

**SPECTRUM
CENTRE**
BUSINESS PARK



Office, Industrial & Retail For Lease

20902 - 21098 Bake Parkway, Lake Forest, CA

Professionally Managed By:



Exclusively Represented By:



Property Features



Close Proximity to I-5,
I-405 Freeways, and 241 Toll Road



Single Story Industrial,
Two Story Office, and Retail Units



Contiguous Expansion Capabilities



Immediate Occupancy



3/1,000 SF Parking Ratio



Ground Level Doors



± 15 Foot Minimum Clear Height



100 Amps, 120-208 Volts,
3 Phase Power



Institutionally Owned
and Professionally Managed



High-Image Business
Park Environment

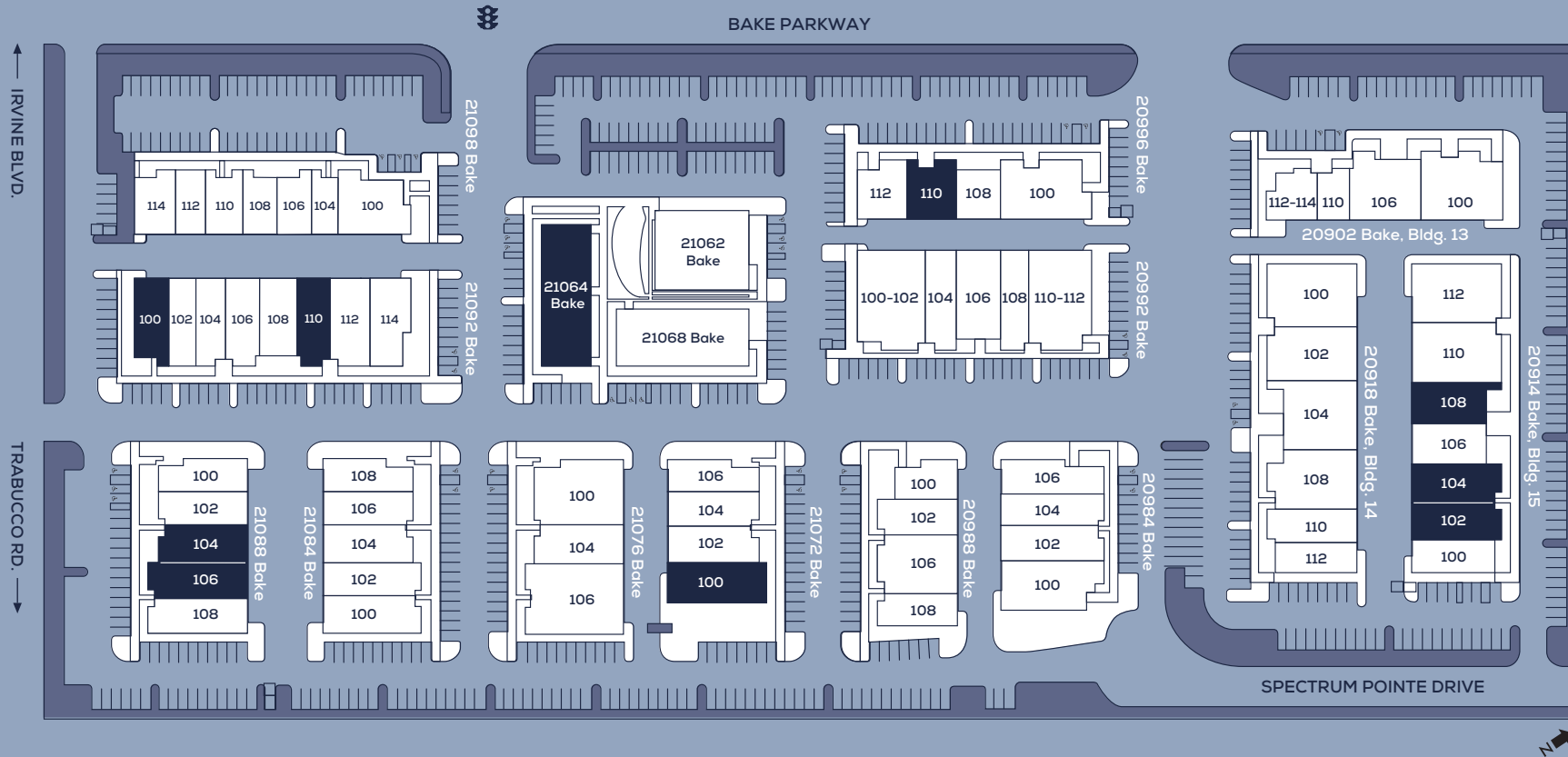


Walkable Retail Amenities



