

25212

MARGUERITE PKWY

FOR LEASE

YOUR SIGN
HERE

25212

*Building Signage Subject to Governmental and Landlord Approval

\$1.00 PSF
TEASER RATE

3 YEAR MINIMUM



FLEXIBLE OPEN AREA



BREAK ROOM



PRIVATE OFFICES

PROPERTY FEATURES

- 2 Story Professional Office Building
- Free Surface Parking
- Close Proximity to the 5 and 73 Freeways
- Easy Access to Suites
- Professionally Operated and Managed
- Retail Amenities Nearby
- Monument & Building Top Signage Available
(*Building Signage for Suite 200 only. Building Signage Subject to Governmental and Landlord Approval*)
- Available Now - Call to Show
- Teaser Rate: \$1.00 FSG (Up to 6 Months) and \$2.25 FSG Thereafter

AVAILABILITIES

- **SUITE 130:** ±1,167 SF - 3 Window Line Offices with a Breakroom
- **SUITE 200:** ±3,142 SF



CORNER OFFICE



RECEPTION



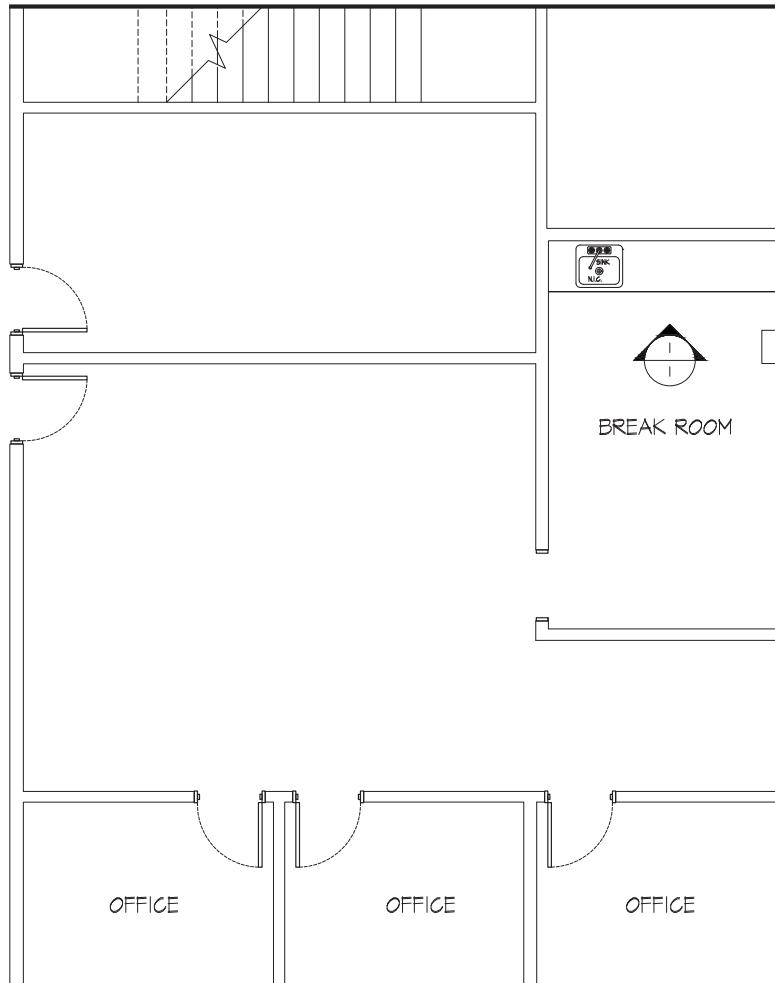
ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com



