

Goodyear Business Park

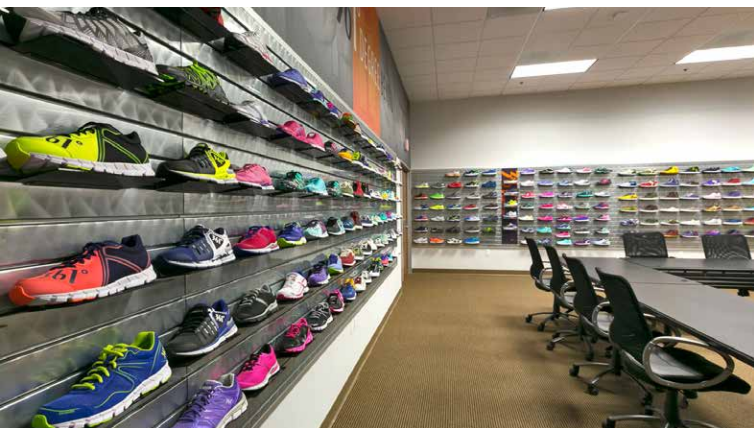
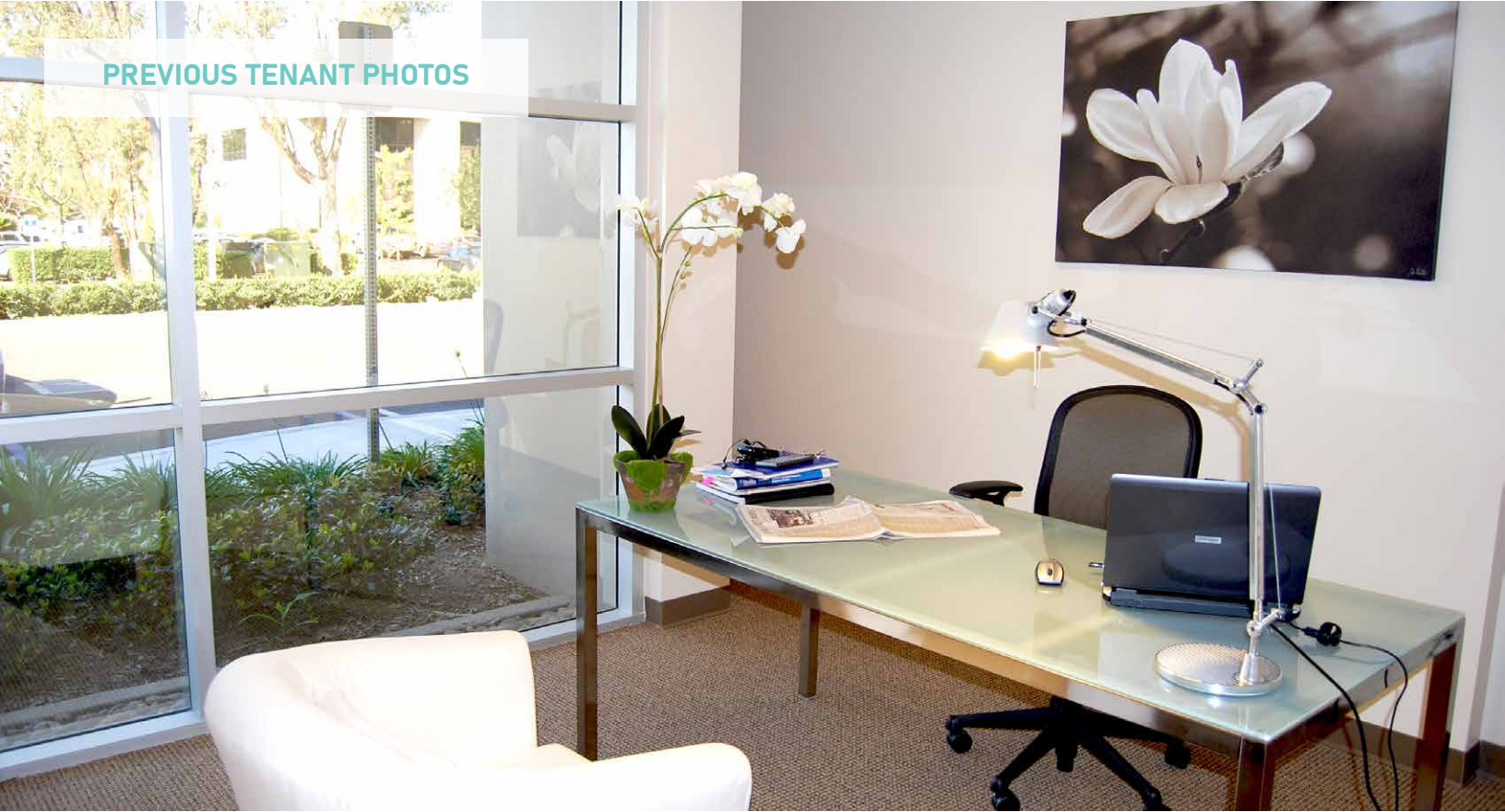
144,185 SF MULTI-TENANT PARK
8 - 18 GOODYEAR, IRVINE, CA