PROPERTY VIDEO
<https://vimeo.com/468221902>

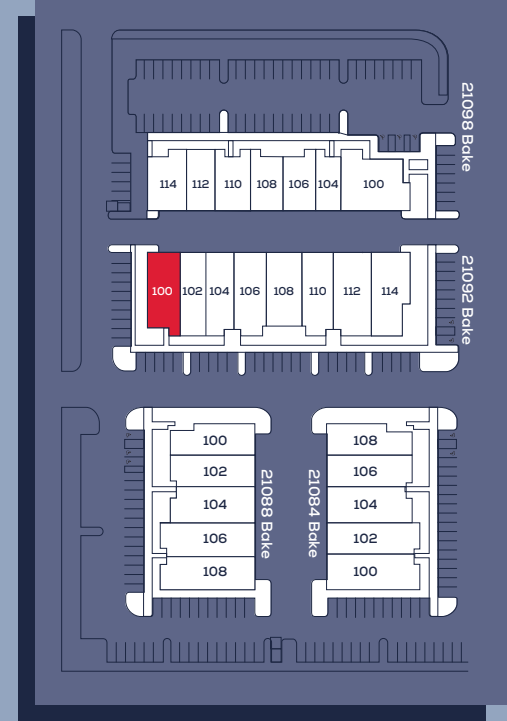
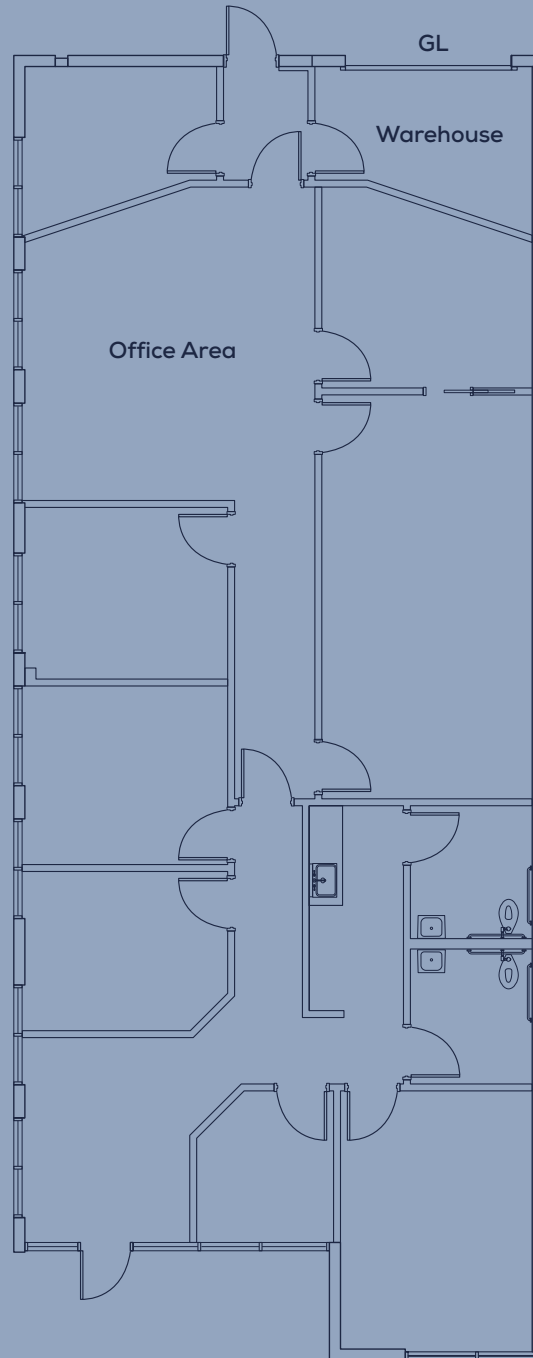
Site Plan



BUILDING	Suite	Total SF	Office	Available
21092 Bake Parkway	100	± 2,458 SF	90%	Now
21092 Bake Parkway	110	± 1,959 SF	35%	30 Days
21088 Bake Parkway	104	± 2,821 SF	35%	End of May
21088 Bake Parkway	106	± 3,173 SF	45%	Now
21064 Bake Parkway	100	± 5,690 SF	100%	Now

BUILDING	Suite	Total SF	Office	Available
21072 Bake Parkway	100	± 3,274 SF	100%	Now
20996 Bake Parkway	110	± 1,939 SF	50%	Now
20914 Bake Parkway	108	± 2,766 SF	40%	Now
20914 Bake Parkway	104	± 3,107 SF	40%	Now
20914 Bake Parkway	102	± 2,534 SF	30%	Now

