

For Sale



±44,582 SF CORPORATE HQ FLEX/R&D BUILDING
15 Argonaut, Aliso Viejo, CA

Owner/user and redevelopment opportunity



For more information contact:

Xavier Nolasco
+1 949 296 3622
xavier.nolasco@jll.com
RE Lic. #01911759

Scott Wetzel
+1 949 433 9283
swetzel@savills.us
RE Lic. #01902360

Shara Famili
+ 1 949 735 1460
sfamili@savills.us
RE Lic. #02197841



Vacant now



15 Argonaut,
Aliso Viejo



Fire sprinklers
throughout



±4,971 SF climate
controlled warehouse.
Four (4) GL doors



44,582 SF freestanding
2-story Flex/R&D building
on 4.41 AC (2.53 net)



3,200 Amps, 3 phase,
4 wire 480/270V (verify)



Large outdoor patio and
grass area



Built in 1989,
renovated in 2011/2018



±14,707 SF first floor office,
drop-ceilings, lab, R&D,
manufacturing area



152 parking stalls,
3.66:1,000 SF parking ratio
(expandable)



Roof replaced
in 2017



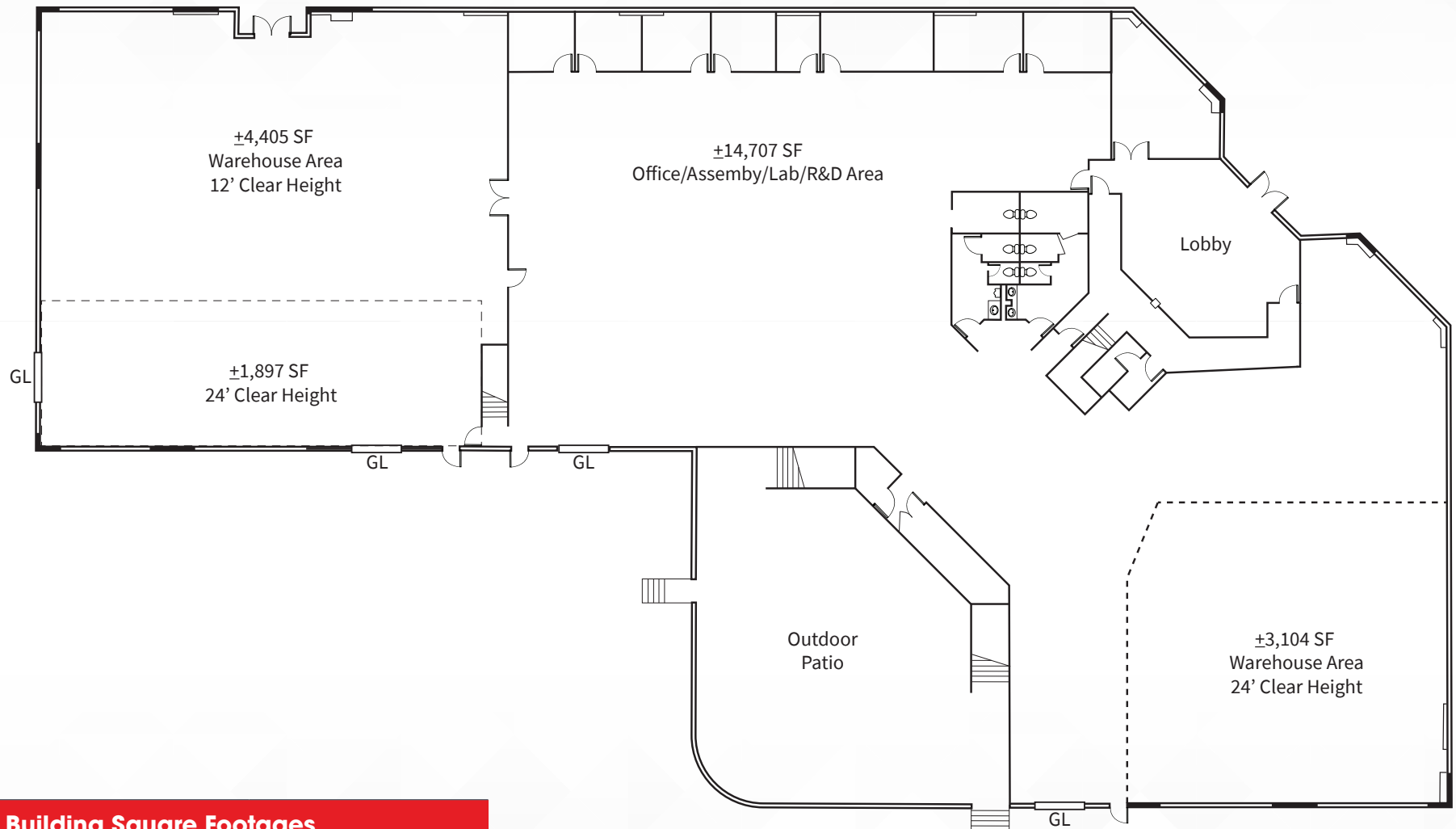
±20,601 SF second floor
office with ±10' ceilings



