

24432

MUIRLANDS BLVD, LAKE FOREST

FOR SALE



MEDICAL CONDO PORTFOLIO SALE | UNIQUE OWNER/USER & INVESTMENT OPPORTUNITY

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **OC
OFFICE GROUP**

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EXECUTIVE SUMMARY



ADDRESS

24432 Muirlands Blvd, Lake Forest



PRICE

\$5,300,000



NUMBER OF STORIES

Two (2)



MEDICAL CONDOS FOR SALE

±11,149 SF



YEAR BUILT

1984



ELEVATOR

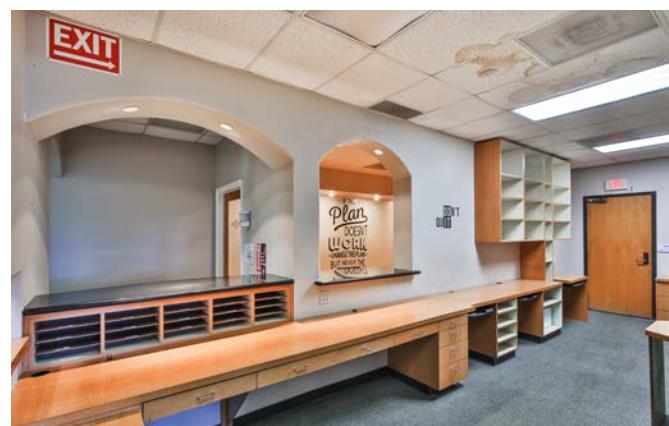
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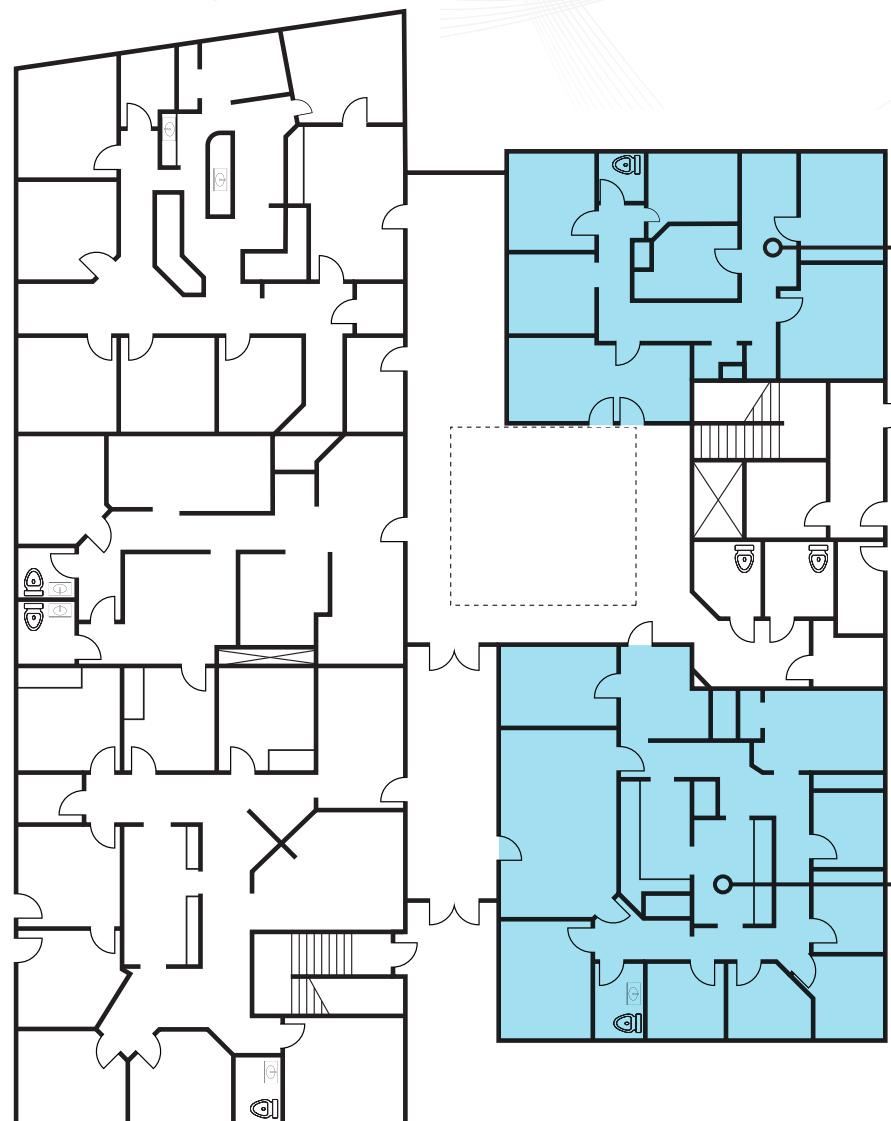
PROPERTY FEATURES

