

## HIGHLY EFFICIENT SINGLE-STORY DIVISIBLE OWNER/USER OFFICE BUILDING

JUST REMODELED!

PLAZA POINTE OFFICE PARK opportunity presented by MSS Properties/Mike Summers FOR LEASE.

23293 SOUTH POINTE DRIVE I LAGUNA HILLS I 92653 I 7,466 SQUARE FEET I FOR LEASE 1.50 NNN

**For Lease** - 7,466 SF Single-Story Medical/Office Building Near I-5 & I-405 at the El Toro "Y"



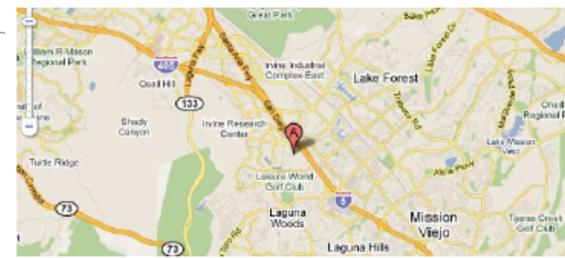
### Highlights

Law firm/medical office – price 1.50 NNN  
(discounts given for direct lease party to party)

Approved for several medical uses including **Ambulance**, physical therapy clinics, service animal training, medical & health clinics, chiropractic & counseling services, emergency care centers and legal offices/LAWFIRMS.

Single-story allows for max usable sf (no stairwells, etc.)  
**Free and AMPLE surface parking 7/1000 ratio**

Fully covered by fire sprinkler system! (only one in complex)



Layout allows for lock off / divisible area many ways to suit any use.

Seconds from Irvine, easy Freeway access, both open floor plan areas and multiple private windowed offices.

Multiple entrances.

New Roof, New HVAC units, new bathrooms, new lighting, new flooring, and much more!

**Highly Efficient Single-Story+/- 7,466 SF Owner/User Office Building.**

Flexible Layout w/ Multiple Entrances & Extensive Window Line.

New Roof, Brand New HVAC units, full and total remodel with new lighting, flooring, bathrooms, and paint.

Corner Location w/ Ground Floor Entrance off the Parking Lot for maximum parking utilization close by.

**Building Top Signage & Street Frontage.**

Professionally Managed Park Like Development w/ Lush Landscaping, an Outdoor Seating/Courtyard Area & Plenty of Shade. Offered By:

**An Abundance of Free Surface Parking (7:1,000 SF).**

Mike Summers

Surrounded by South Orange County's Most Affluent Areas & Educated Workforce.

Mike@mssproperties.com

**Close Proximity to the Irvine Spectrum Entertainment Center & Numerous Retail Amenities.**

(714) 448-1045

Immediate Access to the 5, 405 & 133 Freeways.

Michael S Summers DRE License ID 02123073

Aggressive SBA Lending (10% down) and All-Time Low Interest Rates.

Fee Simple Ownership, Low Tax Rate, Professional Association & No Mello Roos.

Significant Appreciation Potential

- Medical office space poised to see dramatic value increases.
- Only building in the complex that is fully serviced by fire sprinklers.
- Aging of baby boomer population will increase demand for medical space
- U.S. medical expenditures were slightly over \$2 trillion in 2006
- By 2020 medical expenditures are projected to reach \$10 trillion

Intelligent Investment

Price reflects a move to realistic, fundamentally sound pricing last seen in the early 2000's

Capitalize on today's historically low interest rates, and SBA programs that allow you to purchase for approx. 10% down

