

LAKE FOREST  
CALIFORNIA

# ENTERPRISE COURT

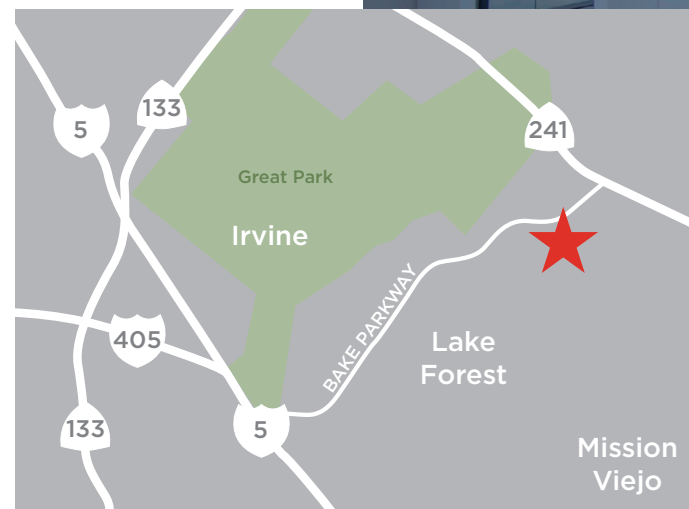
26210-26220 ENTERPRISE COURT

Available | 100,012 RSF

# OFFERING SUMMARY

## 26210-26220 ENTERPRISE COURT

Cushman & Wakefield of California, Inc., as exclusive advisor, is pleased to offer for lease or sale 26210 and 26220 Enterprise Court (the "Property"), two high-quality office buildings located in South Orange County's city of Lake Forest, California. Developed in 2001, the two-story office buildings total 100,012 square feet of high-quality office space and feature classic architectural designs, large and flexible floor plates, extensive window lines and abundant on-site parking at a ratio of 4.2/1,000 square feet. Encompassing more than 7.2 acres within a master-planned, campus-oriented business park, the Property is optimally located near I-5/I-405 interchange as well as the CA-241 and CA-133 freeways. This outstanding location is augmented by proximity to executive residential communities and a wealth of shopping, dining, entertainment and coastal lifestyle amenities.



### Highlights

**100,012 SF**  
Net Rentable Area

**7.2**  
Acres

**Year Built**  
2001

**Parking Ratio**  
4.2: 1,000

**Parking Stalls**  
421 surface parking stalls, including  
15 carport-covered spaces





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NEWPORT BEACH  
 IRVINE SPECTRUM  
 JOHN WAYNE AIRPORT  
 GREAT PARK  
 INTERSTATE 5  
 INTERSTATE 405  
 STATE ROUTE 133

DIMENSION DR.  
 ENTERPRISE WY.  
 ENTERPRISE CT.  
 BAKE PKWY.