Zoned BP-2 District

1ST FLOOR: **±23,981 SF**

(Proposed Demo Plan)

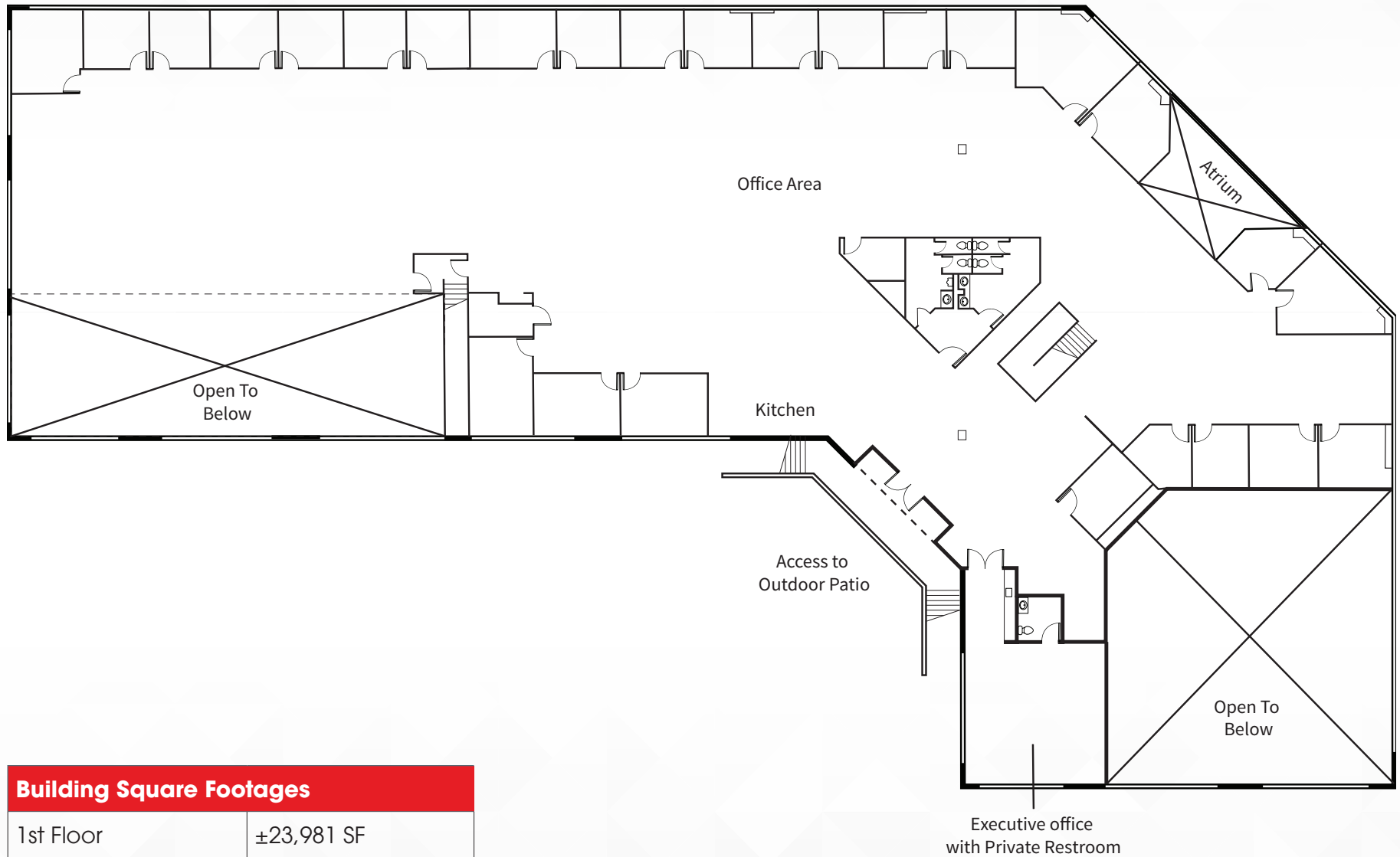


Building Square Footages