## EXTERIOR IMAGES

23293 SOUTH POINTE DRIVE | LAGUNA HILLS, CA



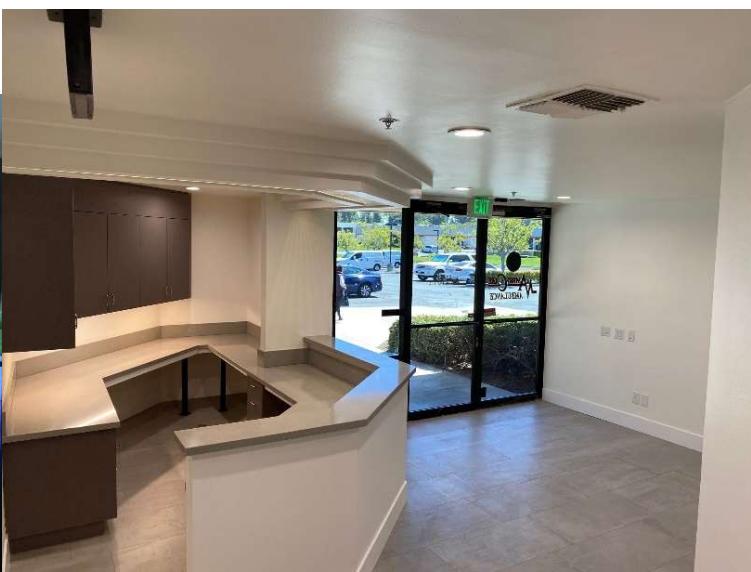
23293 SOUTH POINTE DRIVE | LAGUNA HILLS | 92653 | 7,466 SQUARE FEET | \$2,600,000 - FOR LEASE 1.50 NNN

Offered by



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MSS Properties LLC  
(714)448-1045 Cell  
(714) 848-4273 office  
Mike@mssproperties.com  
Michael S Summers, DRE ID 02123073

Primary Reception area:



Second entrance:



Conference/waiting area/room:



Second conference room:



Offered by

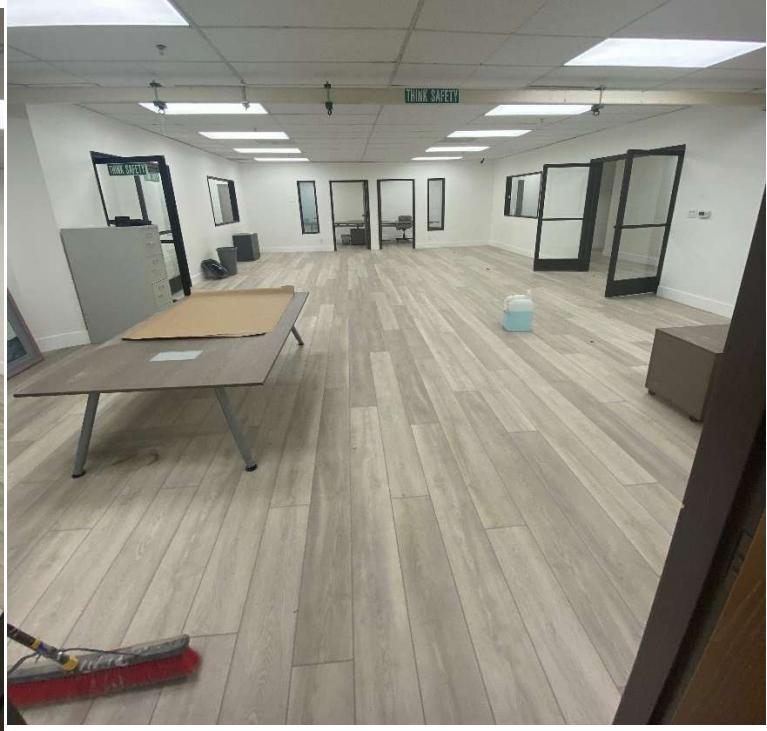
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Bullpen area