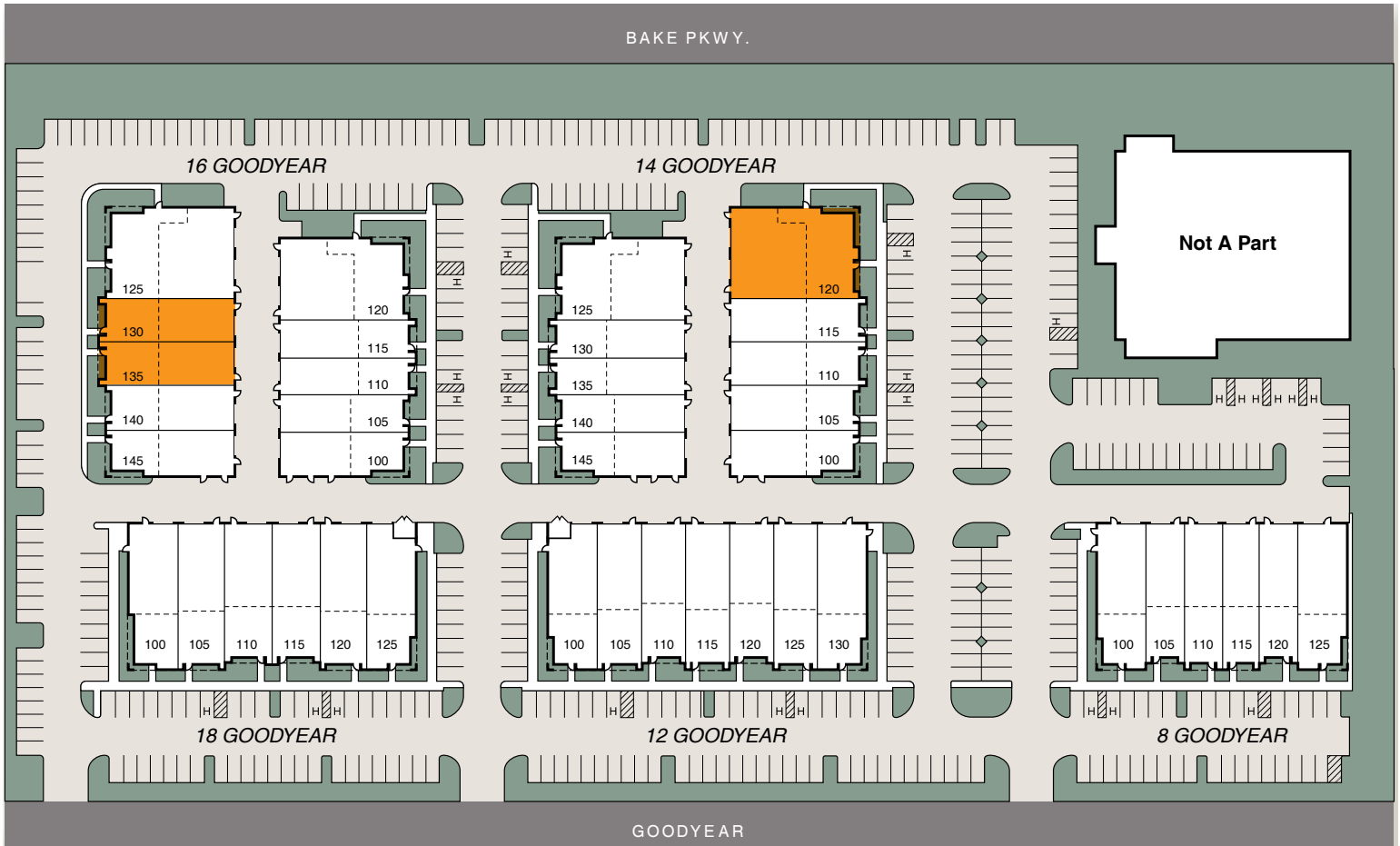


UNIT SIZES
±2,800 to ±15,000 SF

- 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





	TOTAL	OFFICE	WAREHOUSE	AVAILABILITY	NOTES	ASKING RATE
14 GOODYEAR						
UNIT 120	±6,760 SF	±4,166 SF	±2,594 SF	Immediate	Bake Parkway Signage, open office area, corner unit with excellent glass line, 22' clear warehouse, 2 GL	\$1.65 NNN*
16 GOODYEAR						
UNIT 130	±3,422 SF	±2,063 SF	±1,359 SF	Immediate	2 private offices, open office space. 22' clear warehouse. 1 GL	\$1.85 NNN*
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	\$1.85 NNN*

Nets 2024: \$0.46 PSF/Mo.



