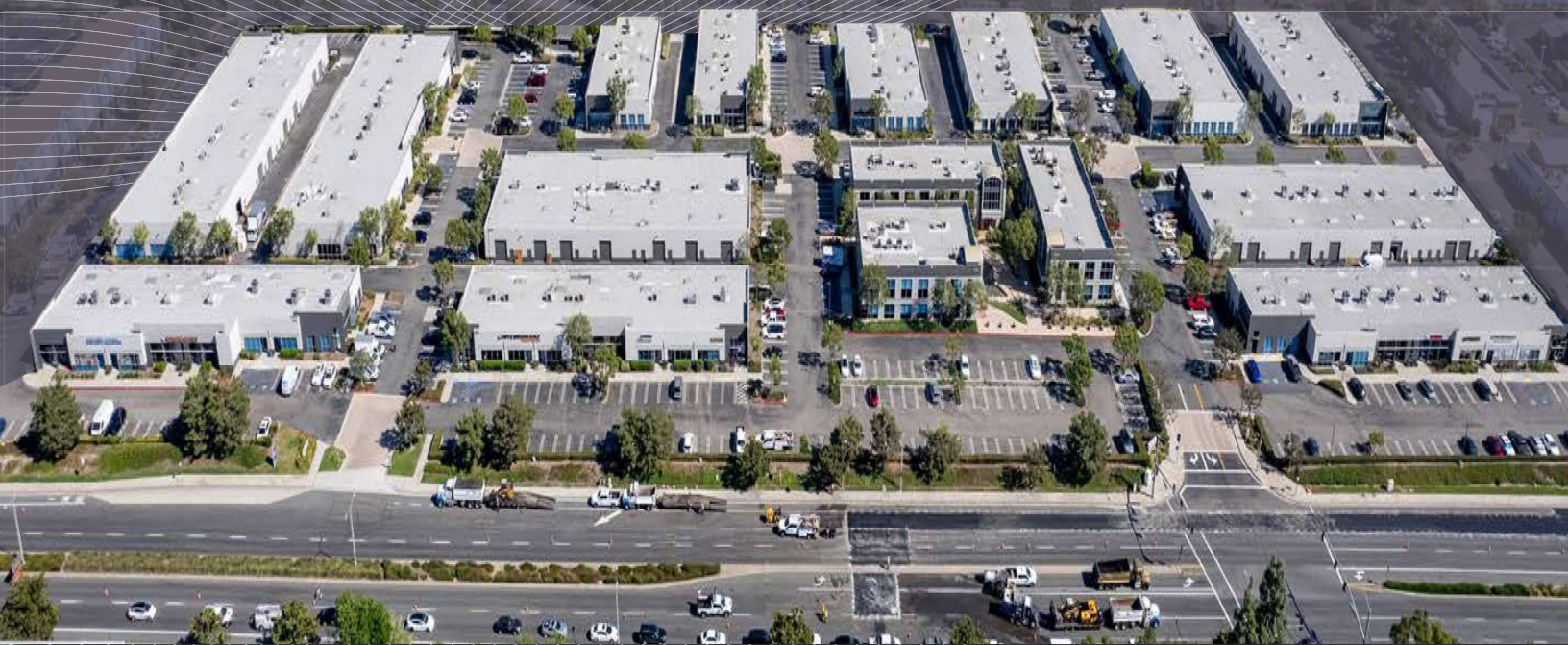


SPECTRUM CENTRE BUSINESS PARK



OFFICE | INDUSTRIAL | MEDICAL | CONDOS FOR SALE
RANGING FROM ±1,698 - 12,455 SF



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PROJECT OVERVIEW

Colliers and Buchanan Street Partners is pleased to offer the rare opportunity to acquire multi use condominiums for sale at Spectrum Centre Business Park. The project consists of eighty (80) units totaling 228,183 SF. Spectrum Centre is unique because it can accommodate a wide range of uses from General Office to flex, R&D, Industrial and Medical business operations. Units for sale boasts exceptional features such as including grade level loading, 14' -16' clear heights, abundant auto parking, and major street frontage. The project represents the unique opportunity to acquire small units for sale (1,698-12,455 sq.ft.) in one of the most sought-after markets in the Southern California.