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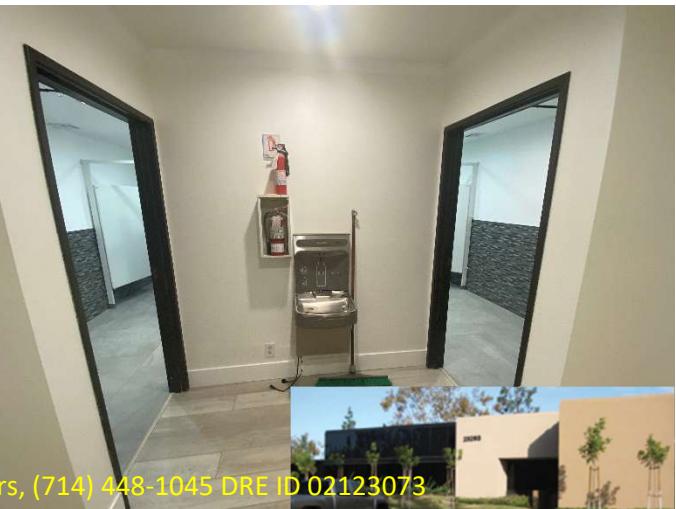
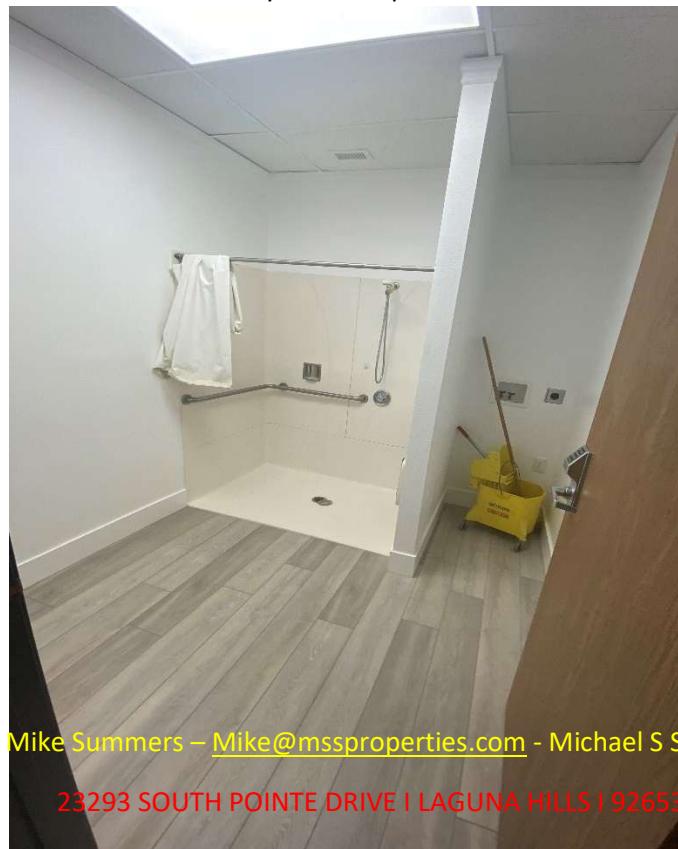


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#### CONFERENCE/RECEPTION WAITING ROOM

