

FRYER | WATTS | FISCHBECK

RARE HIGH IMAGE SOUTH OC PROFESSIONAL OWNER/USER OFFICE BUILDING (DIVISIBLE)



FOR SALE/LEASE

LAKE FOREST BUSINESS CENTER

23692 BIRTCHER DRIVE | LAKE FOREST | ±5,663 SQUARE FEET | **CALL FOR PRICING**

MATT FRYER
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

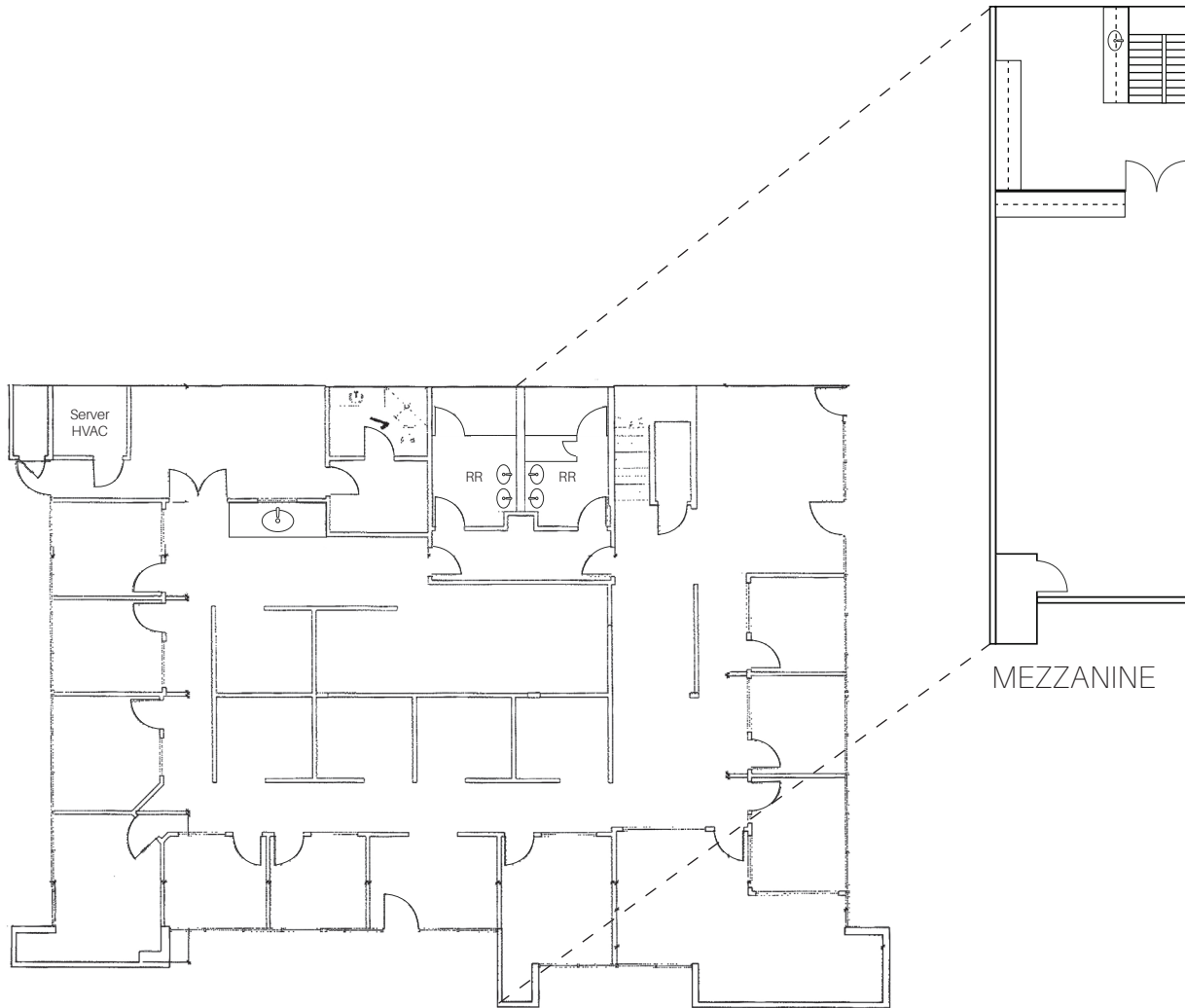
23692 BIRTCHER DRIVE | LAKE FOREST

- ±5,663 SF Rare High Image South OC Owner/User Office Building (Divisible)
- Owner/User or Investment Opportunity
- Multiple Exterior Entrances Allowing a Potential Multi-Tenant Scenario
- Built in 1981
- Efficient Layout, Upgraded Interior Improvements & Extensive Window Line
- Large Perimeter Offices, Private Restrooms/Shower, Conference Room(s) & Open Layout
- Ground Floor Entrance off the Parking Lot
- Building Top Signage Providing Company Identity
- Outdoor Seating Area & Courtyard w/ Lush Landscaping
- Two (2) Reserved Parking Stalls
- Free Surface Parking (4:1,000 SF)
- Walking Distance to Numerous Restaurants & Other Retail Amenities
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows)
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Aggressive SBA (10% Down) & Conventional (15-30% Down) Lending
- Professionally Managed Business Park
- **ASKING PRICE:** **CALL FOR PRICING**
- **ASKING RATE:** **\$1.95 MG**



FRYER | WATTS | FISCHBECK

FLOOR PLAN



FIRST FLOOR

MEZZANINE

23692

BIRTCHE DRIVE

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

23692 BIRTCHER DRIVE | LAKE FOREST



EXTERIOR IMAGES

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IRVINE
**SPECTRUM
CENTER.**

Great Park

LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM

LAGUNA HILLS
RETAIL CENTER

COCO'S
Restaurant & Bakery

Baja's
Fish Tacos

PIZZA 900

the nooty dog

SPECTRUM CROSSROADS

DEL TACO

PICK UP STIX
FRESH ASIAN FLAVORS

Chevron

SUBWAY

Dunn-Edwards PAINTS

McDonald's

BEST BUY

RH
RESTORATION SPECIALISTS

PLAZA DEL LAGO

pita stiq

FLAME BROILER
SIMPLY HEALTHY

corepower
YOGA

23692
BIRTCHER DRIVE

LAKE FOREST GATEWAY

Panera
BREAD

TAQUERIA BEANBA
THE MEXICAN TACO

WHICH Wich
SUPERIOR SANDWICHES

OKE POKE

STARBUCKS
COFFEE

nékter
JUICE BAR

IHop

WaBa Grill

BUFFALO WILD WINGS
WINGS. BEER. SPIRITS.

ROCKFIELD BLVD

23692
BIRTCHER DRIVE

LAKE FOREST, CA

23692
BIRTCHER DRIVE

LAKE FOREST, CALIFORNIA



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