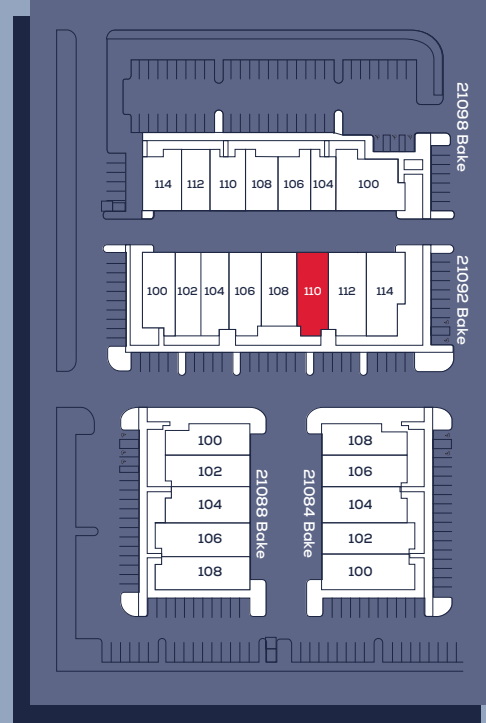
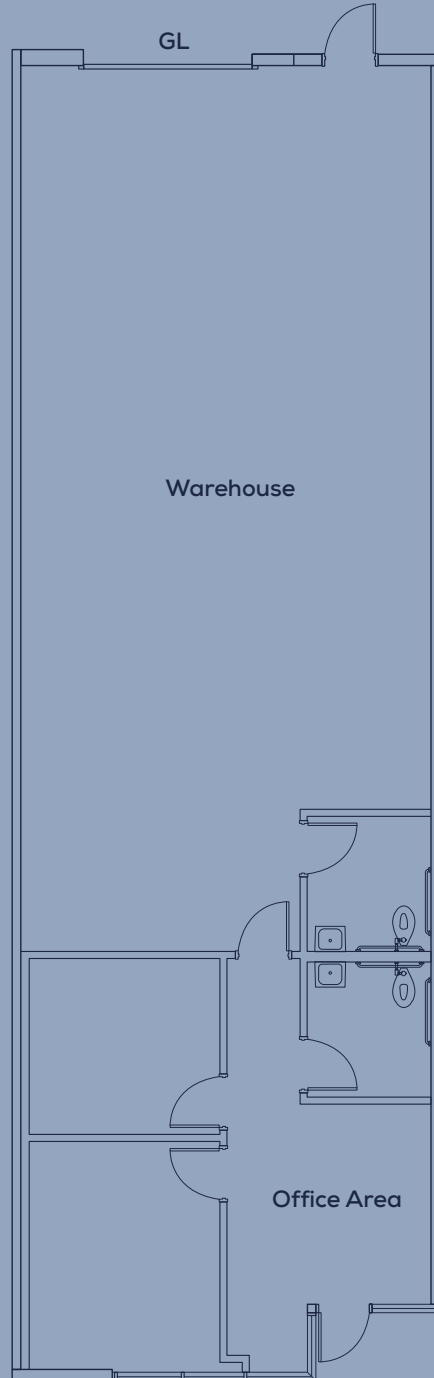
Floor Plan



Suite 100 Building 21092

Total SF	±2,458 SF
Office	90%
Available	Now

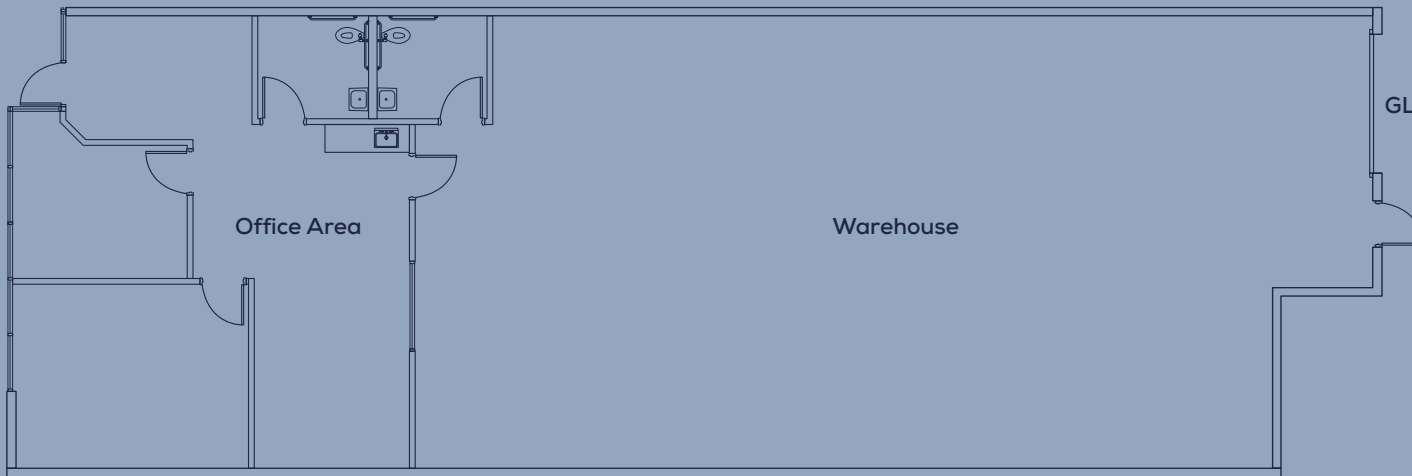
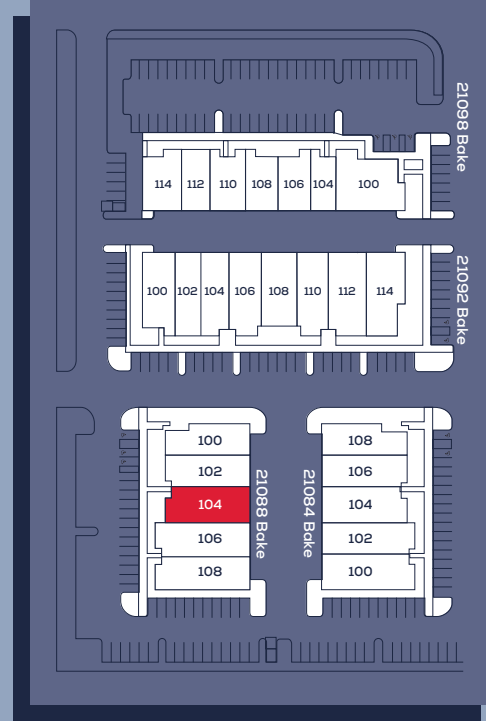
Floor Plan



