

**LEASE**  
2026

**16441 SCIENTIFIC WAY**  
**IRVINE, CA**



**\* BROKER BONUS - \$2/RSF**

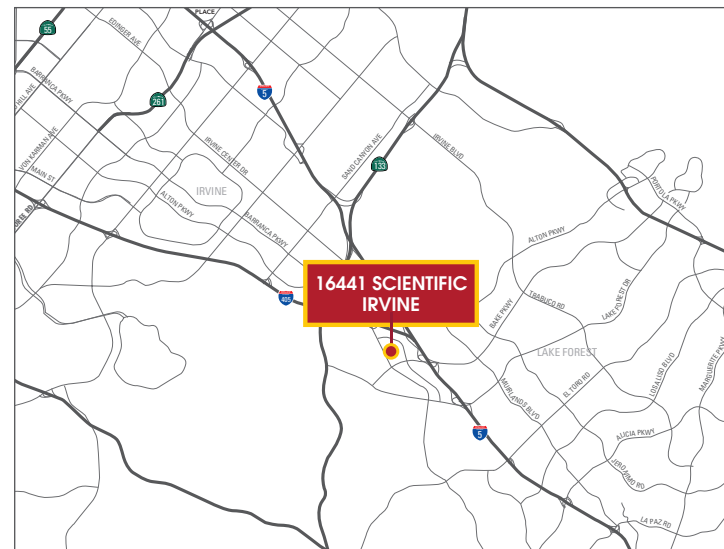
**±2,681 - ±\$2.35.SF/FSG**

## FEATURES

- Bacchus Signature Series
- Two-Story Office Building
- 5.4 Design Professional Zonig
- Suite 200 - ±2,681 RSF
- Free Surface Parking
- Flexible Lease Terms
- Immediate Access to the 5 and 405 Freeway
- Close Proximity to the Irvine Spectrum Center & Los Olivos Marketplace

*\* For New Deals, 3 Year Minimul Term*

## LOCATION



**STEPHEN MADIGAN**

Vice President  
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Lic.# 01334425



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## FLOOR PLAN



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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