

# For Lease

## MUIRLANDS BUSINESS CENTER



10005 & 10015 Muirlands Parkway □ Irvine Spectrum, CA

### Features

- Approximately 50,670 Square Foot Multi-Tenant Park
- Excellent Freeway Access Via Bake Parkway
- High Visibility Signage on Both Bake and Muirlands Parkway
- 14' Minimum Warehouse Clearance
- Ground Level Loading
- 3:1 Parking
- Site Plan on Reverse

For Additional Information, Contact:

**SAM OLMSTEAD**  
(949) 851-5100



**Voit**

Commercial Brokerage



THOMAS GUIDE: (OC) 891-F2

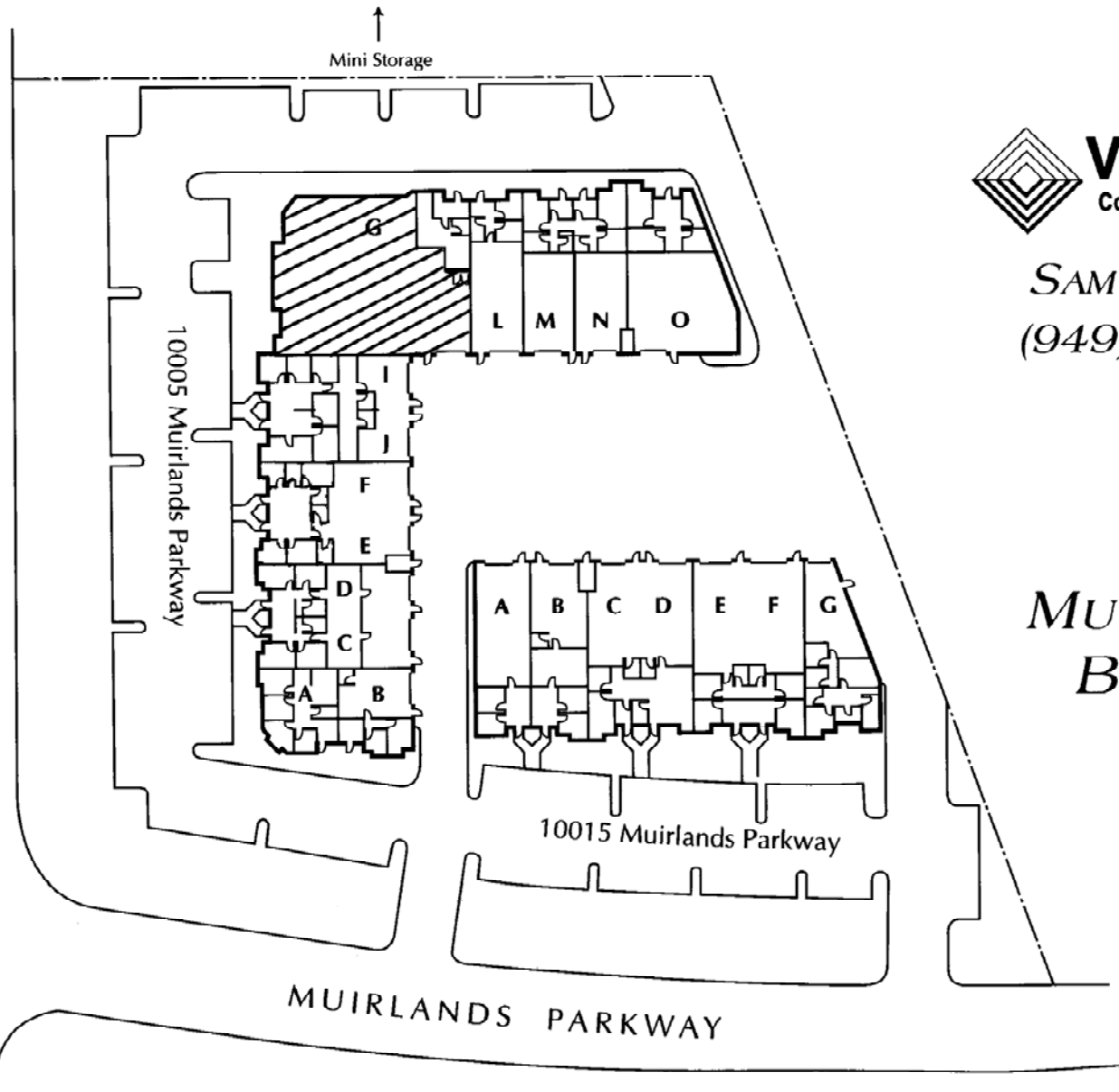


THE MAGELLAN GROUP

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BAKE PARKWAY



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Commercial Brokerage

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*MUIRLANDS*  
*BUSINESS*  
*CENTER*