Suite 110 Building 21092

Total SF	± 1,959 SF
Office	35%
Available	30 Days

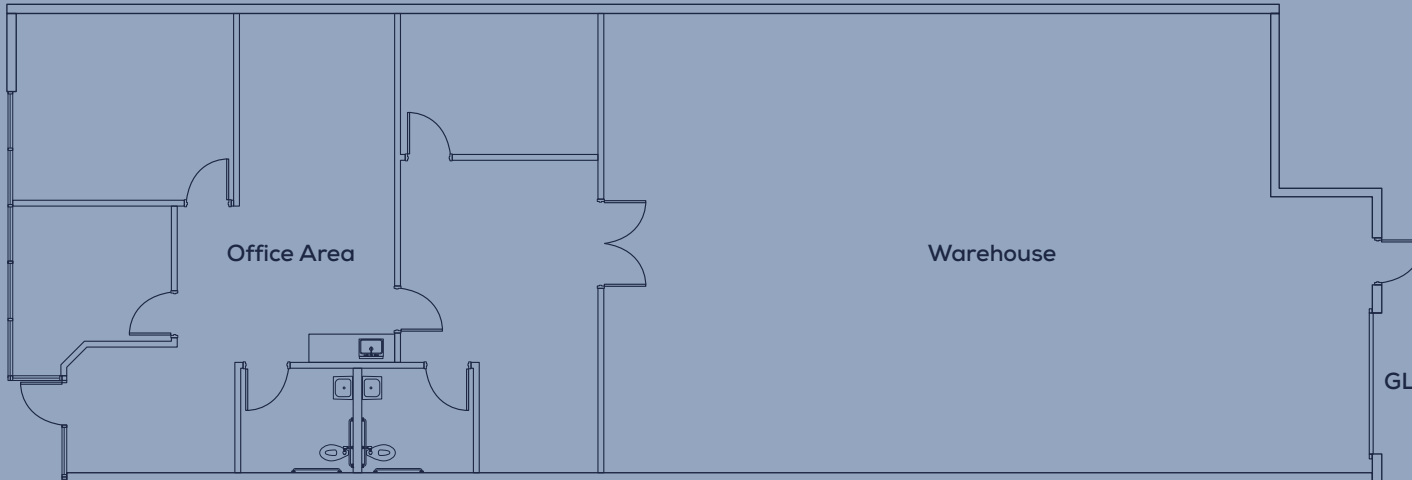
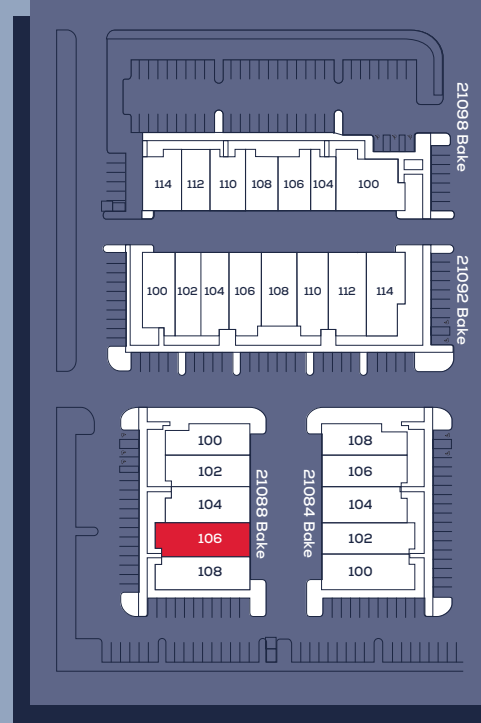
Floor Plan