- Medical Portfolio Sale
- Ready Now Medical Suites Totaling ±11,149 SF
 - **SUITE 101:** ±1,261 SF (MTM)
 - **SUITE 131:** ±1,881 SF (Vacant)
 - **SUITE 209:** ±1,093 SF (Expires 4/30/2026)
 - **SUITE 211:** ±1,455 SF (Expires 4/30/2030)
 - **SUITE 221:** ±2,148 SF (Vacant)
 - **SUITE 223:** ±1,223 SF (Expires 2/29/2028)
 - **SUITE 227:** ±2,088 SF (Expires 02/28/2030, One 5-year Option to Extend)
- **ASSOCIATION DUES:** \$0.62/SF/month
- Common Area Interior and Exterior Renovations Underway
- Great Window Line
- In-Suite Restrooms
- 4.93:1,000 Parking Ratio (55 Surface Spots)
- Close Proximity to Memorial Care Hospital, Retail, and Residential
- Nearby Access to the 5 Freeway
- Professionally Managed Medical Building

INTERIOR PHOTOS



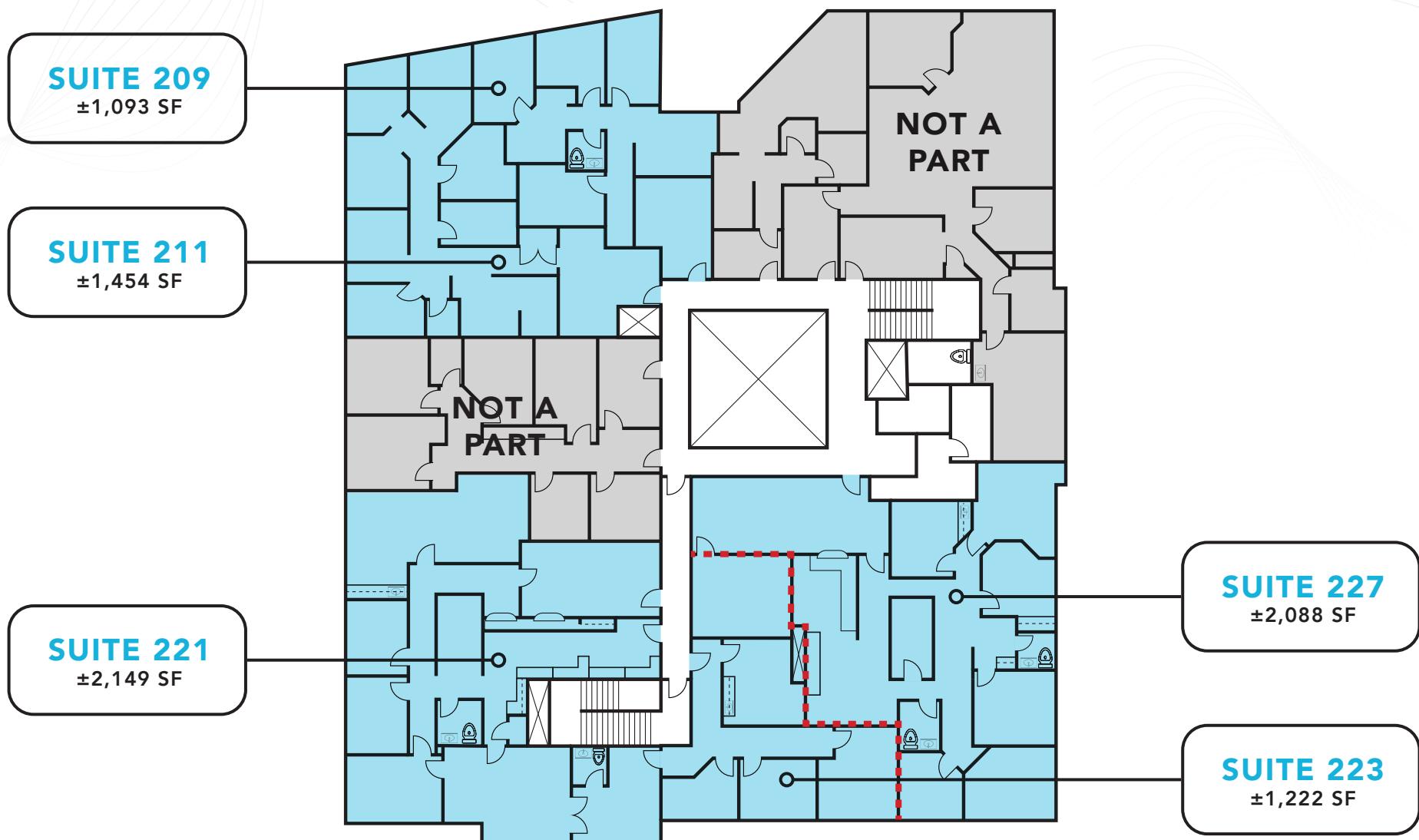
1ST FLOOR FLOOR PLAN



SUITE 101
±1,261 SF

SUITE 131
±1,881 SF

2ND FLOOR FLOOR PLAN



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