

LAKE FOREST
CALIFORNIA

ENTERPRISE COURT

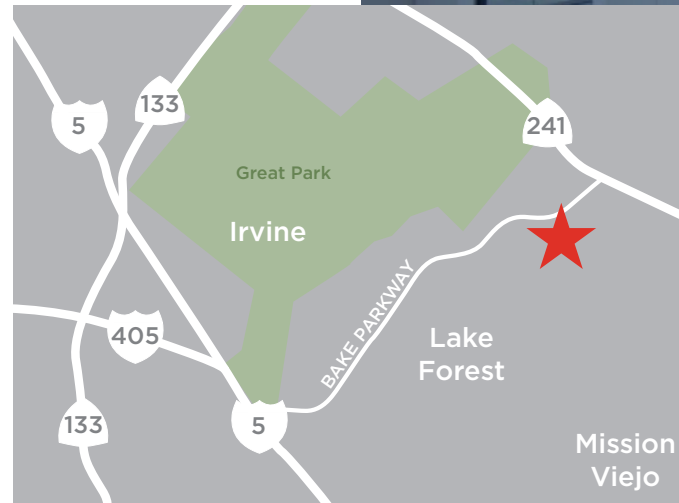
26210-26220 ENTERPRISE COURT

For Sale
Two 50,006 RSF Buildings
Totaling 100,012 RSF
Can be sold separately

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

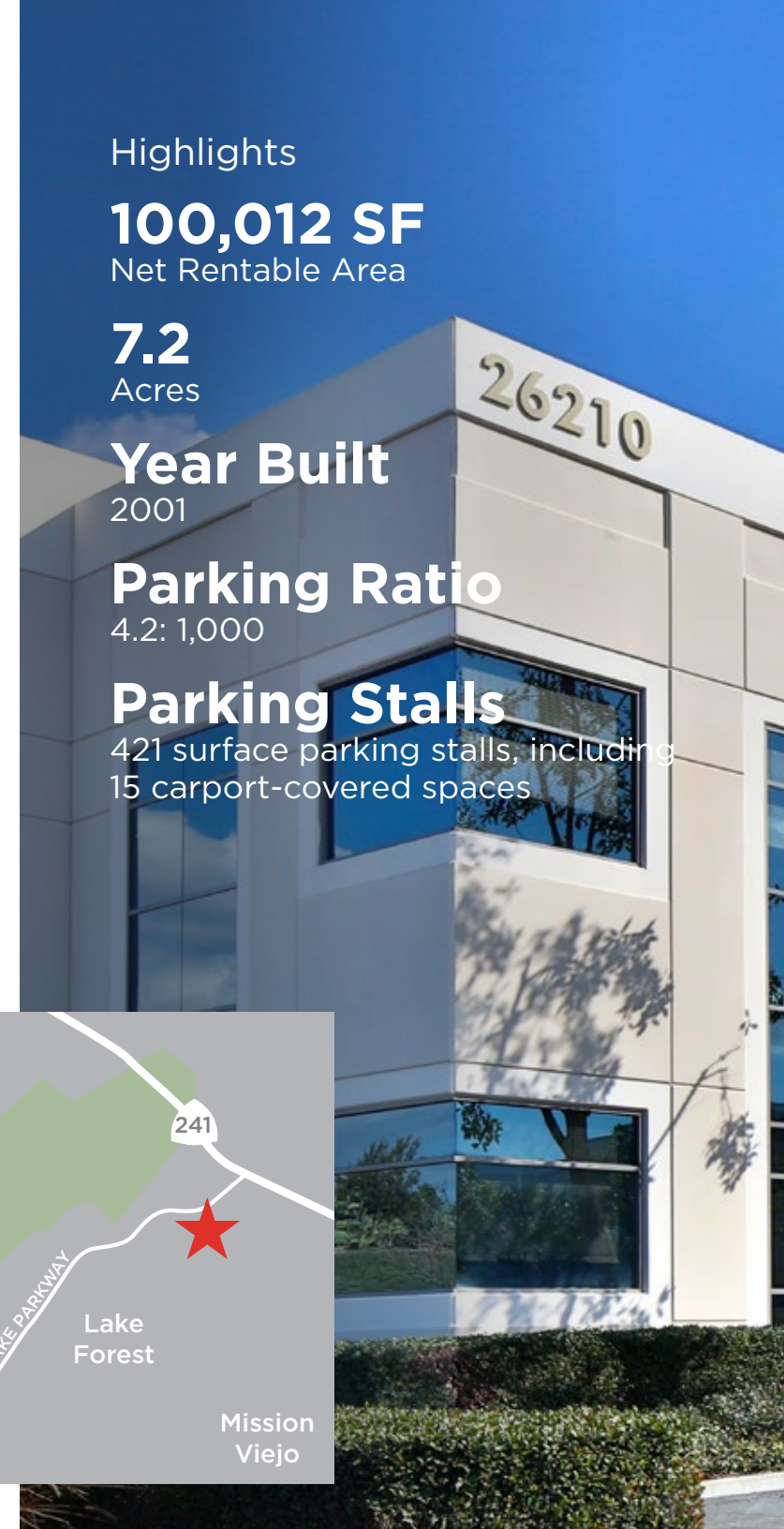
100,012 SF
Net Rentable Area

7.2
Acres

Year Built
2001

Parking Ratio
4.2: 1,000

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





ENTERPRISE
COURT

LAKE FOREST