Suite 104 Building 21088

Total SF	± 2,821 SF
Office	35%
Available	End of May

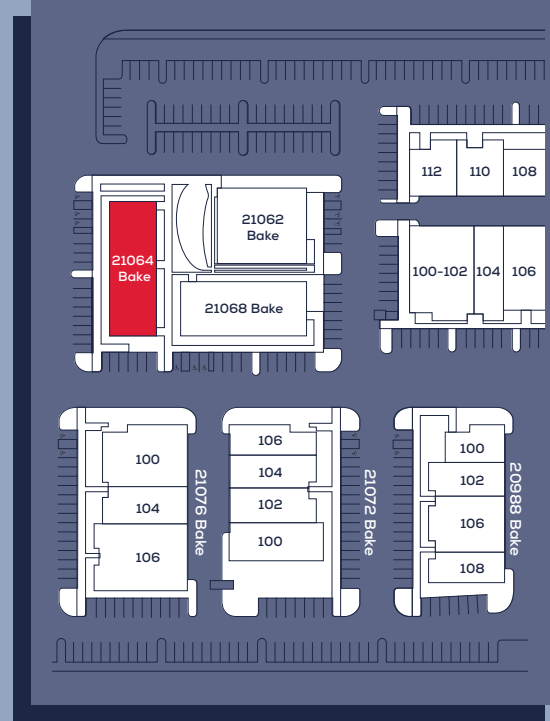
Floor Plan



Suite 106 Building 21088

Total SF	±3,173 SF
Office	45%
Available	Now

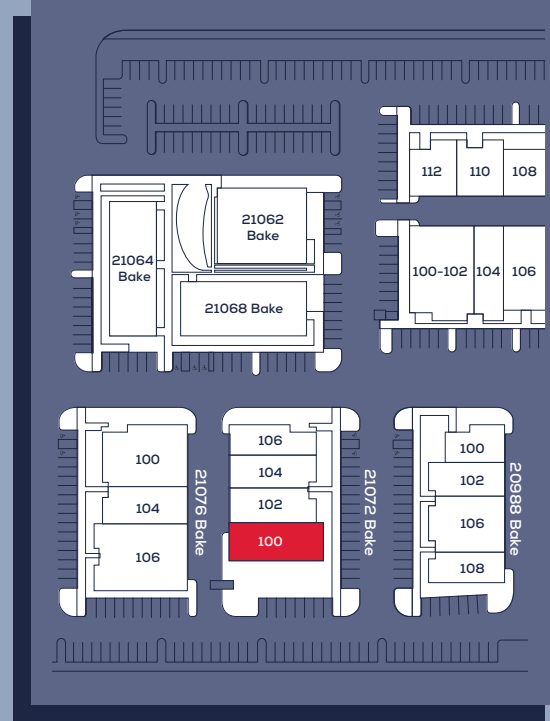
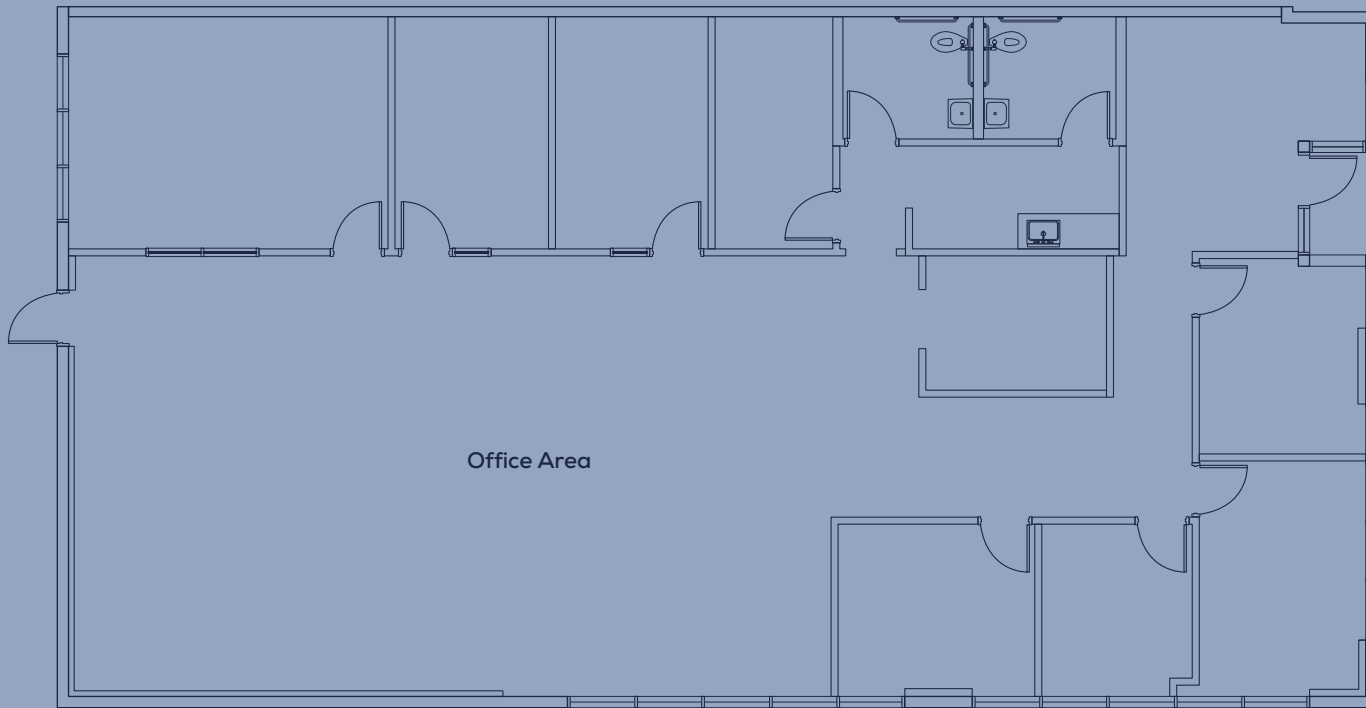
Floor Plan



