

661 Wald

Irvine Spectrum, CA 92618



For Sale \$1,482,000

MK Business Center III

Total Size: 4,940/Sqft

Warehouse: 3,040/Sqft

Warehouse Clearance: 22'-24'

Great Location Corner of Wald, Scientific & Irvine Center Drive.HOA Fee \$874M

Property Tax 1% + Assessment \$5,400Year.One 10' X 12' Ground Loading Door

High Image R & D Building

Office:950+2nd Floor 950=1,900 Sqft

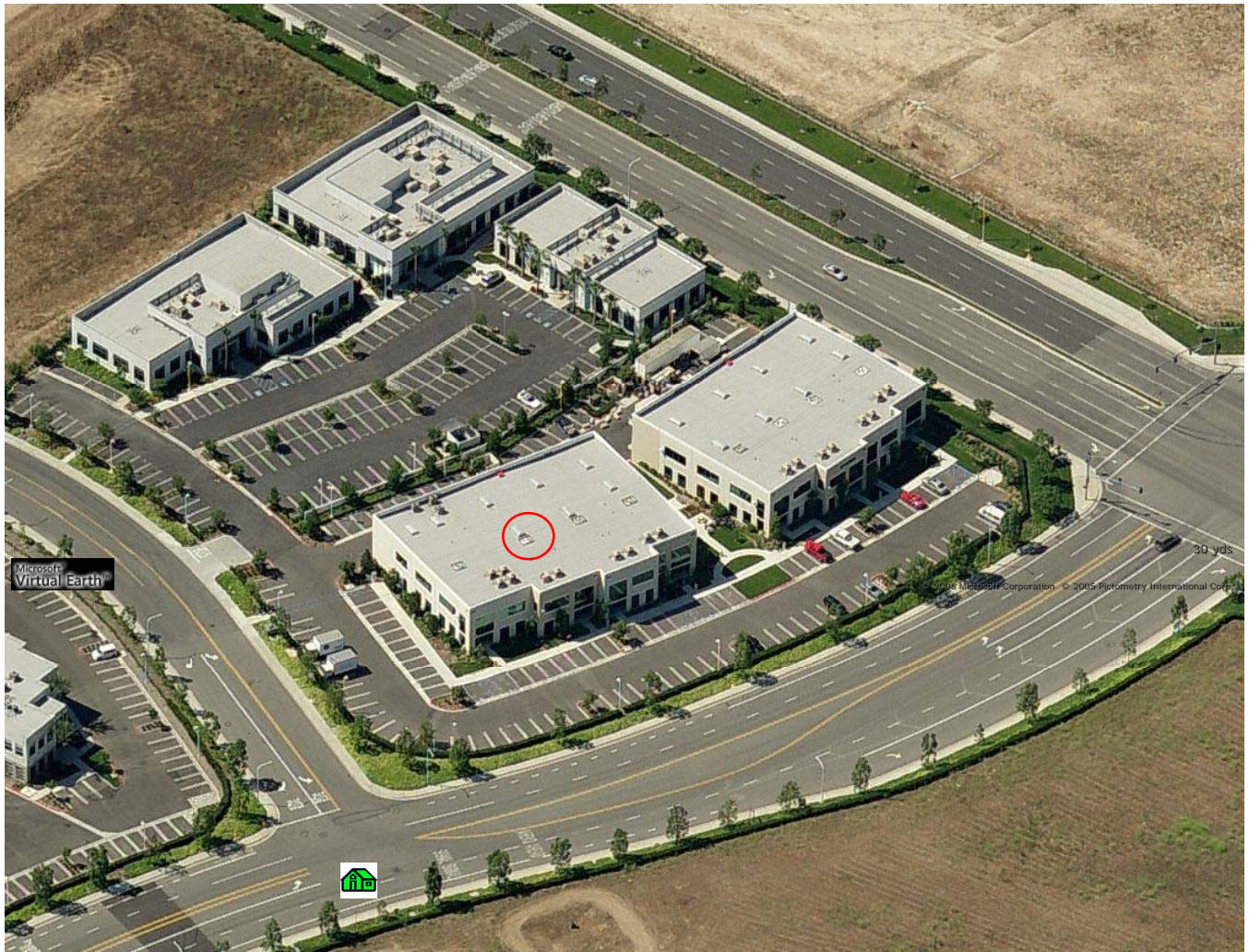
Flexible Open Office layout

Surface free Parking Ratio:3:1000



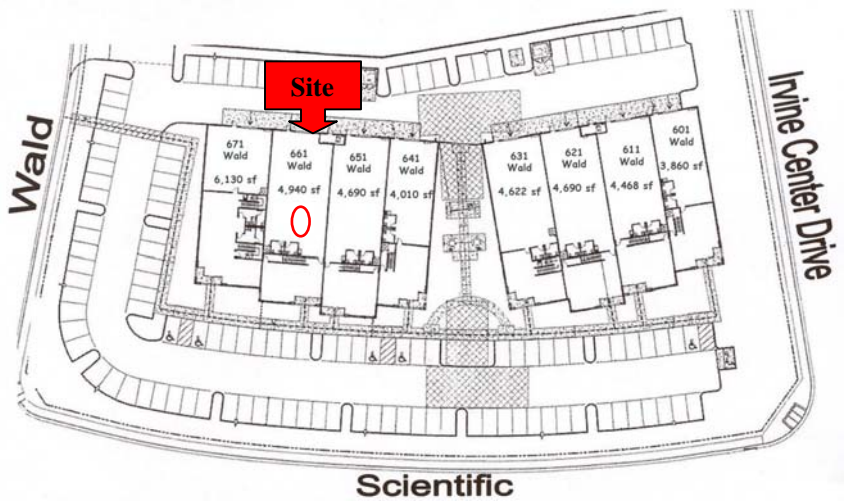
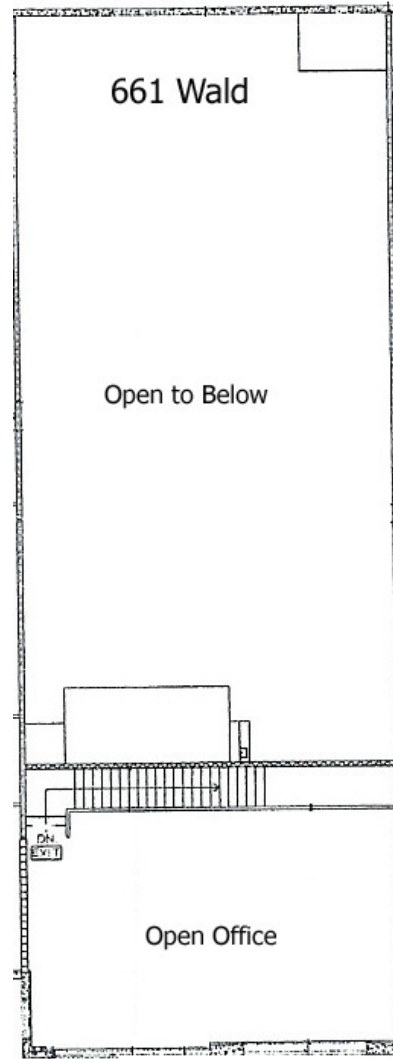
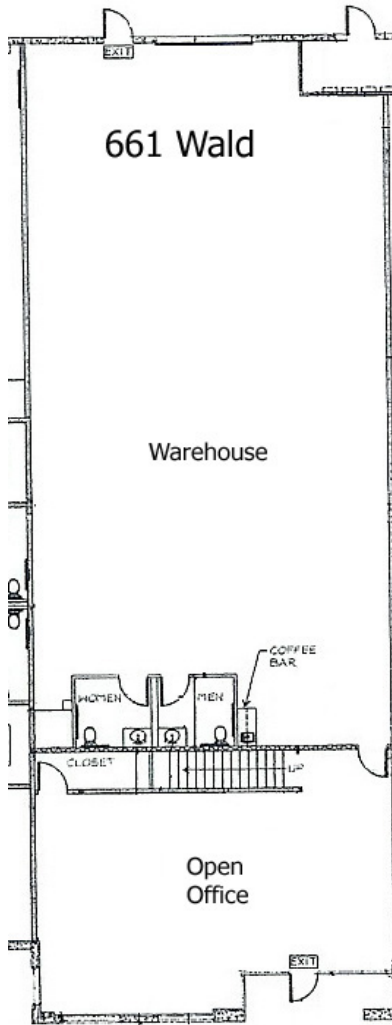
Offered By:Kingsamerica Realty www.Kingsamerica.com
15520-B Rockfield Blvd Irvine Spectrum, CA 92618