GOODYEAR

BAKE PKWY

JERONIMO RD

ORANGE COUNTY
GREAT PARK

IRVINE
SPECTRUM
CENTER



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



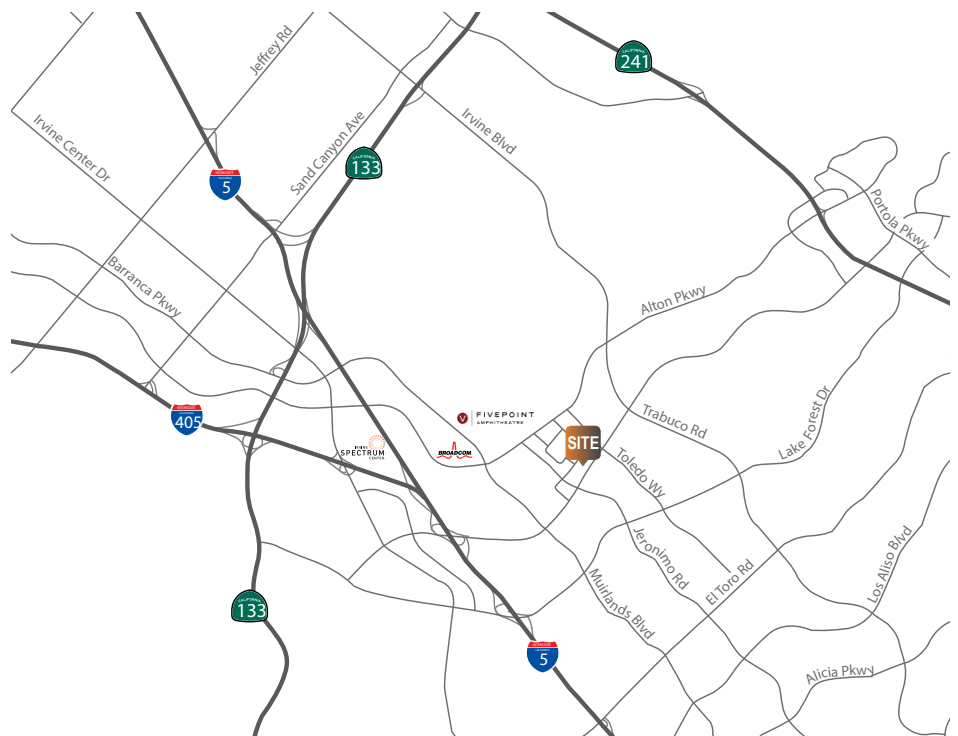
200 AMPS, 277/480 HIGH VOLTAGE POWER



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

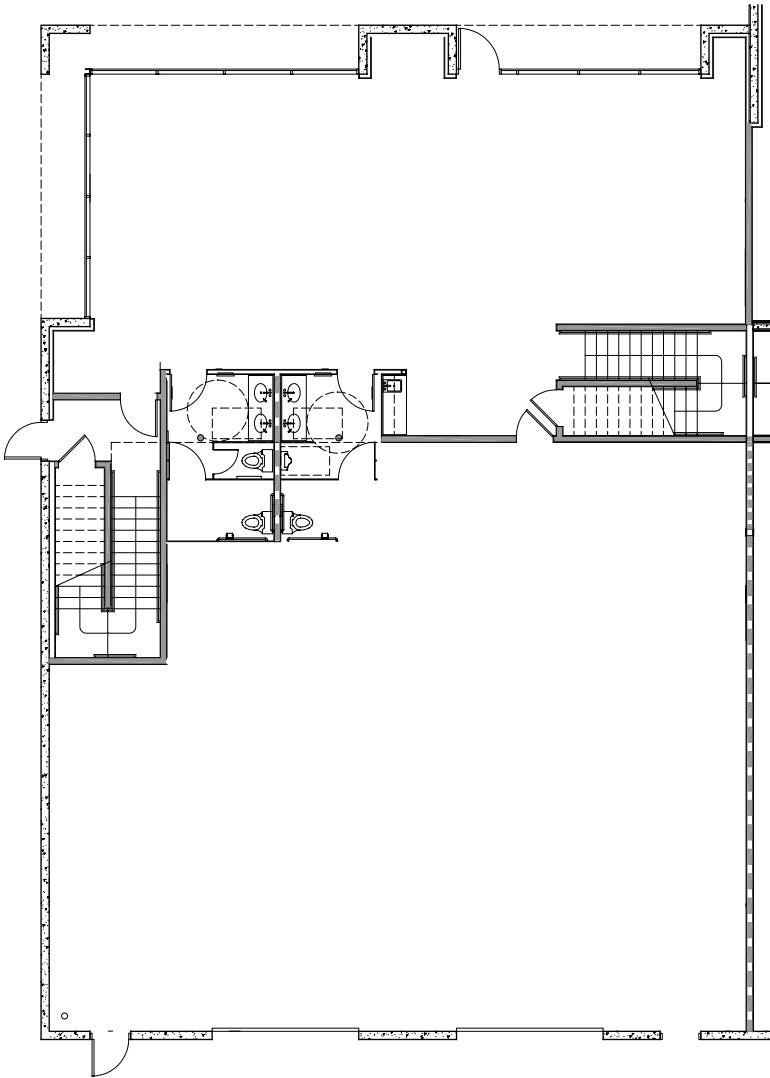


FULLY SPRINKLERED