1st Floor	±23,981 SF
2nd Floor	±20,601 SF
Total	±44,582 SF

2ND FLOOR: **±20,601 SF**

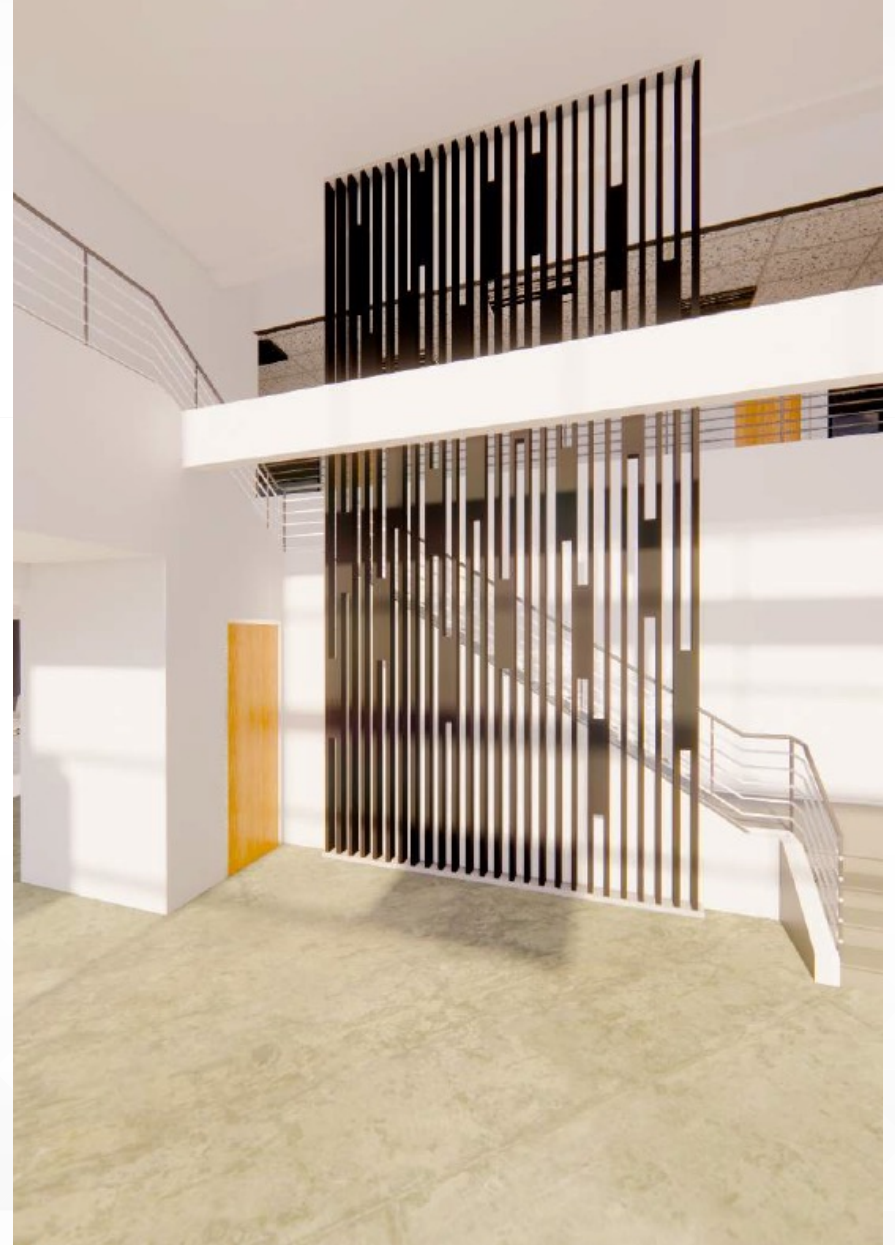
(Proposed Demo Plan)