Frank kao 949-856-9857
www.frankkao.com

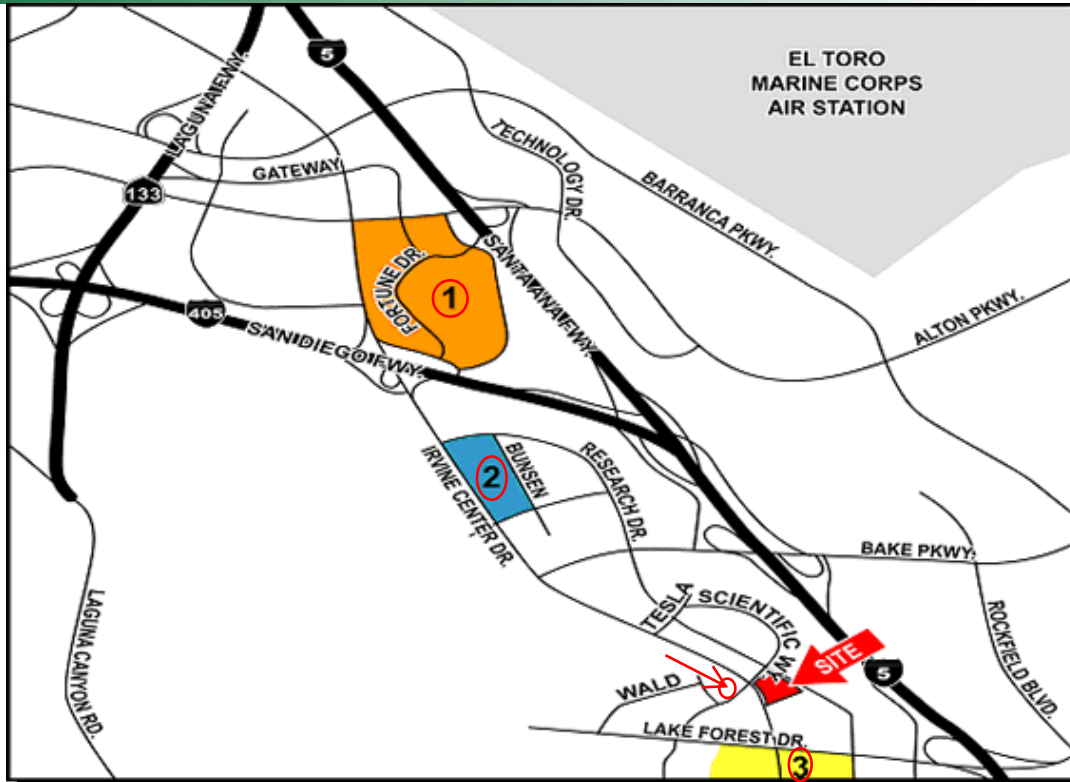


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AMENITIES



① IRVINE SPECTRUM CENTER

Restaurants - Dining
 Champps Americana
 The Cheesecake Factory
 Crazy Horse Steakhouse
 The Fish Market
 Fox Sports Grill
 Javier's Grill & Cantina
 Johnny Rockets
 Maki Maki
 Nara Nara
 P.F. Chang's China Bistro
 Red Robin
 Rock Bottom Brewery
 Thaifoon
 Yardhouse

Restaurants-Casual/Take Out
 Auntie Anne's Pretzels
 Ben & Jerry's Ice Cream
 California Candy Creations
 Cento & Fanti
 Charlie Kabob
 Charley's Grilled Subs
 Cold Stone Creamery
 Creperia de Paris
 Diedrich Coffee
 Funnel Factory
 Golden Spoon
 Jamba Juice

Jodi Maroni's
 Kelly's Coffee & Fudge
 McDonalds
 Mondeo
 Mrs. Field's
 Pasta Bravo
 Rollerz
 Rubio's
 Tea Station
 Twin Dragon
 Wahoo's
 Wasabi
 Wetzels Pretzels

Entertainment
 Dave & Busters
 Edwards 21 MegaPlex
 Improv Comedy Club
 Palm Reading & Psychic
 Sing Sing

Major Retailers
 Anchor Blue
 AT&T Wireless
 Barnes & Noble
 Cingular Wireless
 Ritz Camera
 Robinsons May
 Sketchers
 Sunglass Hut
 T-Mobile

② BUNSEN BUSINESS CENTER

24 Hour Fitness
 7 Eleven / Citgo Gasoline
 Burger King
 Jonathan Martin Salon
 La Salsa Mexican Grill
 Nutri-Sport
 Philly's Sandwich Grill
 Waipahu Don's

③ LAGUNA HILLS CENTER

3D Signs
 Appreciation Products
 Blink Optometry
 Box Connection
 Chevron Gasoline
 Cleaners
 Copy Force
 Kinko's
 Letters & Logos Sign Co.
 Mail-Biz Plus Stationers
 McDonald's
 New York Deli
 Pacific Packaging Solutions
 Printex
 Saddleback Valley Printing
 Smiling Nails
 Solomon's Bakery
 Subway
 Spectrum Tan