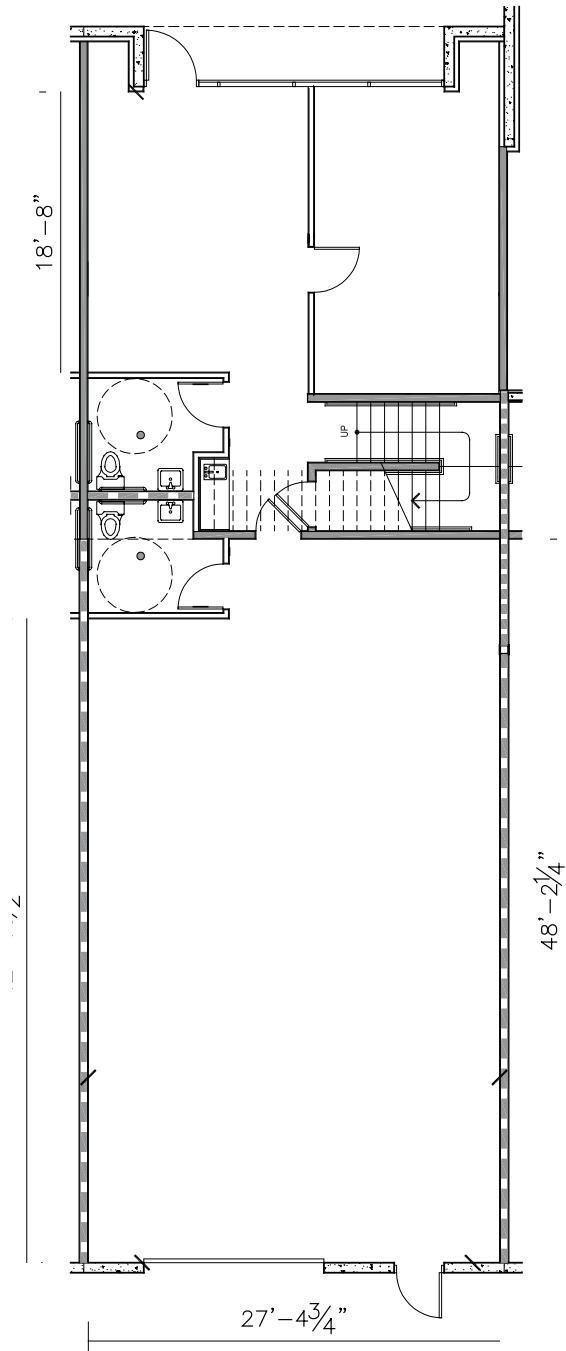


SUITE SF	±3,422
OFFICE SF	±2,063 SF
WAREHOUSE SF	±1,359 SF
AVAILABILITY	Immediate
NOTES	4 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 140 for 6,619 SF total
ASKING RATE	\$1.65 NNN + Net: \$0.52 PSF/Mo.

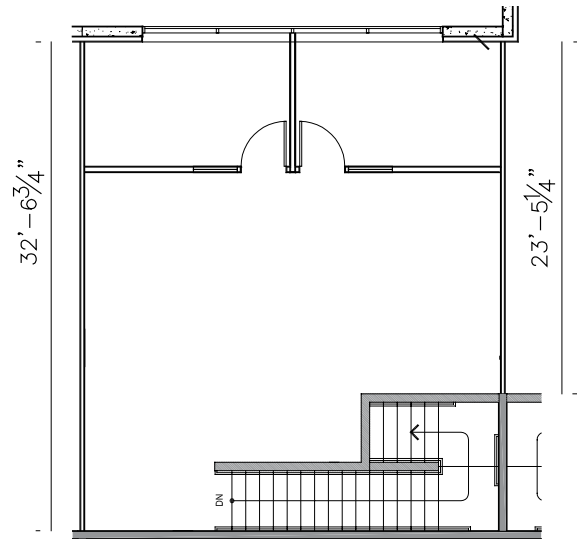
16 GOODYEAR

UNIT 140

FIRST FLOOR

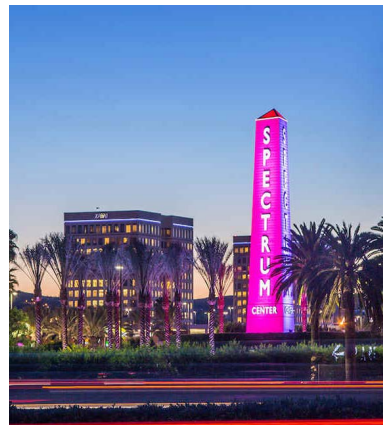


SECOND FLOOR



SUITE SF	±3,197
OFFICE SF	±1,839 SF
WAREHOUSE SF	±1,358 SF
AVAILABILITY	Immediate
NOTES	2 private offices, 1 large conference room, open office space, 22' clear warehouse, 1 GL *Can combine with Suite 135 for 6,619 SF total
ASKING RATE	\$1.65 NNN + Net: \$0.52 PSF/Mo.

ABUNDANT LOCAL AMENITIES



ABUNDANT LOCAL AMENITIES



Goodyear Business Park

144,185 SF MULTI-TENANT PARK
8 - 18 GOODYEAR, IRVINE, CA



CTH Commercial Real Estate
4340 Von Karman Avenue, Suite 200
Newport Beach, CA 92660

Travis Haining DRE #: 01483191
949.689.6321
Travis@CTHcre.com



Lee & Associates - Irvine
9838 Research Drive
Irvine, CA 92618
Corporate ID 01044791

GianCarlo Spinosi DRE #: 02065254
949.412.1728
GSpinosi@LeelIrvine.com

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (CTH Commercial Real Estate, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.