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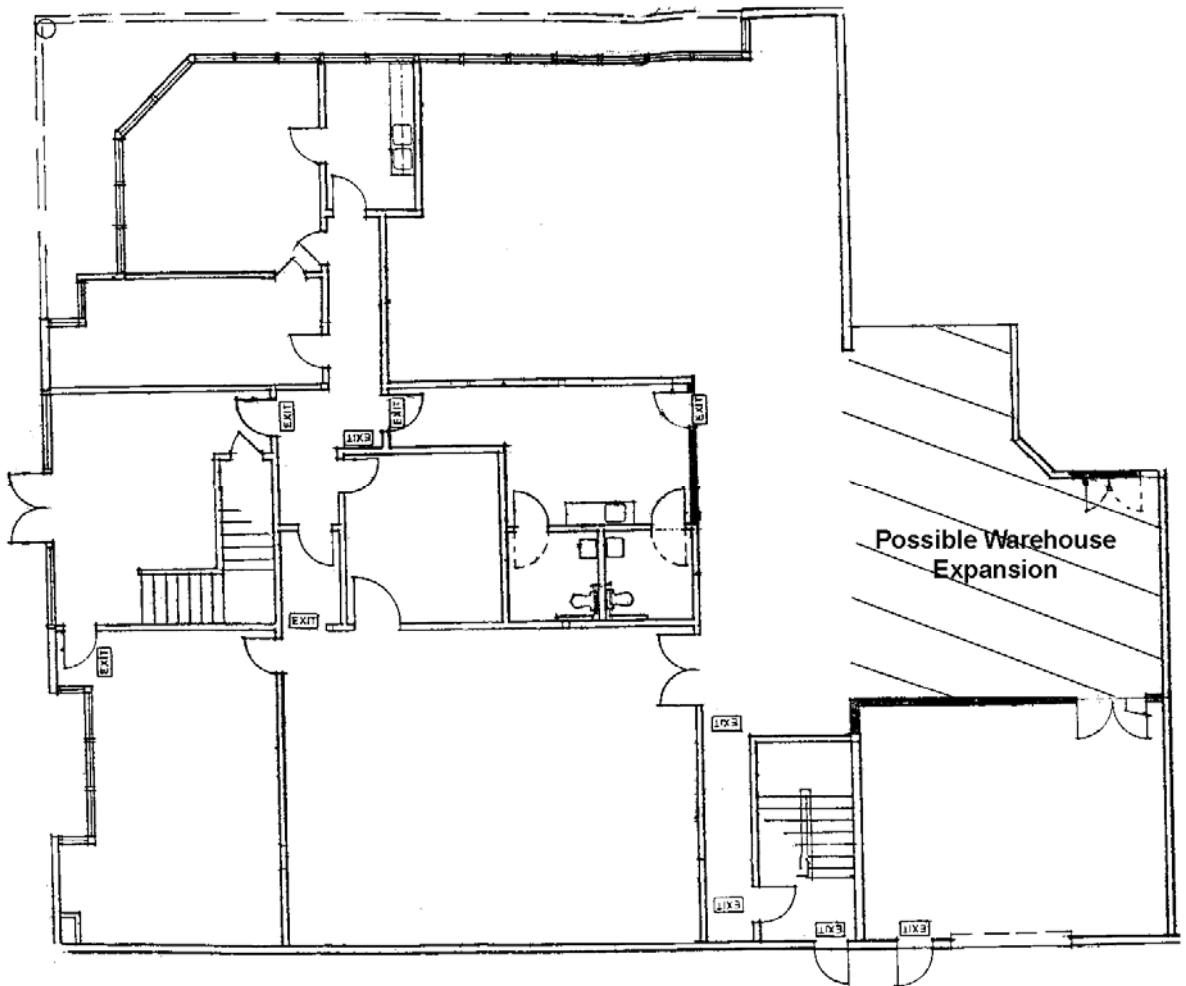
# MUIRLANDS BUSINESS CENTER

10005 Muirlands Parkway

Suite G

Irvine Spectrum

6,550 Square Feet



# MUIRLANDS BUSINESS CENTER AVAILABILITY September 2006

<i>Size</i>	<i>SF Office</i>	<i>Address/Suite #</i>	<i>Rate</i>	<i>Description</i>
6,550	5,850	10005 Muirlands Suite G	\$0.95 NNN	Reception, 4 offices, storage, 2 restrooms. Triple Net charges are currently estimated to be \$0.19/SF/mo.



For Further Information Contact:

**SAM OLMSTEAD**

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