25212 MARGUERITE - SUITE 130

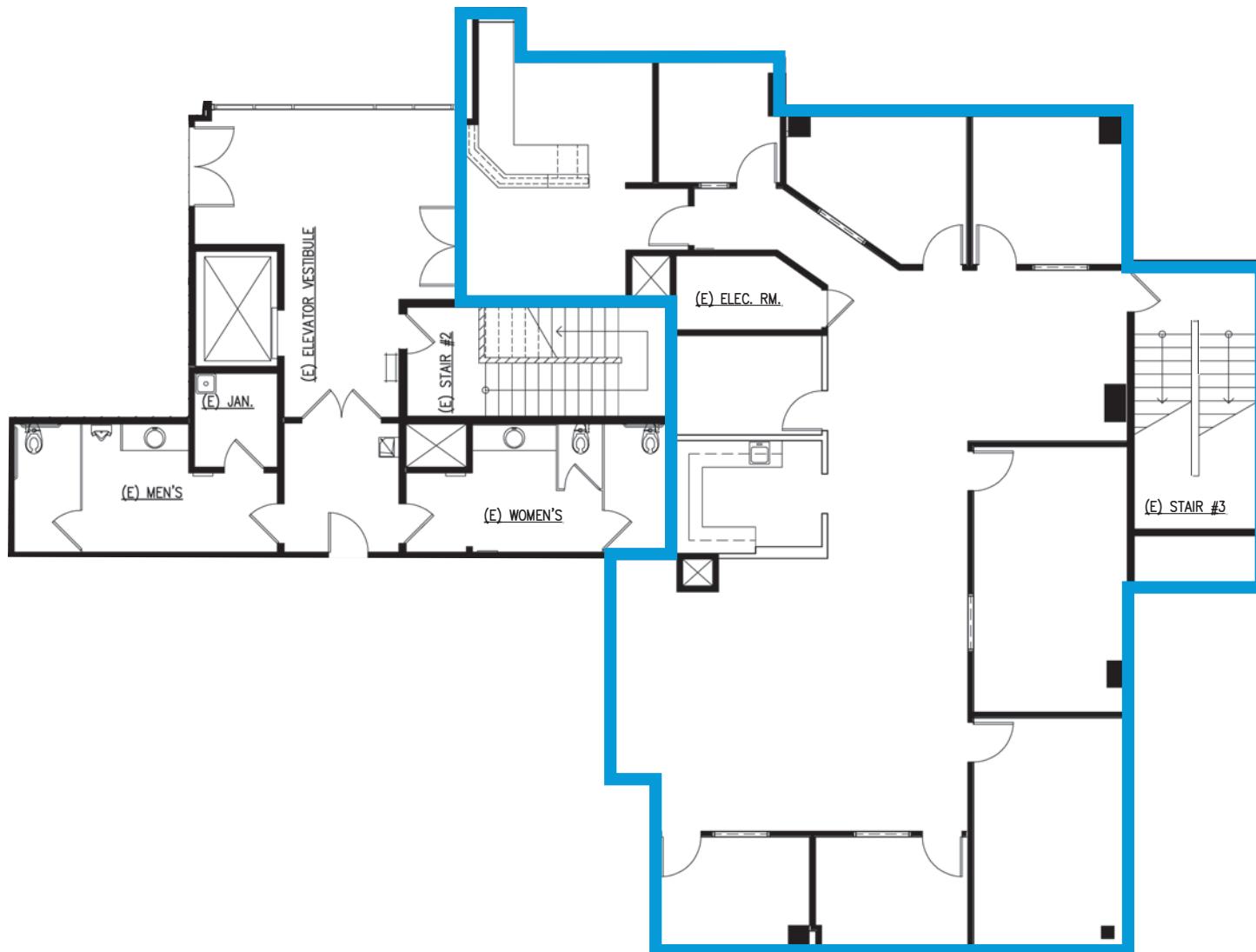


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leervine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leervine.com

