

# Town Centre Professional Building

FOR LEASE

📍 24361 El Toro Road | Laguna Woods, CA









## Moving Allowance Incentive!

Offering a \$3.00 PSF moving allowance for new deals signed by 12/31/24 with a 36+ month term!

## Office Space Available

### HIGHLIGHTS

-  Impeccably maintained
-  Outstanding location
-  Common area upgrades recently completed
-  Covered parking with reserved parking available
-  Numerous shopping and restaurant amenities
-  Office and medical tenant mix

For leasing information, please contact:

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## New Renovations!



Carpet



Paint



Artwork



Ceiling  
& Lights



Restroom  
Improvements

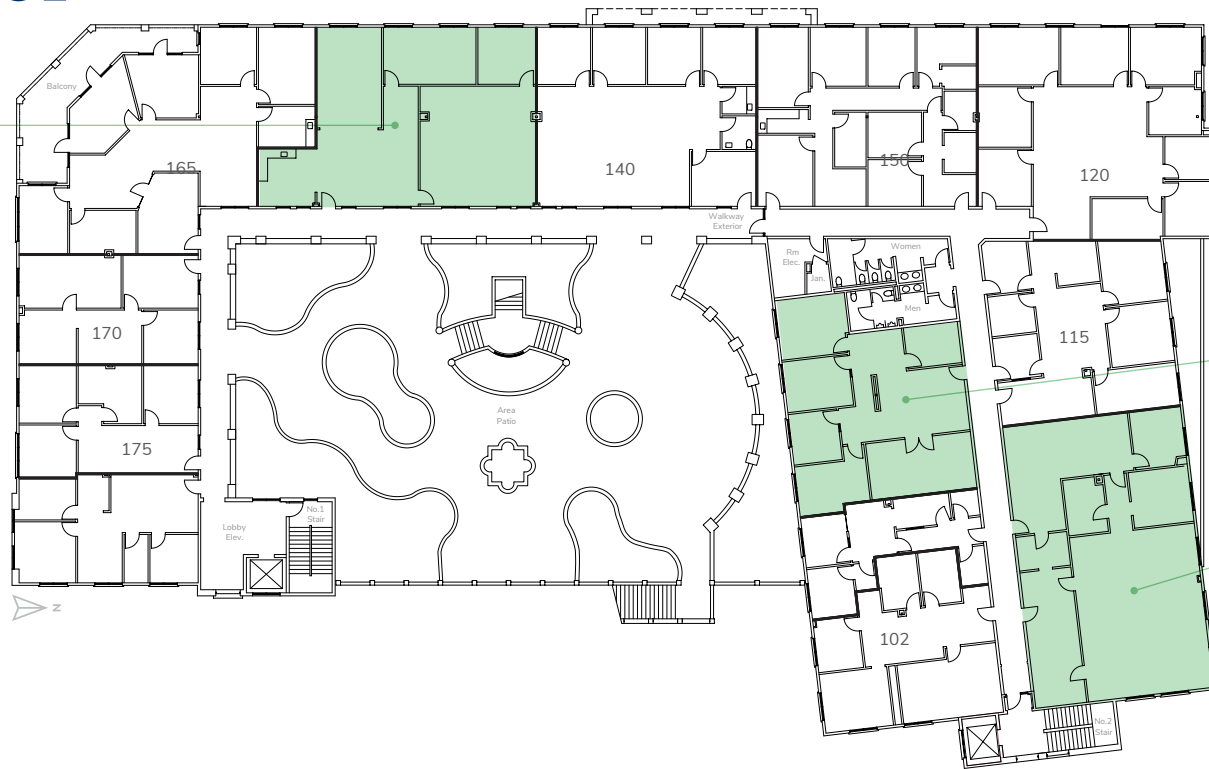
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## First Floor