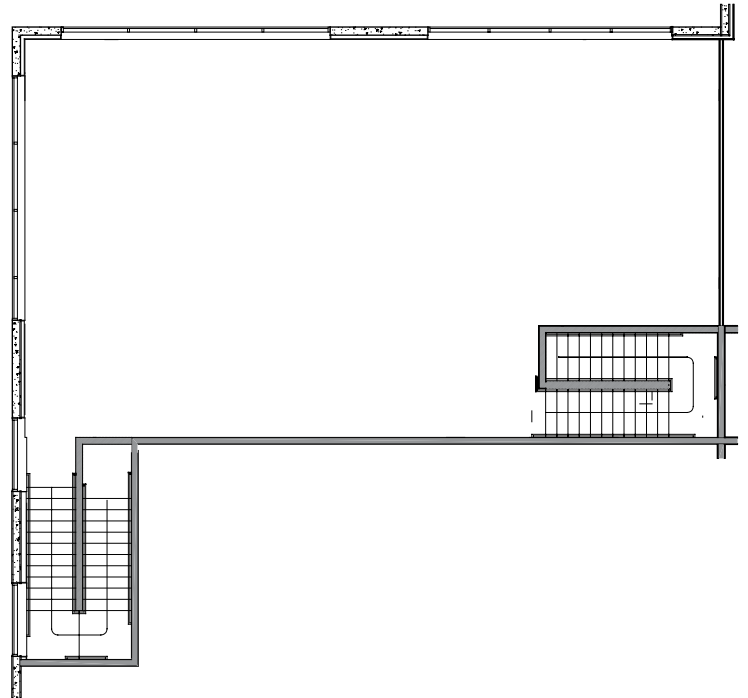


14 GOODYEAR
UNITS 120

FIRST FLOOR



SECOND FLOOR

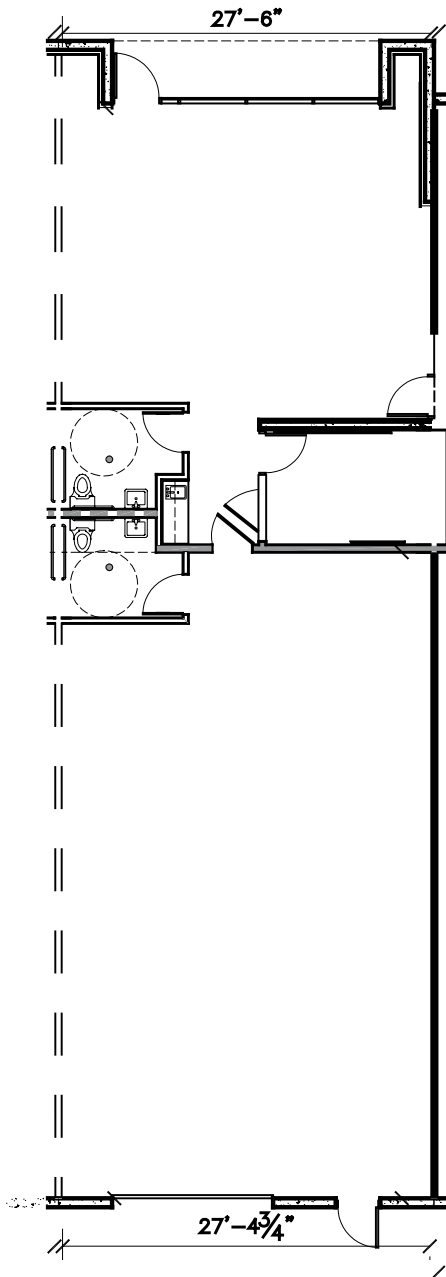


SUITE SF	±6,760 SF
OFFICE SF	±4,166 SF
WAREHOUSE SF	±2,594 SF
AVAILABILITY	Immediate
NOTES	Bake Parkway Signage, open office area, corner unit with excellent glass line, 22' clear warehouse, 2 GL
ASKING RATE	\$1.65 NNN + Net: \$0.46 PSF/Mo.

