

SMITH | FRYER | WATTS

HIGH IMAGE SINGLE STORY OWNER/USER OFFICE BUILDING - CORNER UNIT W/ EXTENSIVE WINDOW LINE



FOR SALE

FOOTHILL BUSINESS PARK

26455 RANCHO PKWY SOUTH | LAKE FOREST | ±3,328 SQUARE FEET | \$1,450,000

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

26455 RANCHO PKWY SOUTH | LAKE FOREST

- ±3,328 SF Single-Story Office Building.
- Corner Unit with Extensive Window Line.
- Owner/User or Investment Opportunity.
- Modern Architecture & Newer Age Construction – Built in 2006.
- Efficient Layout, High Ceilings & Upgraded Interior Improvements.
- Perimeter Offices, Conference Room, Private Restrooms, Kitchen & Open Layout.
- Hard Surface Flooring Throughout.
- Ground Floor Entrance off the Parking Lot.
- Building Top Signage Providing Excellent Company Identity.
- Views of the Saddleback Mountain Range.
- Seven (7) Reserved Parking Stalls.
- Free Surface Parking (4:1,000 SF).
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Aggressive SBA lending (10% down) & Conventional Lending (15-30% Down).
- Professionally Managed Business Park.
- **ASKING PRICE: \$1,450,000 (\$435.70 PSF)**



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FLOOR PLAN



26455

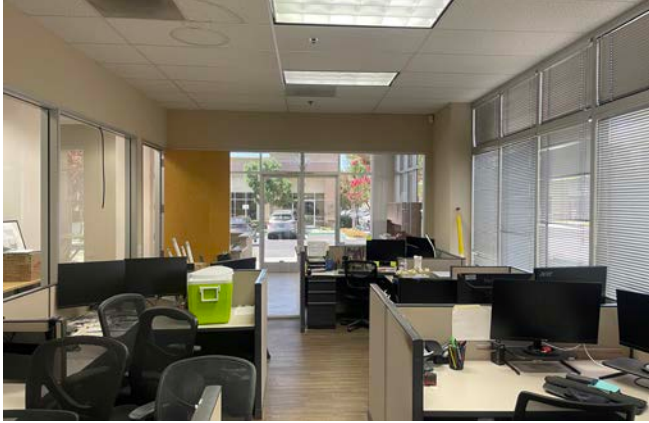
RANCHO PKWY

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

26455 RANCHO PKWY SOUTH | LAKE FOREST



EXTERIOR IMAGES

26455 RANCHO PKWY SOUTH | LAKE FOREST



IRVINE
SPECTRUM
CENTER



FOOTHILL PLAZA



COURTYARD
BY MARRIOTT

BAKER RANCH

26455
RANCHO PKWY SOUTH

FOOTHILL TOWNE CENTRE



TOLL BROTHERS AT
THE MEADOWS

THE VILLAGE

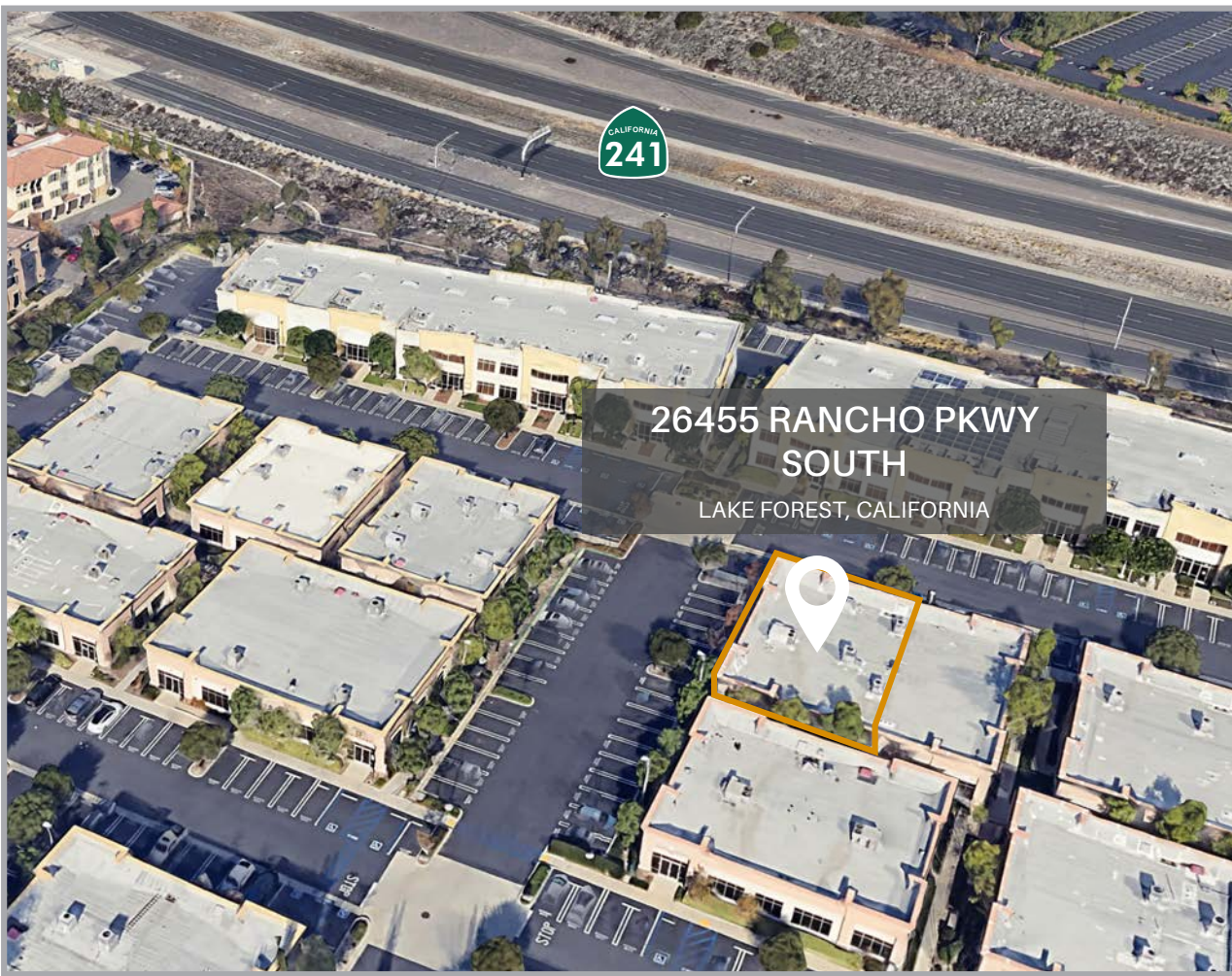


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