Address:	20902-21098 Bake Parkway, Lake Forest, CA
Unit Sizes SF:	±1,698 - 12,455 SF
Zoning:	BP
Association Dues:	Approximately \$0.30 psf/mo.
Year Built:	1999
Clear Height:	14-16'
Sprinklers:	Fire Sprinkler System in all units
Loading:	All Grade-Level Loading (80)
Parking:	3.0:1,000 (735 Parking Stalls)
Roof Condition:	New Epoxy white coat (10 year warranty), New Skylights
Exterior/Common Area:	Enhancements Completed



PROJECT FEATURES



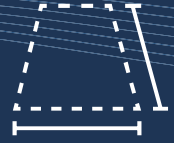
SINGLE STORY
DESIGN



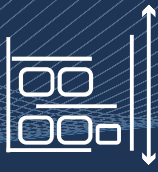
GROUND LEVEL
LOADING



POWER
200 AMPS



FLEXIBLE UNIT SIZES
1,698-12,455 SQ.FT.



CLEAR HEIGHT
14-16'



FULLY
SPRINKLERED



APPROVED USES
OFFICE, INDUSTRIAL, R&D,
FLEX, RETAIL AND MEDICAL



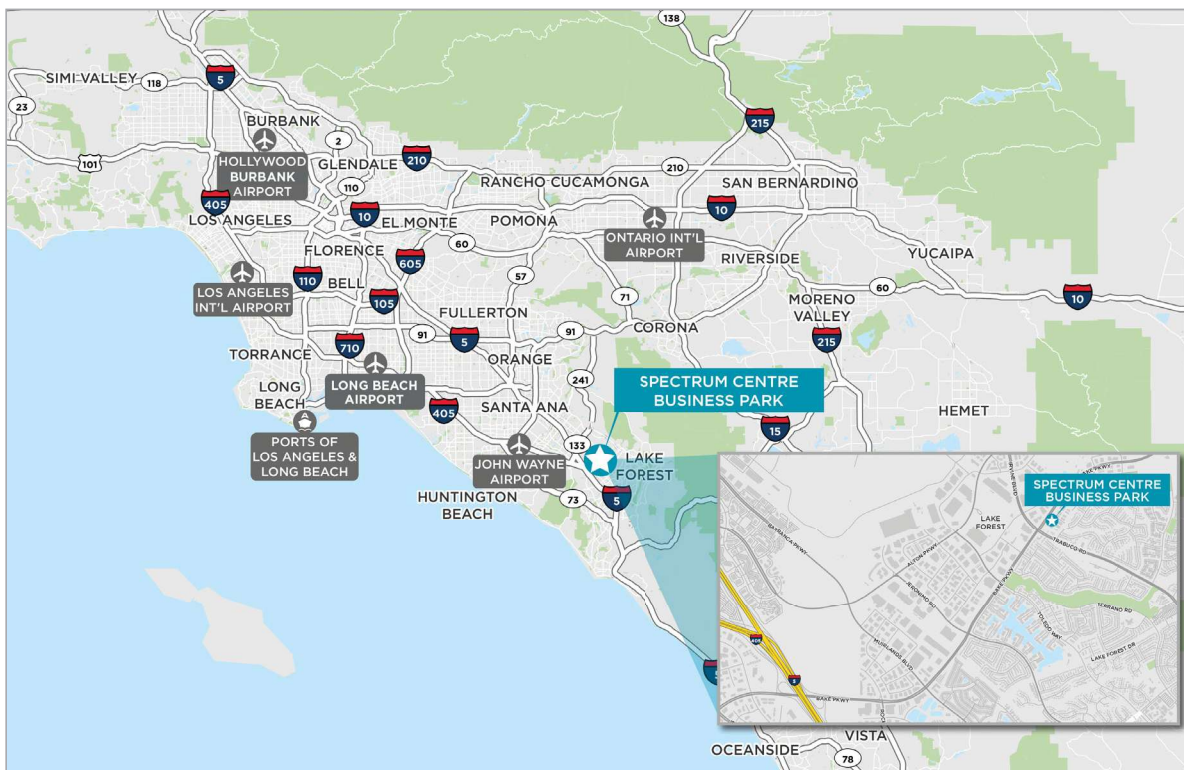
BAKE PARKWAY
FRONTAGE



AREA OVERVIEW



REGIONAL OVERVIEW



[illegible]

Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
112-114	1	2,564	200	1 GL	14 ft.	\$1,923,000 (\$750/PSF)	Medical Office Unit, Bake Frontage, Single Story, Divisible, Shell-Condition
100	2	2,532	200	1 GL	16 ft.	TBD	Corner Unit, Single Story, Occupied
102	2	2,534	200	1 GL	16 ft.	\$1,457,050 (\$575/PSF)	Single Story, Move In Ready, Ind. Standard
106	2	2,856	200	1 GL	16 ft.	TBD	Single Story, Occupied
108	2	2,766	200	1 GL	16 ft.	1,590,450 (\$575/PSF)	Single Story, Move In Ready, Ind. Standard
110	2	3,199	200	1 GL	16 ft.	\$1,887,410 (\$590/PSF)	Single Story, Move In Ready, BSP Spec. Build-Out
110	3	2,528	200	1 GL	16 ft.	1,466,240 (\$580/PSF)	Single Story, Ind. Standard+
112	3	2,673	200	1 GL	16 ft.	1,590,435 (\$595/PSF)	Corner unit, Single Story
104	4	1,661	200	1 GL	14 ft.	\$1,046,430 (\$630/PSF)	Single Story, BSP Spec

LOAN SUMMARY | FINANCING SCENARIOS AS OF DECEMBER 17, 2025

Purchase Price:
\$1,180,000

Square Footage:
2,000

1st Trust Deed - Bank Loan

Loan Amount
Loan to Value
Amortization
Term
Interest Rate
Monthly Payment

SBA - 504 Program 10 - 25 yr FIXED RATE

\$590,000
50%
25
25
6.35%
\$3,929

2nd Trust Deed - SBA Loan

Loan Amount (40%)*
Amortization
Term
Interest Rate (06/2026)
Monthly Payment

25 yr FIXED RATE

\$488,000
25
25
6.11%
\$3,177

Total Mortgage Payments

\$7,106

Funds Due at Closing

Down Payment
Loan Fees
Appraisal Report (est.)
Environmental Report (est.)
Escrow, Title, Recording, (est.)
Total

\$118,000
8,850
3,000
2,200
Paid by borrower
\$132,050

SBA - 7a Program 25 yr FIXED RATE

\$1,062,000
90%
25
25
6.35%
\$7,071

N/A

\$7,071

\$118,000
23,895
3,000
2,200
Paid by borrower
\$147,095

Conventional 10 yr FIXED RATE

\$885,000
75%
25
10
6.35%
\$5,893

\$5,893

\$295,000
8,850
3,000
2,200
Paid by borrower
\$309,050

*The SBA loan will include financed fees of approximately 2.65% + \$3,000.

Rozelle Financial is licensed by the California Department of Real Estate.
This summary is provided for illustration purposes. Call us to discuss other
options and current rates. Rates vary depending on borrower credit,
repayment ability and other factors. Terms may change daily.