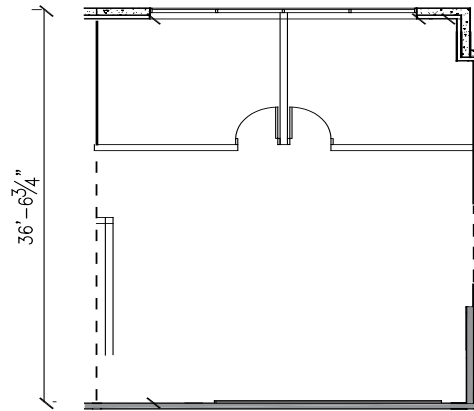
16 GOODYEAR

UNIT 130

FIRST FLOOR

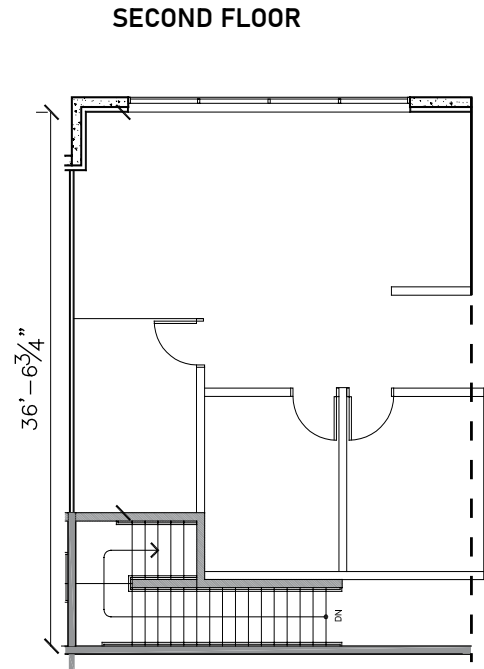
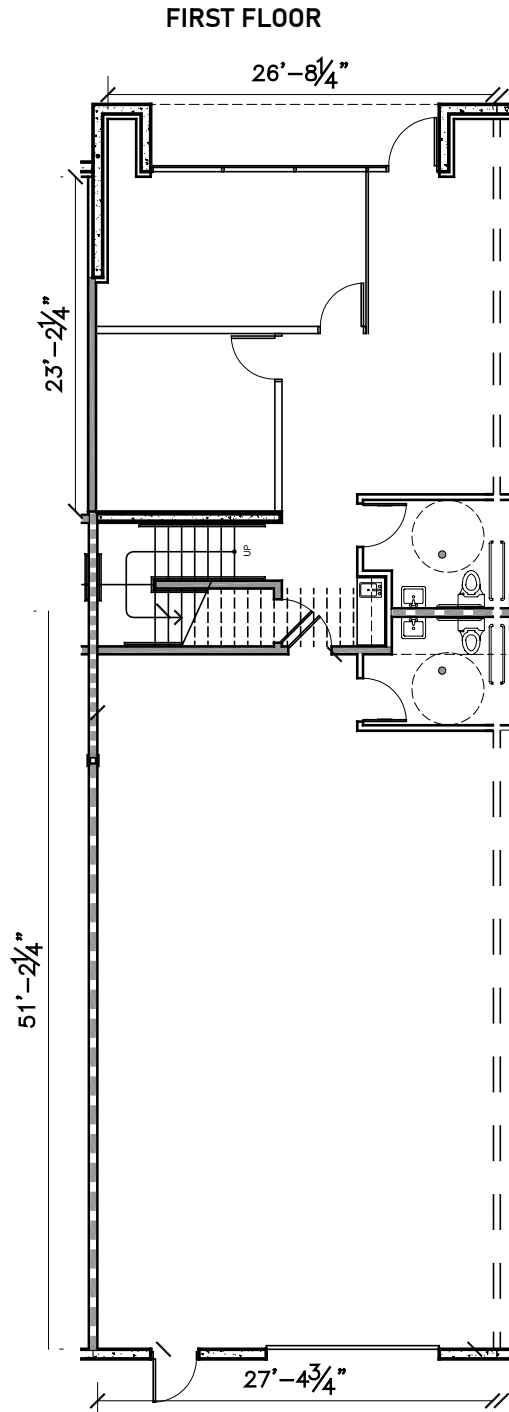


SECOND FLOOR



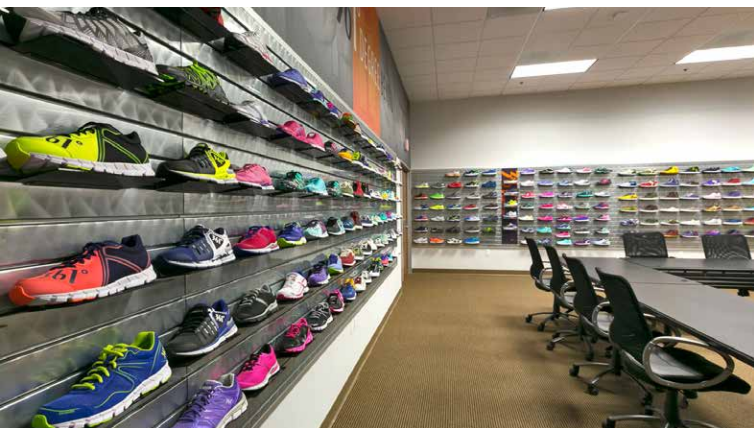
SUITE SF	±3,422
OFFICE SF	±2,063 SF
WAREHOUSE SF	±1,359 SF
AVAILABILITY	Immediate
NOTES	2 private offices, open office space. 22' clear warehouse. 1 GL
ASKING RATE	\$1.85 NNN + Net: \$0.46 PSF/Mo.

16 GOODYEAR
UNIT 135



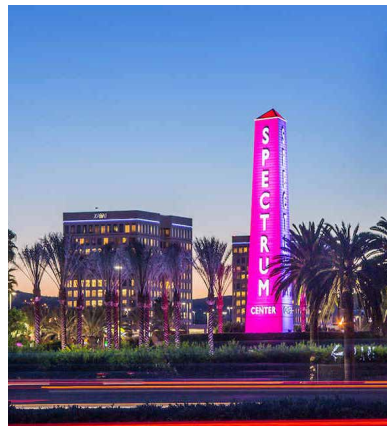
SUITE SF	±3,422
OFFICE SF	±2,063 SF
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PREVIOUS TENANT PHOTOS





ABUNDANT LOCAL AMENITIES



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Goodyear Business Park

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



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