Suite 100 Building 21064

Total SF	±5,690 SF
Office	100%
Available	Now

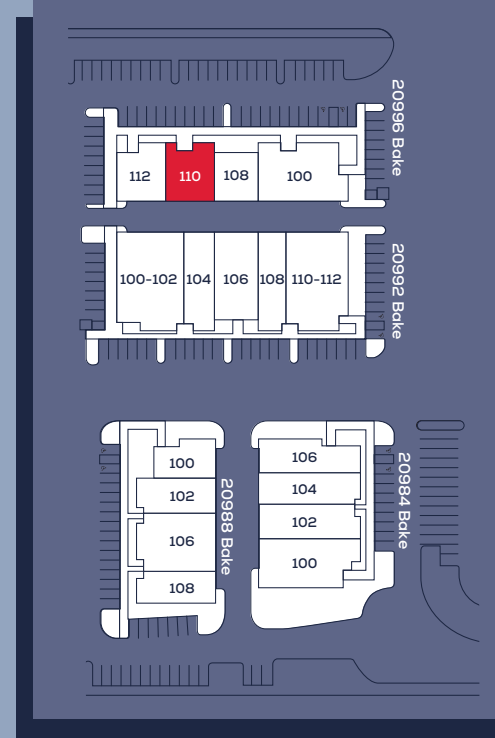
Floor Plan



Suite 100 Building 21072

Total SF	± 3,274 SF
Office	100%
Available	Now

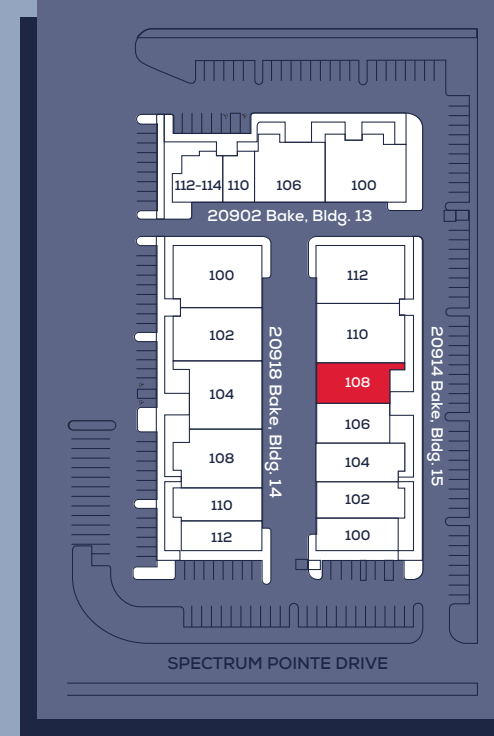
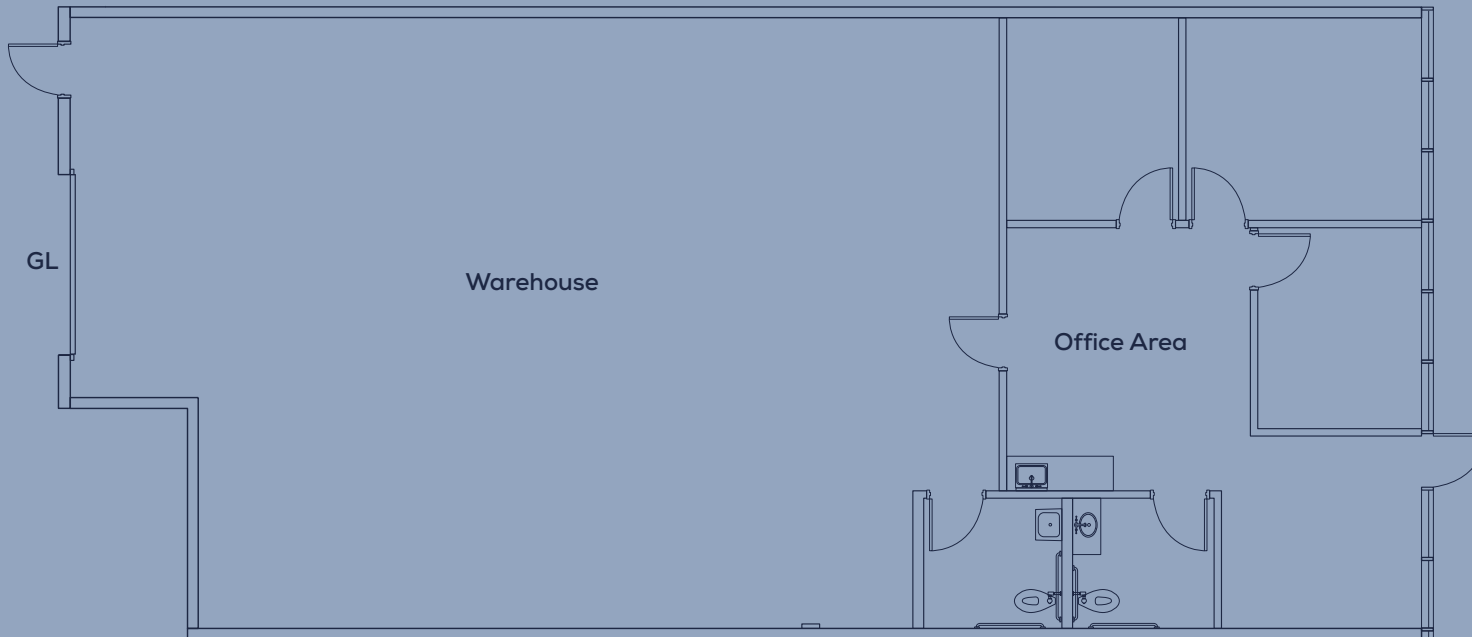
Floor Plan



