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the property
website!

Beautifully Renovated, Single- Story Office Building

Prime opportunity at 23275 South Pointe Drive in Laguna Hills, a renovated, single-story office building offering $\pm 6,906$ rentable square feet of functional, multi-tenant space. Located in the desirable Plaza Pointe Office Park, this property offers access to the 5, 405, 133, and 241 freeways and is minutes from the Irvine Spectrum and other major destinations. Its central location in South Orange County provides convenience for employees and clients alike.

This office building features a new roof, HVAC systems, and flooring throughout—ensuring minimal capital expenditures and maximum comfort for tenants. With an efficient, flexible floor plan, abundant natural light from generous glass lines, and an outdoor courtyard seating area, it suits a wide range of professional uses. Whether an owner-user or investor, this property offers a rare opportunity in a supply-constrained market.

Additional highlights include free surface parking at 4 spaces per 1,000 SF, low association dues, no Mello-Roos, and a favorable tax structure. Easily divisible for multi-tenant use, ideal for professional service firms, creative offices, research and development, or wellness practices.

The current owner is open to a leaseback arrangement, providing immediate tenancy and income for the buyer, or will vacate upon sale if preferred.

\$2,900,000



23275 S POINTE DR, LAGUNA HILLS, CA 92653



Scan here to
see the type
of businesses
allowed at
this building.



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Each Office is Independently Owned and Operated