For Further Information Contact

ROZELLE RF FINANCIAL
Commercial Real Estate Financing

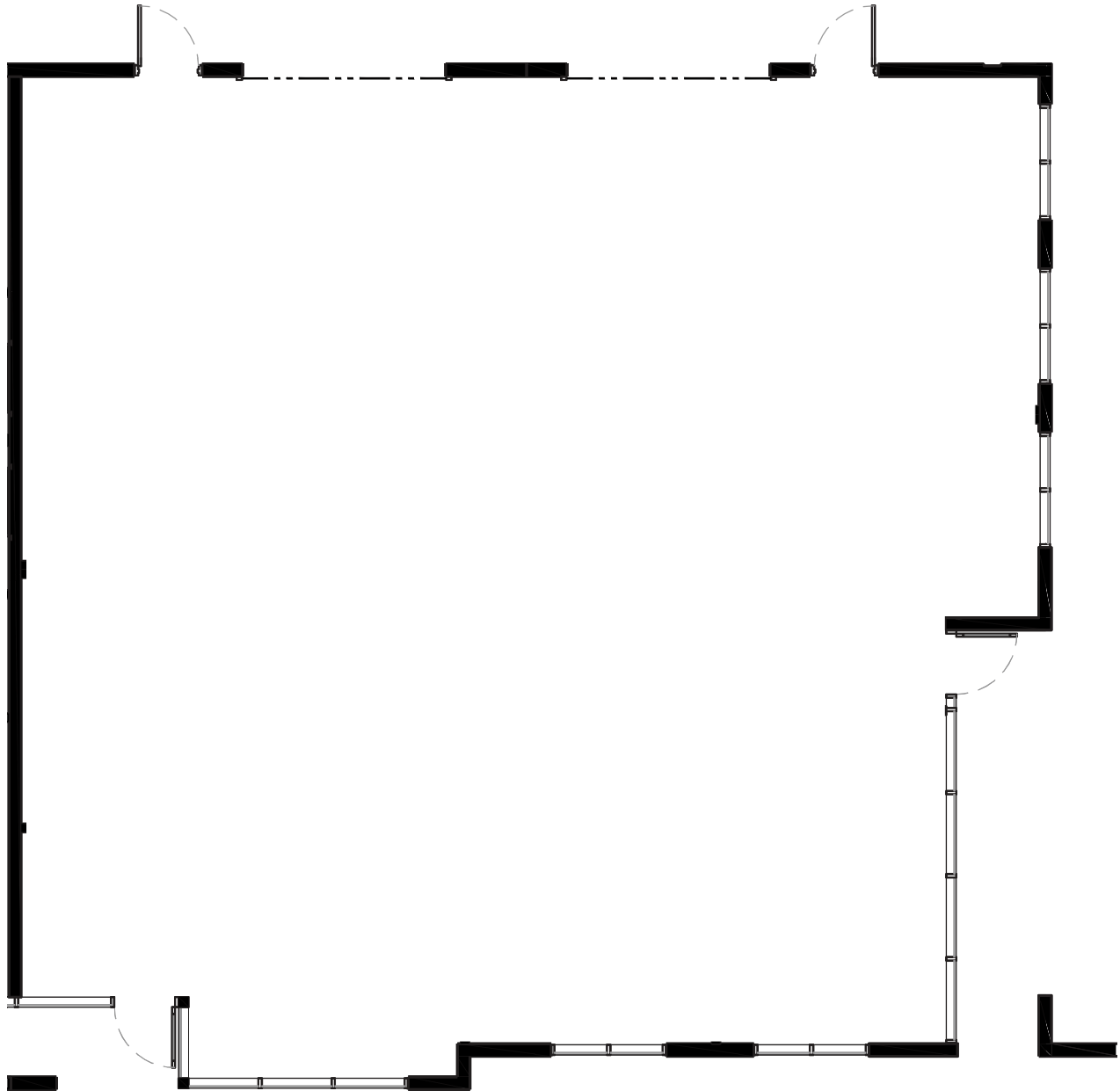
Justin Greene (714) 710-9208
JGreene@RozelleFinancial.com