CALIFORNIA

ENTERPRISE COURT

LAKE FOREST CALIFORNIA

NEWPORT BEACH

IRVINE SPECTRUM

JOHN WAYNE AIRPORT

GREAT PARK



BAKE PKWY.

DIMENSION DR.

ENTERPRISE WY.

ENTERPRISE CT.

26220

26210

Toll Brothers
Future Residential
Development



Site Plan



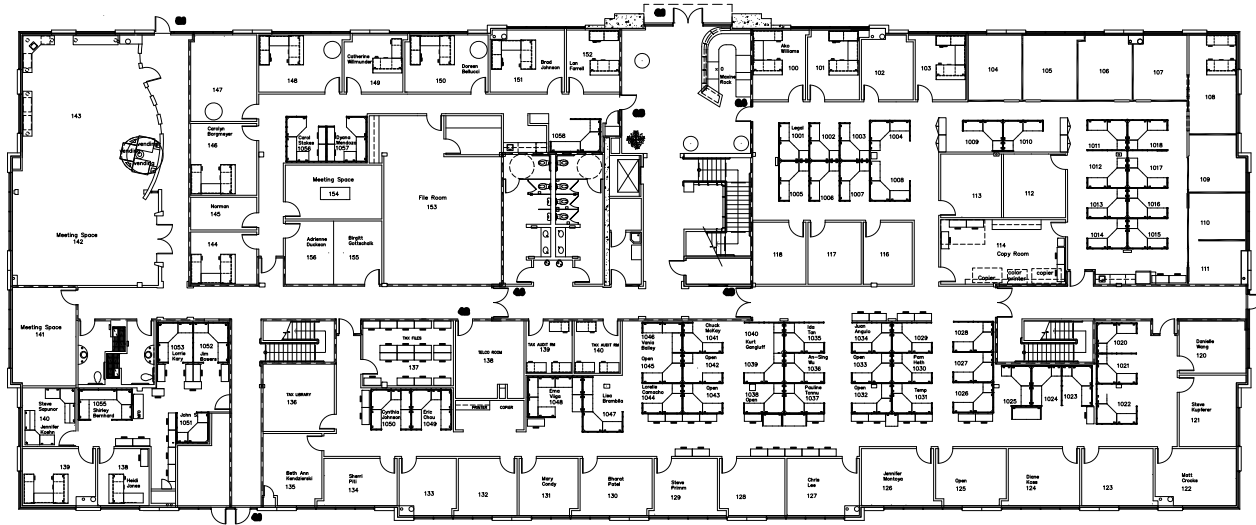
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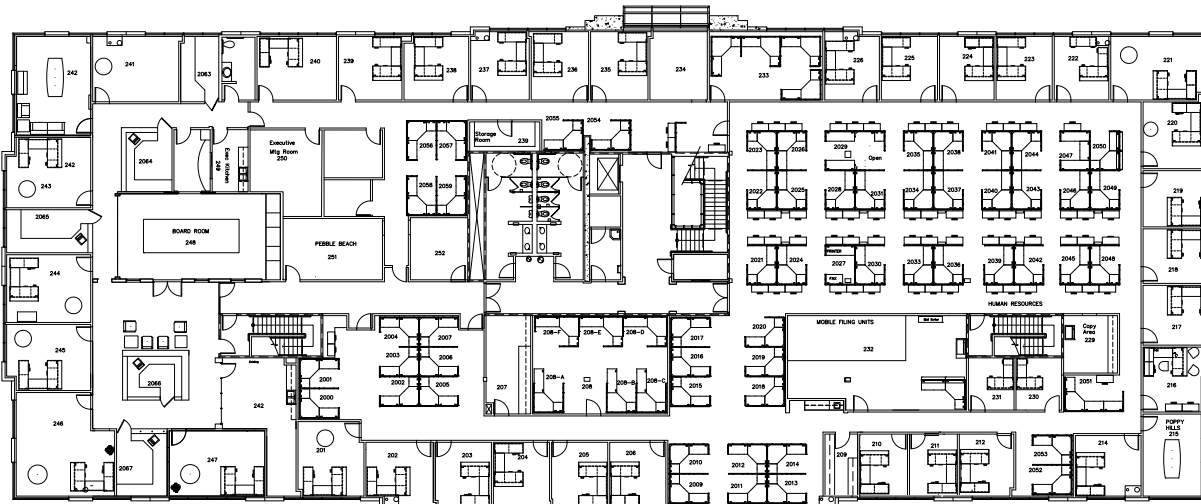
Floor Plans

26210 Enterprise Court | Building 5

First Floor - 25,003 Sq. Ft.



