

FOR LEASE

CENTURY CENTER

26522 LA ALAMEDA

MISSION VIEJO, CA 92691

ADDRESS 26522 La Alameda, Suite 180 and 250
Mission Viejo, CA 92692

PROPERTY DESCRIPTION: **Construction Type:** Structural Steel with masonry and concrete encasement.
Exterior finishes, Doors & Windows: Dryvit with thermal windows in aluminum frames and glass, wood and metal doors.
Elevator Type: Two (2) elevators served
Life Safety/Fire Protection: 100% sprinklered
Alarms System: Exterior monitors/key entry after hours

LOCATION: Premier location on the highly desirable Crown Valley Corridor, adjacent to the 552-bed Mission Hospital and nearby 26,000-student Saddleback College, impressive array of surrounding retail amenities (1.1 million square feet The Shops at Mission Viejo including Nordstrom, Tesla, Cheesecake Factory), Kaleidoscope mall including Edwards Cinemas, La Fitness) and enjoys easy access to the 5 Freeway. This property is located within Orange County's Technology Coast, an area that is ranked 15th in the nation for its density of high-skilled technology talent pool and is home to a large number of technology tenants.

LEASE RATE Negotiable Full Service Gross

SQUARE FOOTAGE 1,348 RSF

PARKING: 4:1,000 Parking Ratio

FEATURES:

- * Professionally Managed and Landscaped
- * Functional Floor Plan
- * Underground Reserved Parking Space
- * Walking Distance to The Mission Viejo Mall, Kaleidoscope mall, Mission Hospital, Target, Banks, etc.
- * Excellent Tenant Improvement completed for professional offices--**READY TO MOVE IN** condition.

FOR MORE INFORMATION PLEASE CONTACT Charles Cheng
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