CA Brokers License #01319018



FLOOR PLAN

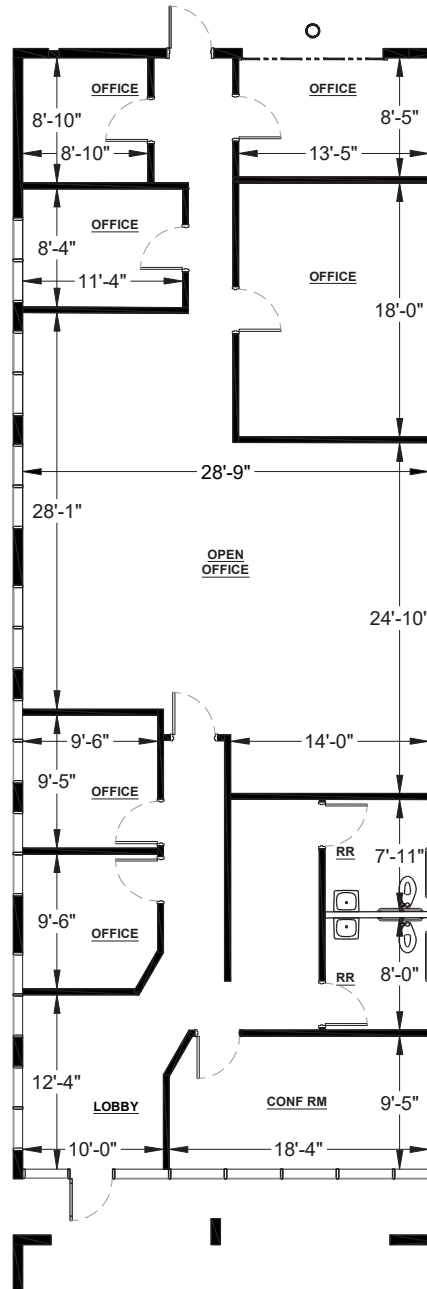
20902 BAKE PARKWAY



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
112-114	1	2,564	200	1 GL	14 ft.	\$1,923,000 (\$750/PSF)	Bake Frontage, Single Story, Divisible, Shell-Condition

FLOOR PLAN

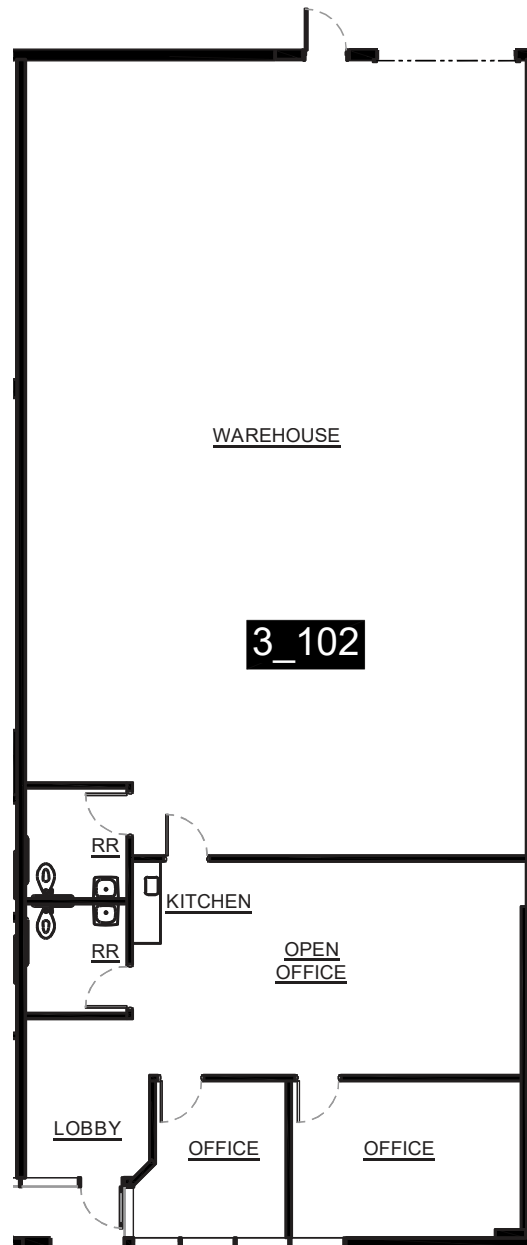
20914 BAKE PARKWAY, SUITE 100



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
100	2	2,532	200	1 GL	16 ft.	TBD	Corner Unit, Single Story, Occupied