25212 MARGUERITE - SUITE 200

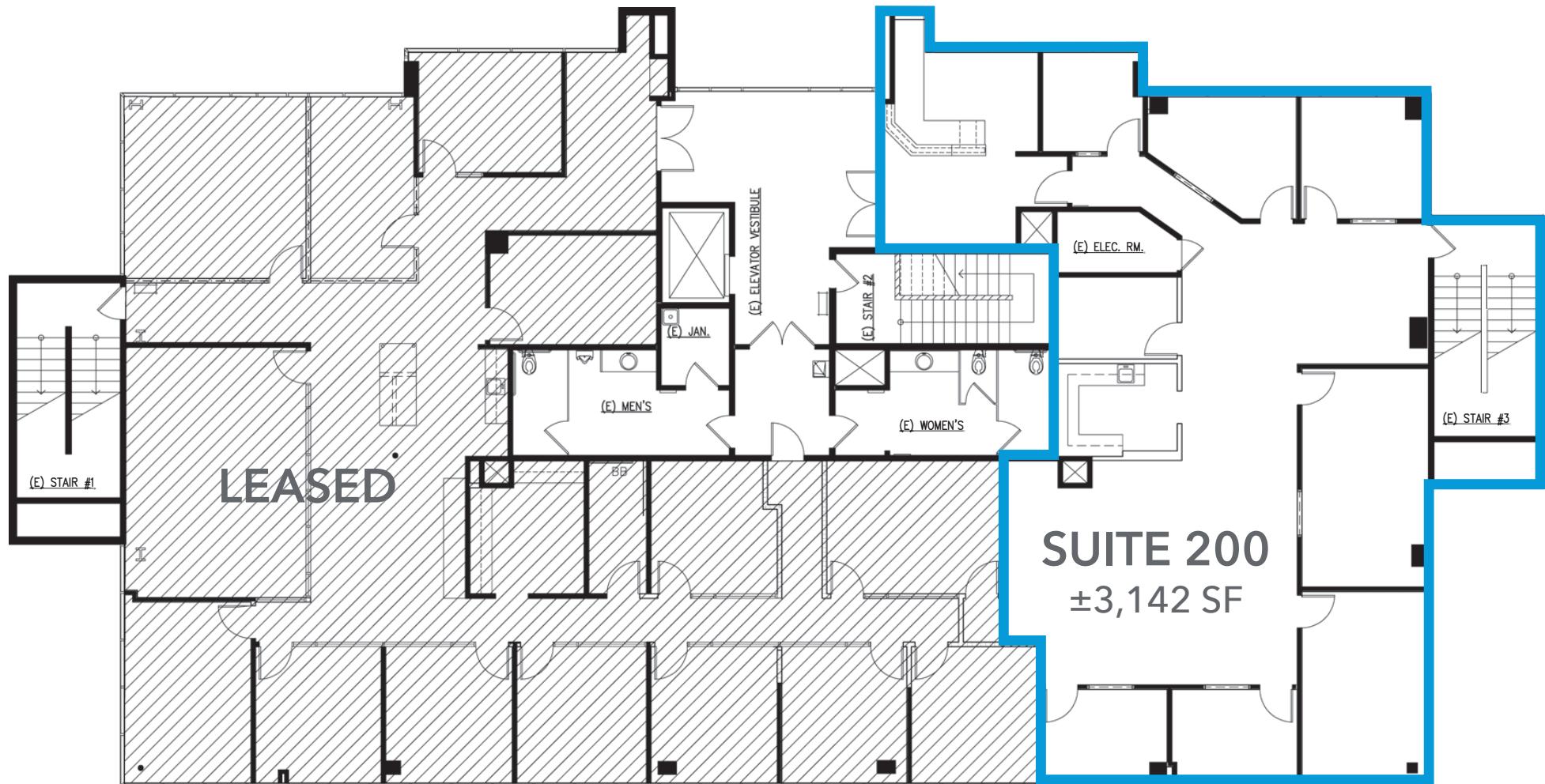


The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

25212 MARGUERITE - FLOORPLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

BUILDING & MONUMENT SIGNAGE AVAILABLE



ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

25212

MARGUERITE PKWY

FOR LEASE

±1,167 - 3,142 SF OFFICE SPACE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**OC
OFFICE GROUP**

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.