Shower – Washer – Dryer hook ups



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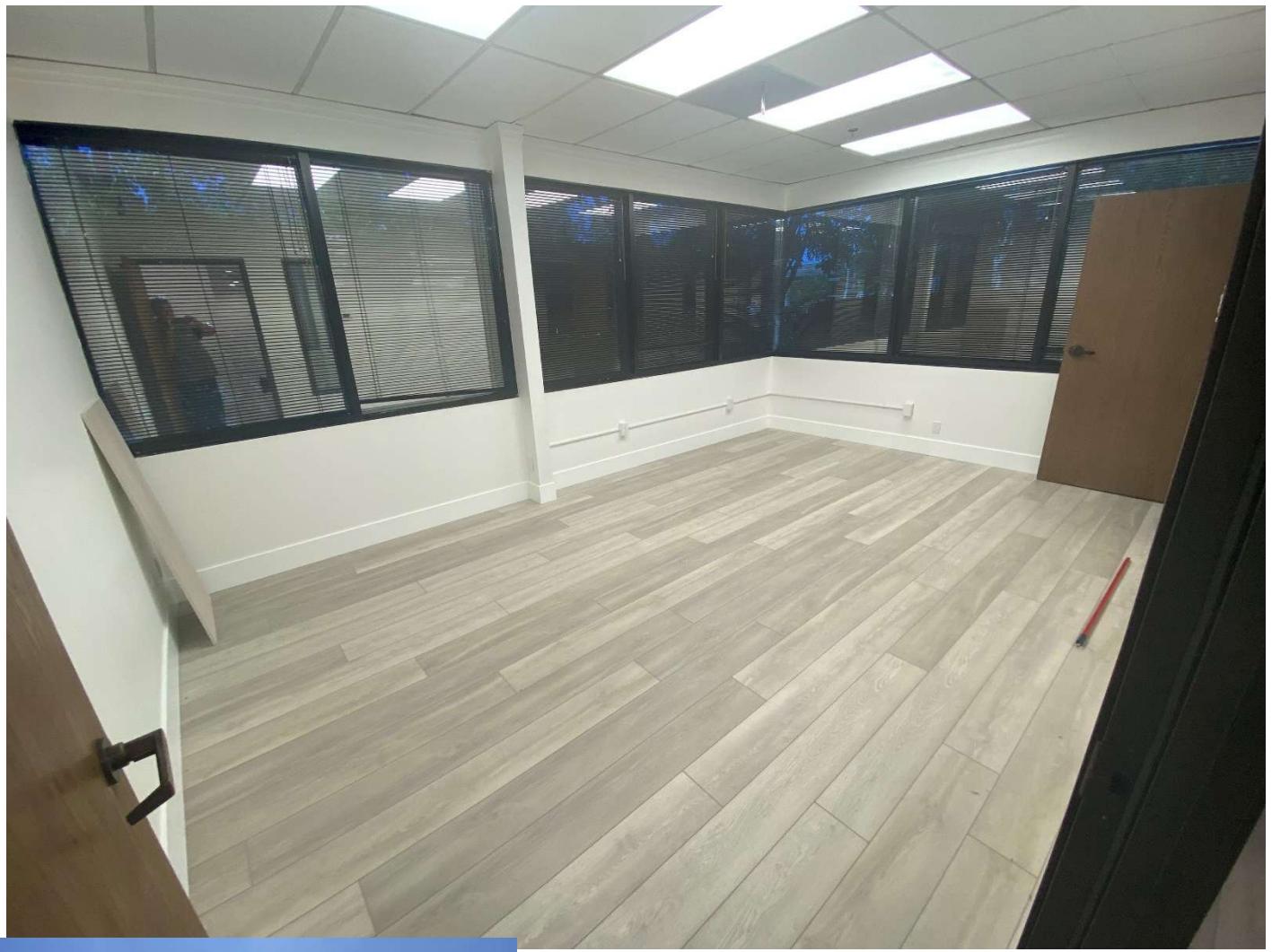
Secondary Entrance/Primary Entrance



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NEW ROOF – ALL HVAC 100% BRAND NEW- CALL FOR A TOUR!



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**DIVISIBLE!** With 3 different entrances and many dividing/lock off doors this space is divisible in several ways.

Was set up as a physical therapy center, ambulance service, medical/doctors practice, and full law firm (attorney's office). This building is part of an association which contains many medical practices, lawyers, CPAs, and a Dialysis center. It has a CUP in place and the use approved for an Ambulance Company. This building was fully set up for an ambulance 24-hour R3 sleep dispatch center but also could house several uses like Physical Therapy Center, Medical Practices, or a full law firm.

The building was JUST remodeled from head to toe. It has all new HVAC systems, and entirely new roof, new paint, new flooring, new stone tile entries (on both ends), a stone tile high grade conference room, premium reception area, all new tile wall and floor bathrooms, new toilets, touchless urinal, sinks, and hand dryers, all new 100% LED lighting throughout and much much more! This is a must see.

3 entrances make it easily divisible with private entrances.

- Medical office or office building
- Approval for several medical uses including physical therapy clinics, medical & health clinics, chiropractic & counseling services, and emergency care centers.
- Single-story building allows for maximum usable square feet (no stairwells, etc.)
- Just minutes from numerous amenities including the Irvine Spectrum and Laguna Hills Mall
- Free surface parking
- Close Proximity to Laguna Woods & easy I-5, I-405, 133 all easy access

Nets as of June 2021: Taxes \$0.17 per month HOA and insurance \$0.05 total \$0.22 p/mo



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