FLOOR PLAN

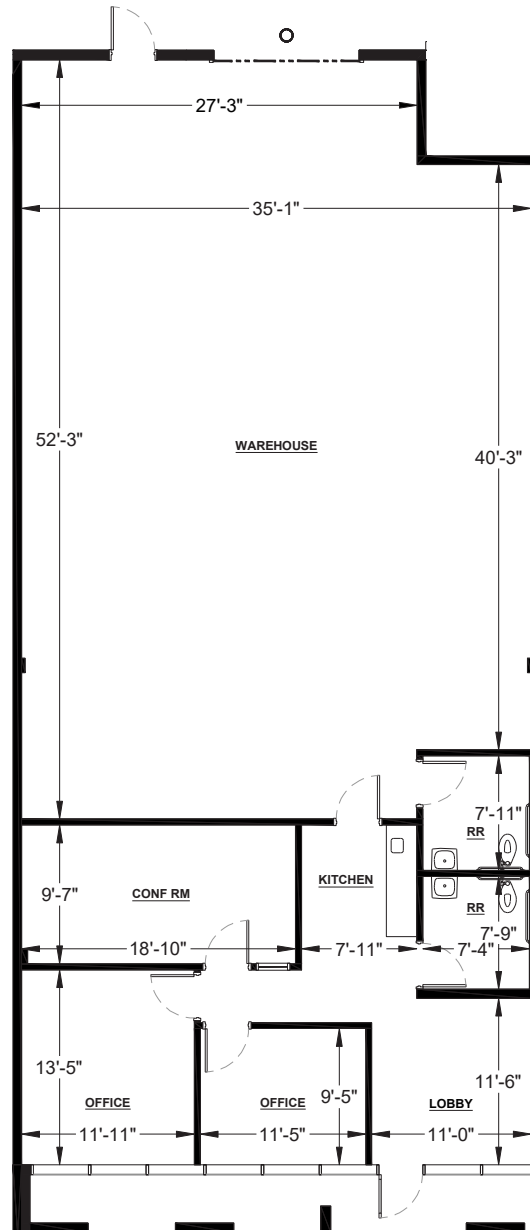
20918 BAKE PARKWAY, SUITE 102



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
102	2	2,534	200	1 GL	16 ft.	\$1,457,050 (\$575/PSF)	Single Story, Move In Ready, Ind. Standard

FLOOR PLAN

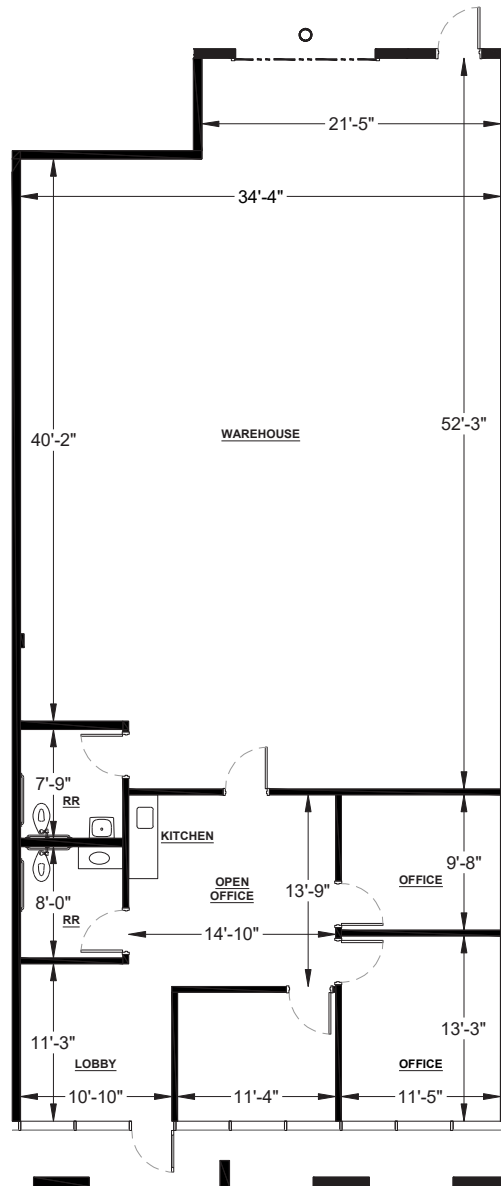
20914 BAKE PARKWAY, SUITE 106



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
106	2	2,856	200	1 GL	16 ft.	TBD	Single Story, Occupied