**AVAILABLE**  
Suite 160  
2,539 RSF



**AVAILABLE**  
Suite 105  
1,835 RSF

**AVAILABLE**  
Suite 110  
2,825 RSF

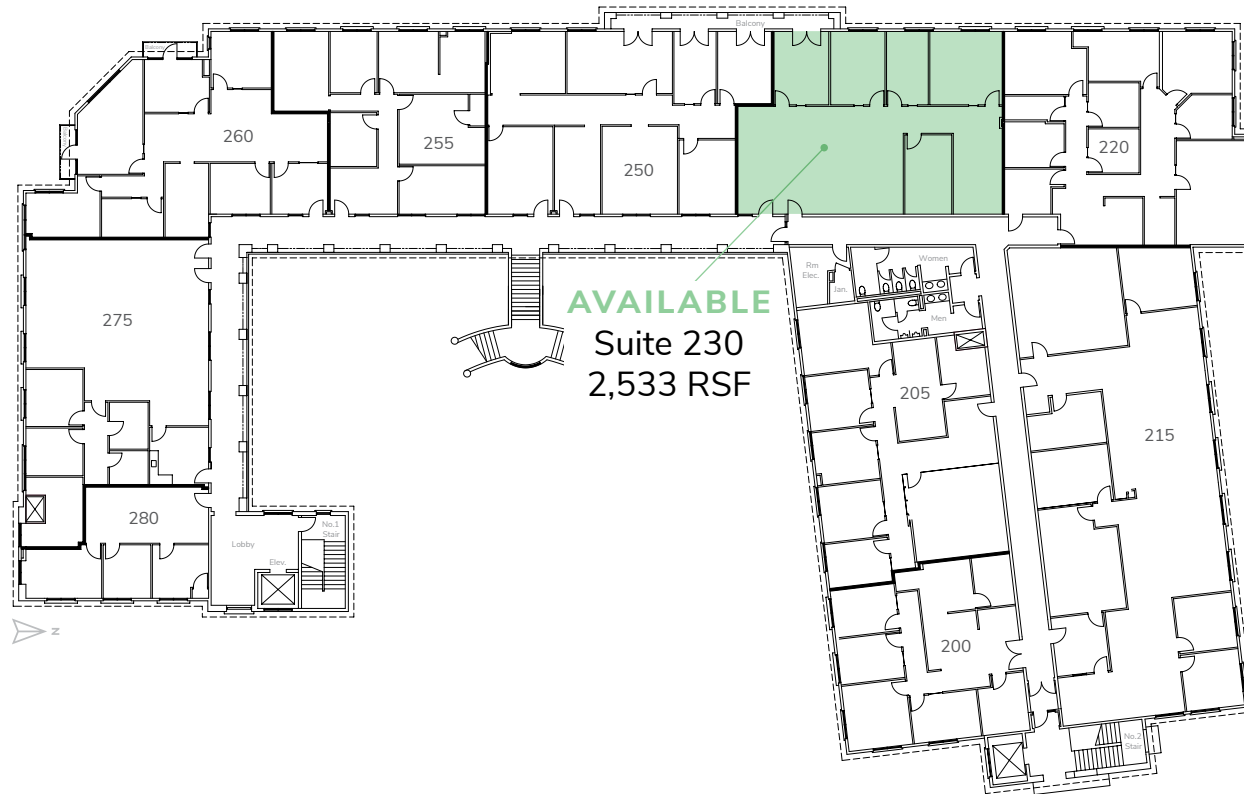
SUITE	SIZE	OCCUPANCY	DESCRIPTION
105	1,835 RSF	Vacant	Reception, 4 private offices, conference room, kitchen, and open work area. <a href="#">VIEW VIRTUAL TOUR</a>
110	2,825 RSF	Vacant	Partially whiteboxed space with some existing lab infrastructure in place.
160	2,539 RSF	Vacant	Large open work area, 2 offices, and kitchenette with a sink. <a href="#">VIEW VIRTUAL TOUR</a>

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## Second Floor



SUITE	SIZE	OCCUPANCY	DESCRIPTION
230	2,533 RSF	Vacant	Large open reception area with built-in reception desk, 1 large glass conference room, 5 exterior private offices, 1 interior office, and a break room/kitchen area with sink.