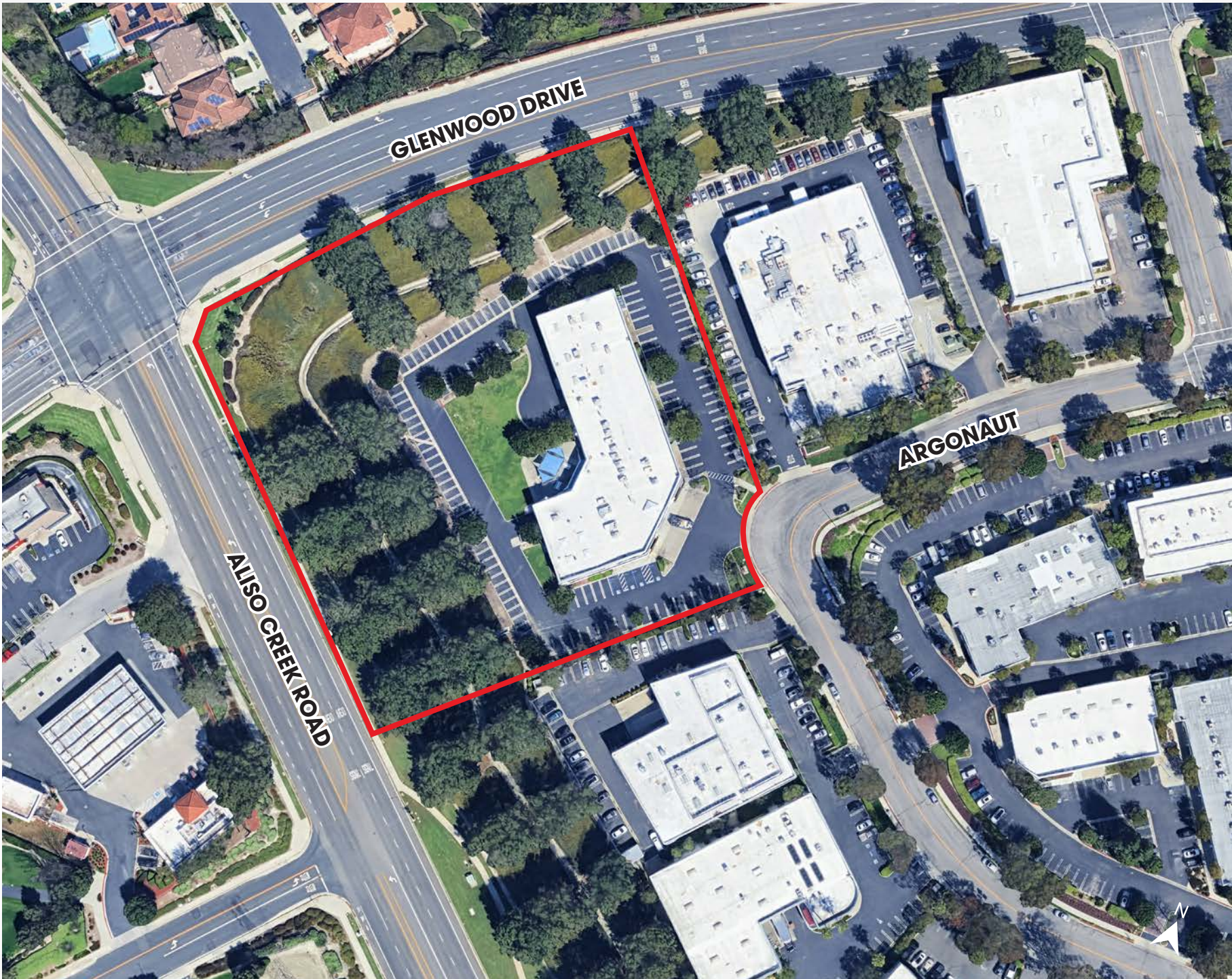


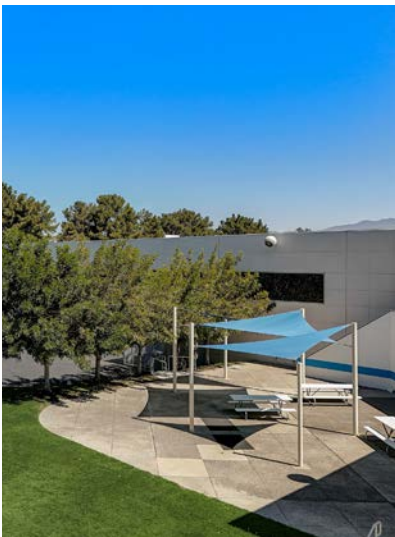
Building Square Footages

1st Floor	±23,981 SF
2nd Floor	±20,601 SF
Total	±44,582 SF

POTENTIAL LOBBY RENOVATION







15 Argonaut

Aliso Viejo, CA

Xavier Nolasco

+1 949 296 3622

xavier.nolasco@jll.com

RE Lic. #01911759

Scott Wetzel

+1 949 433 9283

swetzel@savills.us

RE Lic. #01902360

Shara Famili

+1 949 735 1460

sfamili@savills.us

RE Lic. #02197841



**15 Argonaut,
Aliso Viejo, CA 92656**

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