FLOOR PLAN

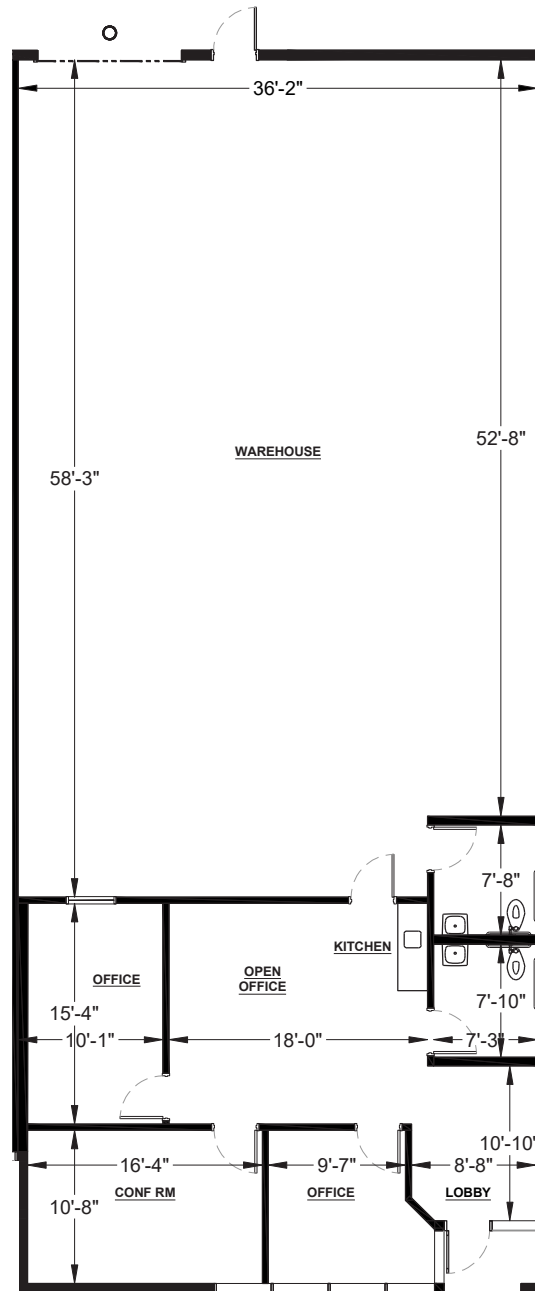
20914 BAKE PARKWAY, SUITE 108



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
108	2	2,766	200	1 GL	16 ft.	1,590,450 (\$575/PSF)	Single Story, Move In Ready, Ind. Standard