Suite 110 Building 20996

Total SF	± 1,939 SF
Office	50%
Available	Now

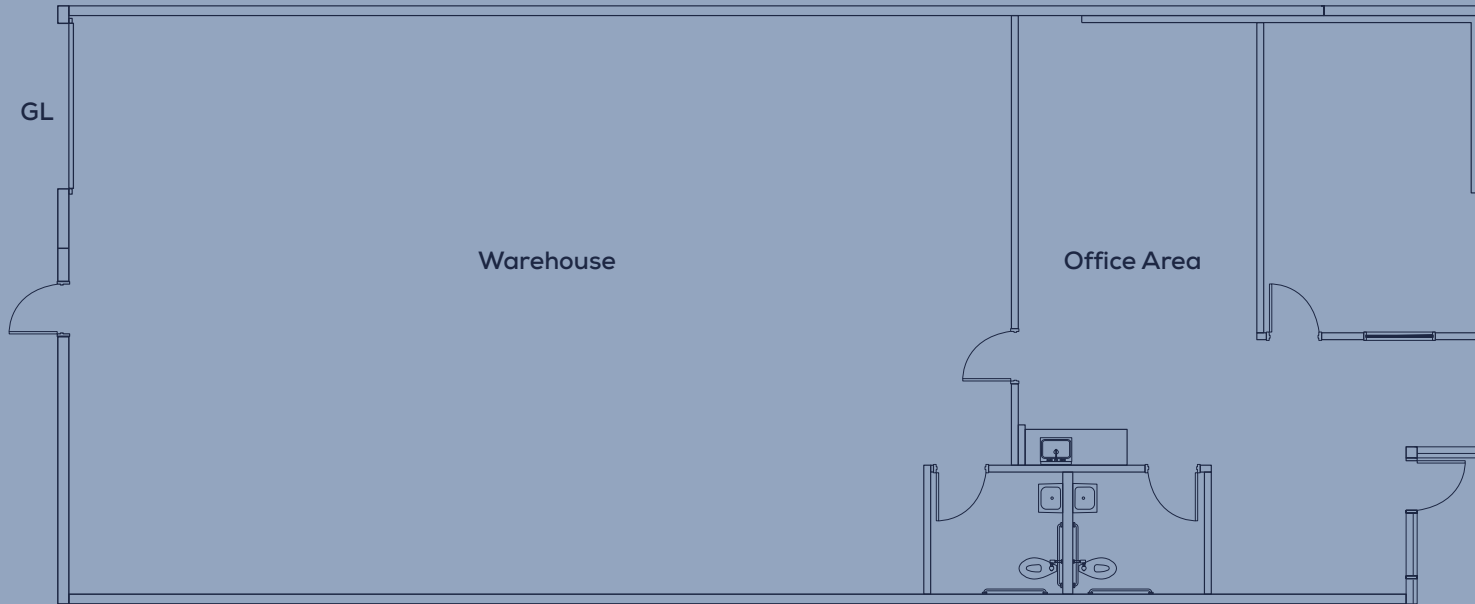
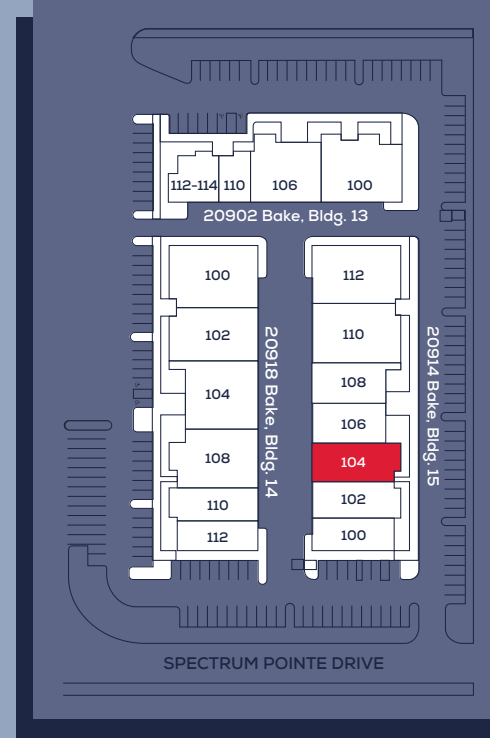
Floor Plan