Toll Brothers Future Residential Development

Site Plan

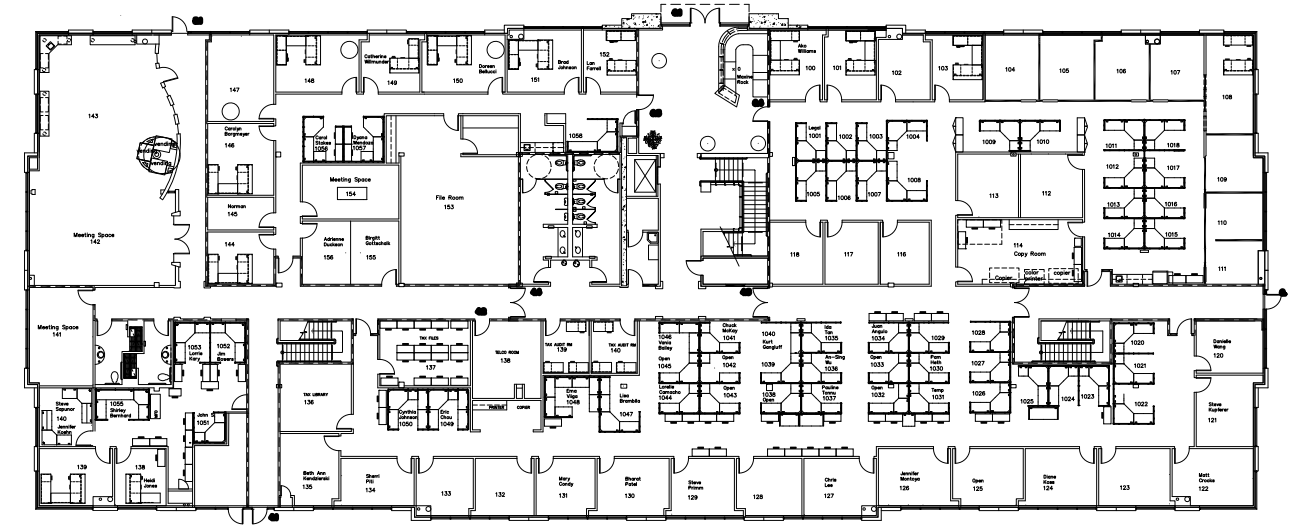


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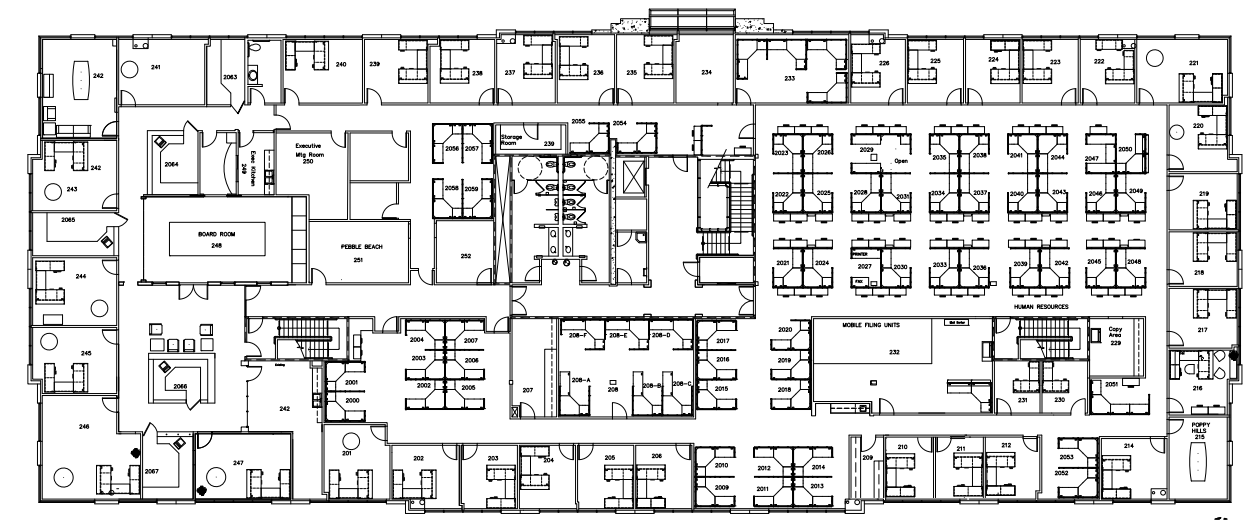
### Floor Plans

26210 Enterprise Court | Building 5

First Floor - 25,003 Sq. Ft.



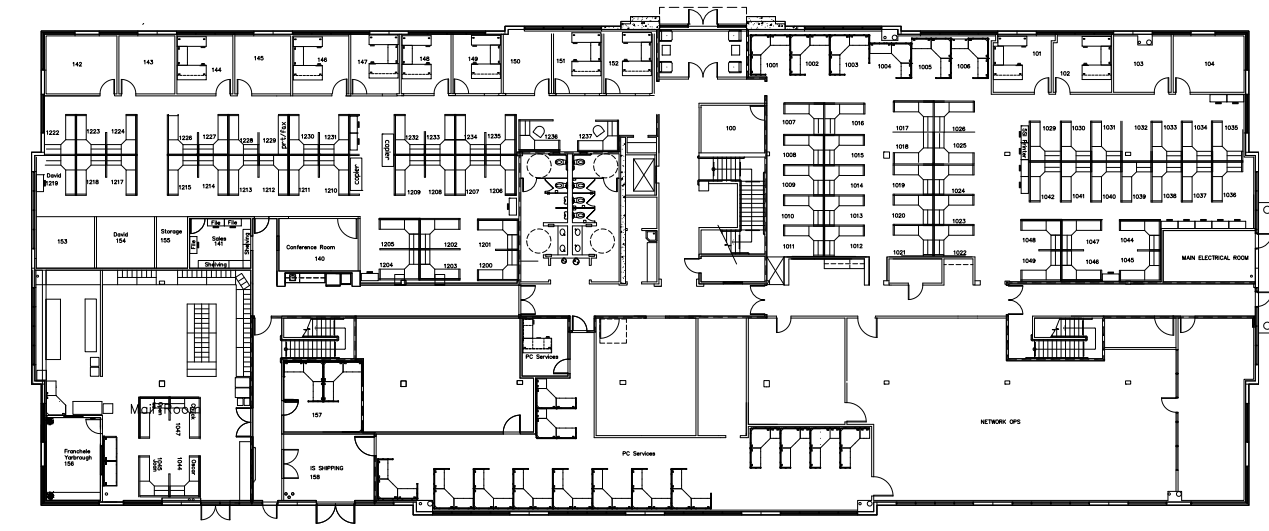
Second Floor - 25,003 Sq. Ft.