FLOOR PLAN

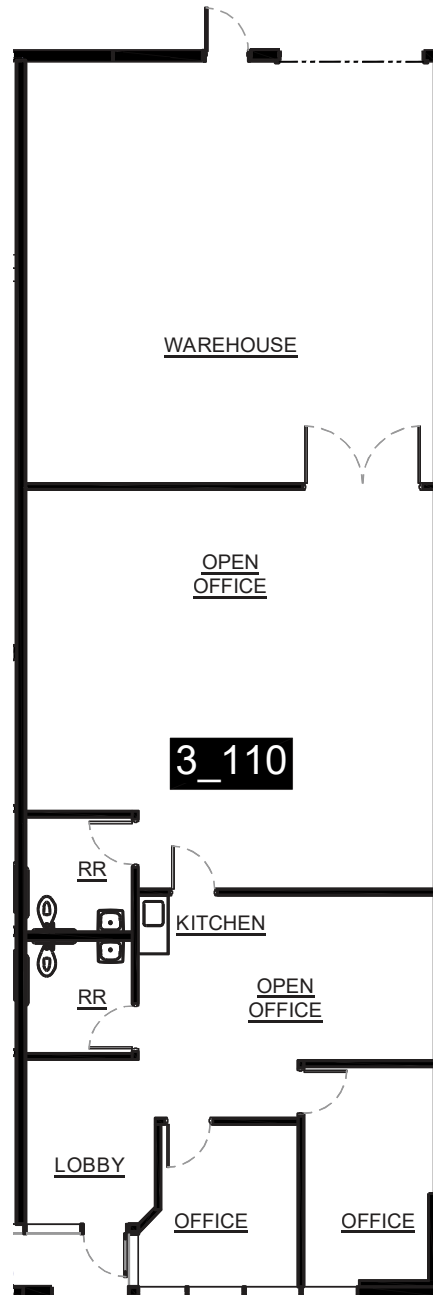
20914 BAKE PARKWAY, SUITE 110



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
110	2	3,199	200	1 GL	16 ft.	\$1,887,410 (\$590/PSF)	Single Story, Move In Ready, BSP Spec. Build-Out

FLOOR PLAN

20918 BAKE PARKWAY , SUITE 110



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
110	3	2,528	200	1 GL	16 ft.	1,466,240 (\$580PSF)	Single Story, Ind. Standard+

FLOOR PLAN

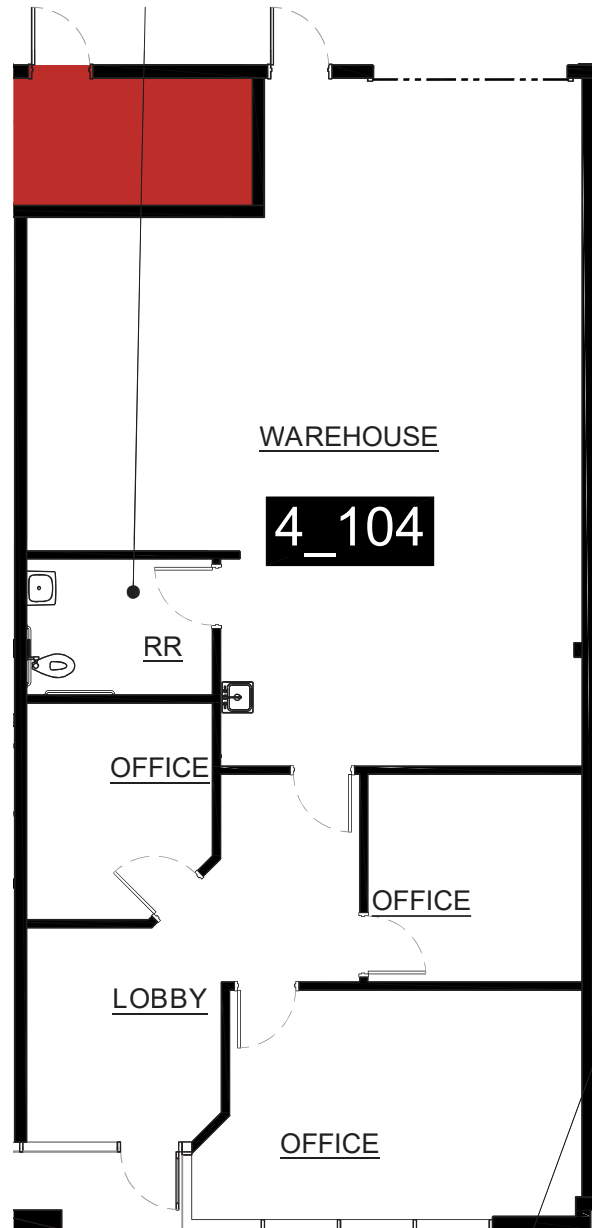
20918 BAKE PARKWAY, SUITE 112



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
112	3	2,673	200	1 GL	16 ft.	1,590,435 (\$595/PSF)	Corner unit, Single Story

FLOOR PLAN

20984 BAKE PARKWAY, SUITE 104



Unit	Bldg #	Sq. Ft.	Power (Amps)	Loading	Clear Ht	Sale Price	Comments
104	4	1,661	200	1 GL	14 ft.	1,046,430 (\$630/PSF)	Single Story, BSP Spec, Standard Build-Out

SPECTRUM CENTRE BUSINESS PARK



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