Suite 108 Building 20914

Total SF	± 2,766 SF
Office	40%
Available	Now

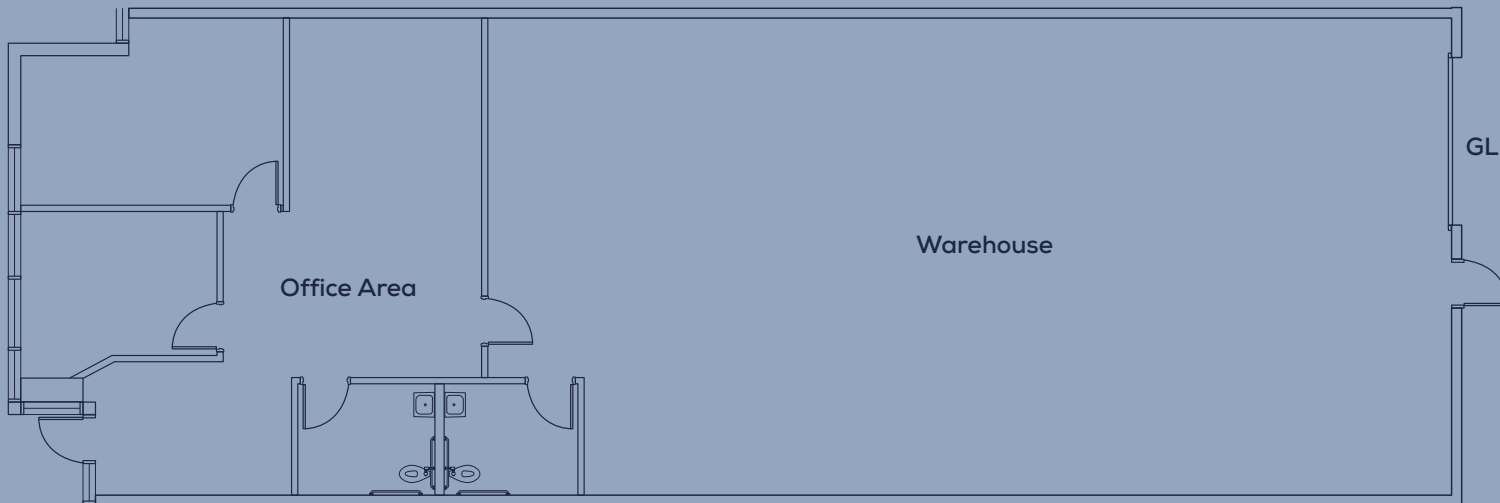
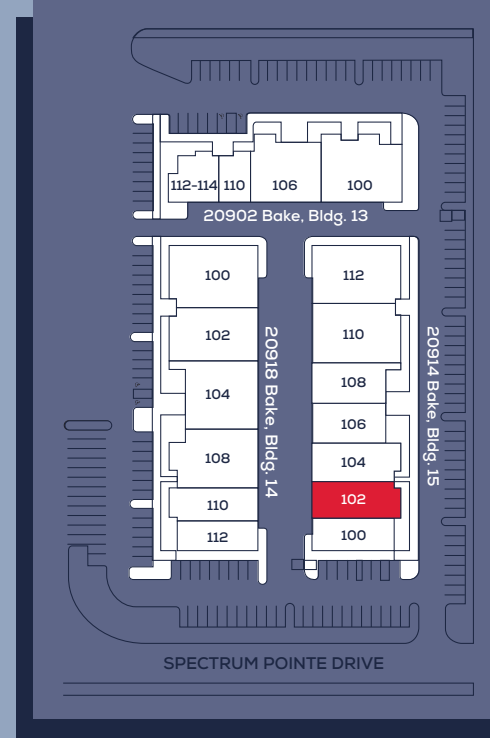
Floor Plan



Suite 104 Building 20914

Total SF	± 3,107 SF
Office	40 %
Available	Now

Floor Plan



Suite 102 Building 20914

Total SF	± 2,534 SF
Office	30%
Available	Now



SPECTRUM CENTRE
BUSINESS PARK

 **SUBWAY**
JIN JAPANESE SUSHI
LIQUOR STORE




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