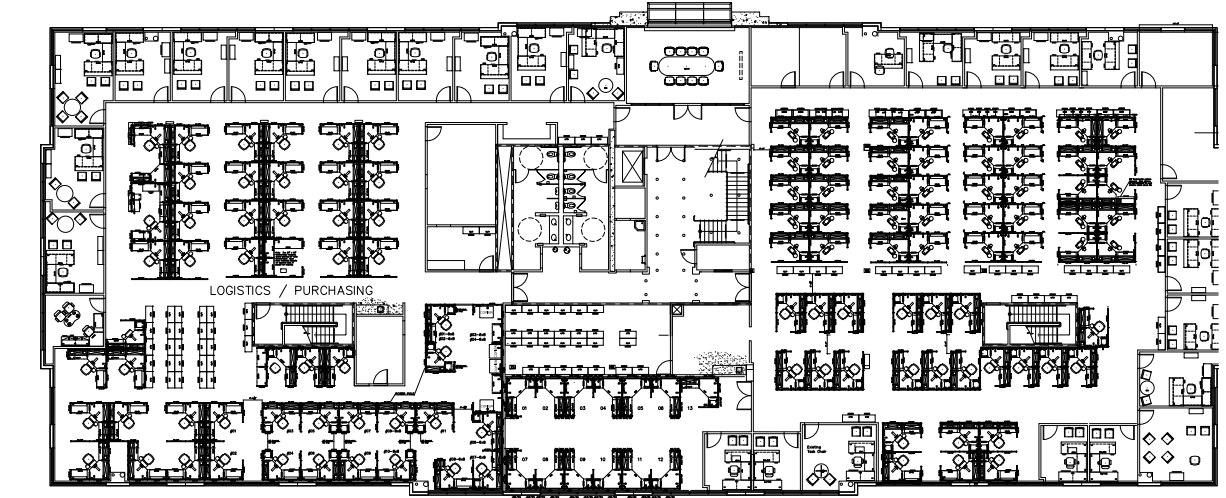
### Floor Plans

26220 Enterprise Court | Building 4

First Floor - 25,003 Sq. Ft.



Second Floor - 25,003 Sq. Ft.





## Construction Detail

**FOUNDATION:** Reinforced concrete slab-on-grade with continuous reinforced concrete footings.

**FRAMING:** Structural steel interior framing includes steel columns and beams with engineered wood framing at the floor structure and open-web steel joists at the roof structure.

**LOADING AREA:** There are two truck dock loading positions at the 26220 building.

**ROOF:** Low slope roofs have wood and metal decking on steel beams and open-web steel joists, as well as a multi-ply bituminous built-up roofing membrane with a granulated cap sheet.

**BAY COLUMN SPACING:** 25 feet

**STAIRS:** The exterior stairs consist of reinforced concrete with metal handrails. Interior stairs are constructed of steel, closed risers and concrete filled steel with metal handrails.

**EXTERIOR:** Painted concrete tilt-up panels with stone tile and metal panels at the main entrance of each building.

**WINDOWS:** Aluminum-framed, single-glazed fixed units

**EXTERIOR DOORS:** Entry doors are full glass panels with polished metal top and bottom rails set in metal frames. Service doors are either painted hollow metal doors or aluminum-framed with full glass panels set in metal frames.

### Mechanical Detail

**HVAC:** Each building is cooled by 2-packaged rooftop units and heated by a gas-fired, 100,000 BTUH boiler. Heating and cooling is distributed through ducts to variable-air-volume (VAV) terminals and perimeter reheat terminals.

**ELECTRICITY:** Each building's service size is 1,600 amps, 277/480-volt, 3-phase, 4-wire alternating current (AC).

**ELEVATOR:** Each building includes one Westcon, 2,500-lb hydraulic passenger elevator.

**FIRE/LIFE SAFETY:** Systems include fire alarm panels, wet-pipe sprinkler systems, pre-action sprinkler systems at the computer areas, portable fire extinguishers, smoke detectors, pull stations and alarm horns.

**EMERGENCY POWER:** A tenant-owned and maintained diesel-powered, emergency electrical generator is located at the rear of building 26220.



Toll Brothers Future Residential Development

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[View Site Specific COVID-19 Prevention Plan](#)

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