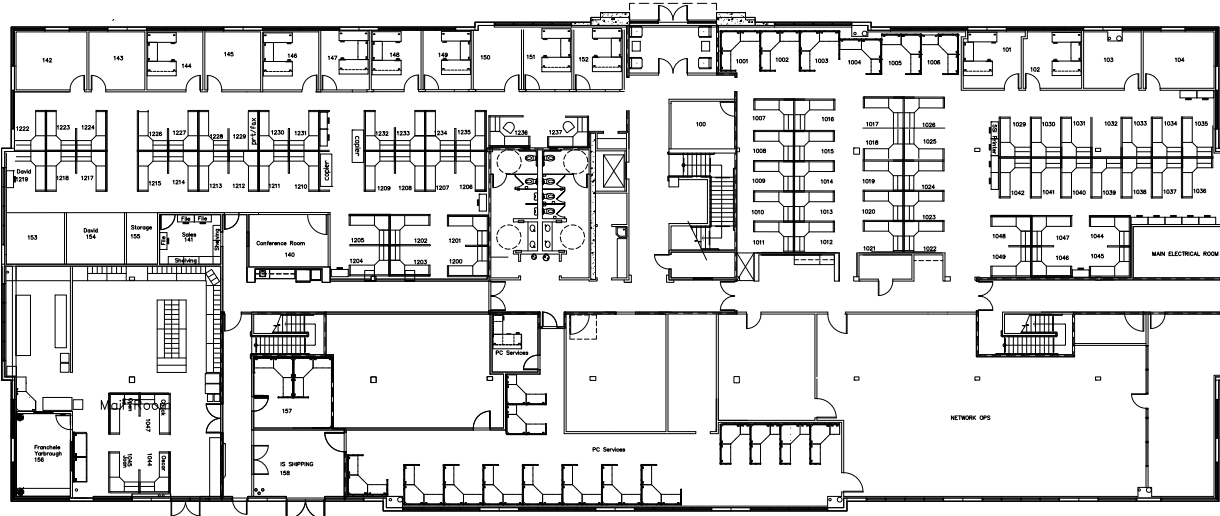
Second Floor - 25,003 Sq. Ft.



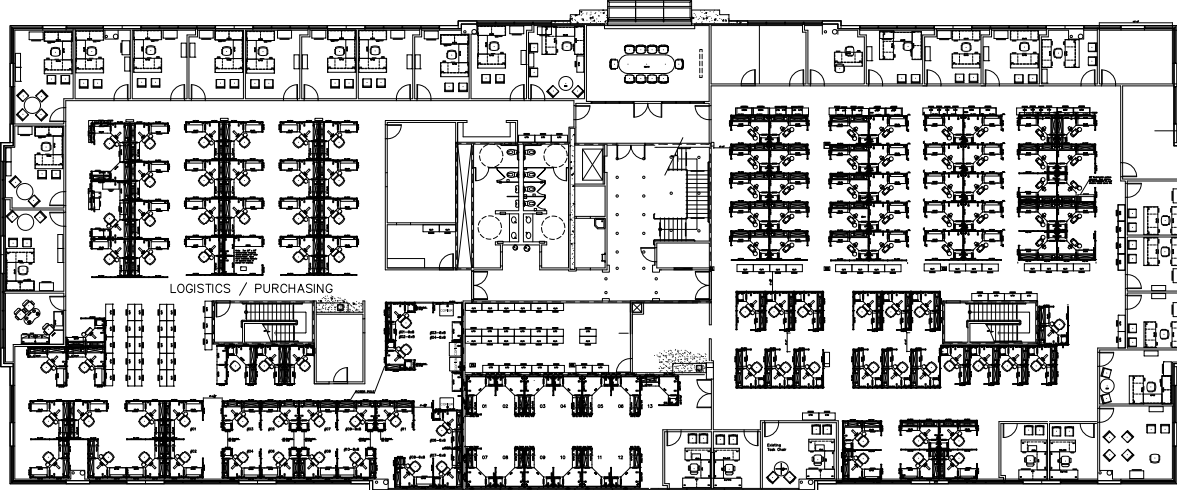
Floor Plans

26220 Enterprise Court | Building 4

First Floor - 25,003 Sq. Ft.



Second Floor - 25,003 Sq. Ft.



ENTERPRISE
COURT

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**Toll Brothers
Future Residential
Development**

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.





241

BAKE PKWY.

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26210

26220

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