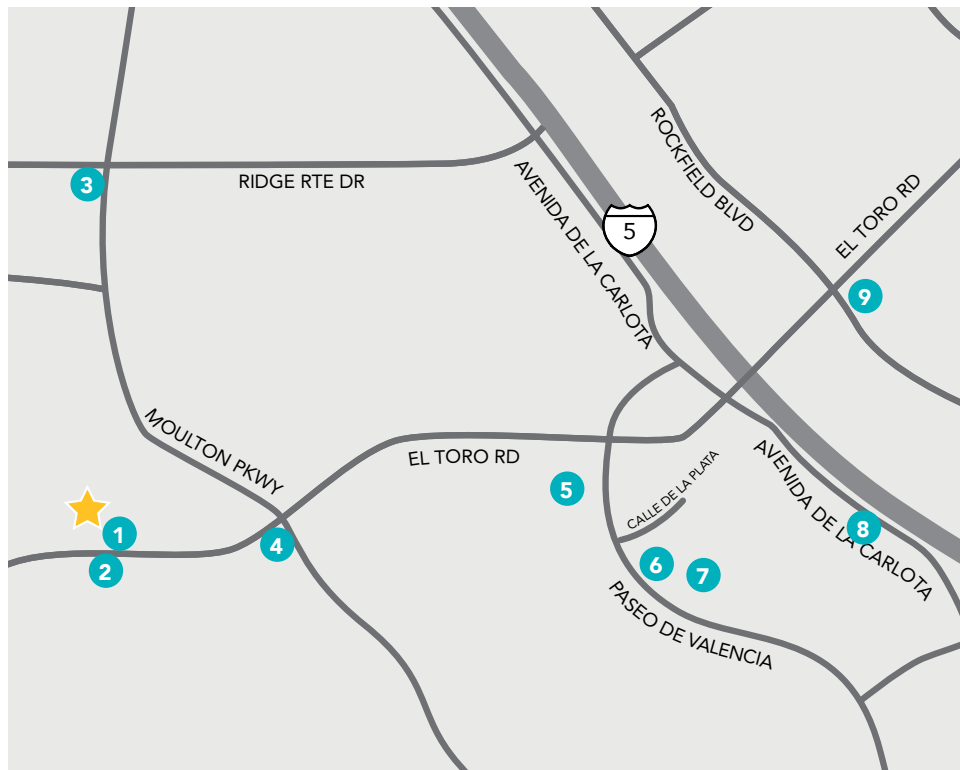


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## Amenities



1. Jersey Mike's
2. Stater Bros.
3. DMV
4. Starbucks
5. CVS
6. Post Office
7. MemorialCare
8. Trader Joe's
9. Lucille's Smokehouse

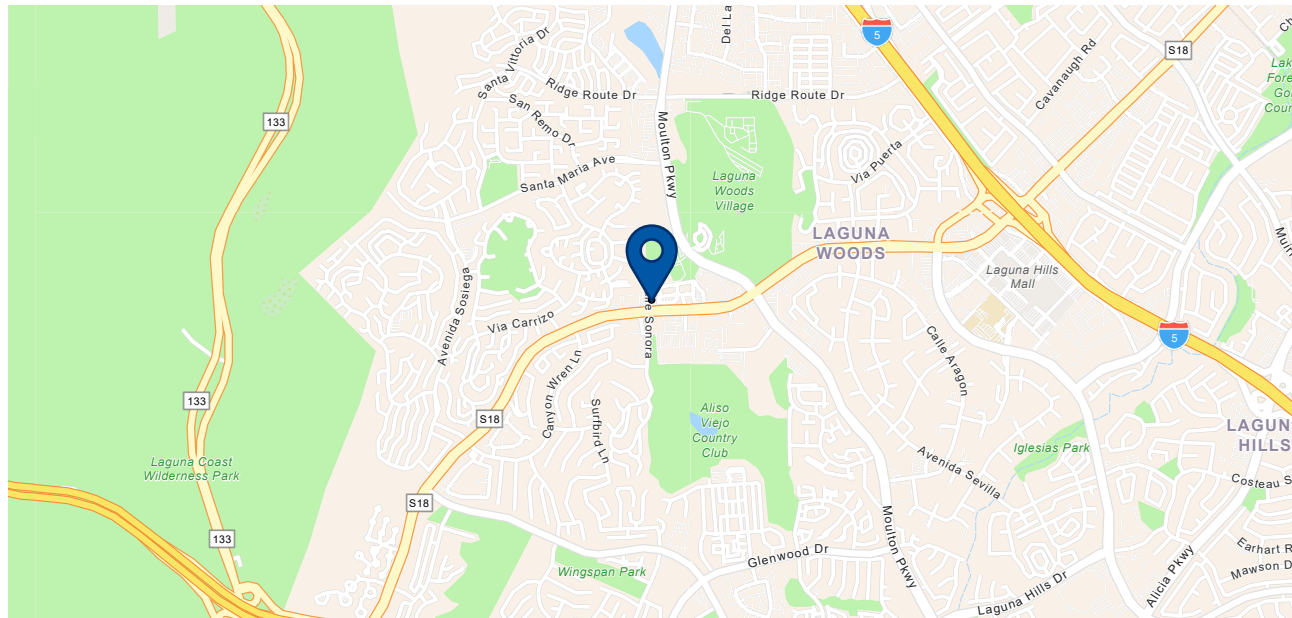


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## Location



### 5-MILE DEMOGRAPHICS

**267,235**  
Population

**100,676**  
Households

**\$111,553**  
Median HH  
Income

**43.7**  
Median Age

For leasing information, please contact:

**Mike Adams**  
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