

Town Centre Professional Building

📍 24361 El Toro Road | Laguna Woods, CA

FOR LEASE



Moving Allowance Incentive!

Offering a \$3.00 PSF moving allowance for new deals signed by 9/30/25 with a 36+ month term!

Office Space Available

HIGHLIGHTS

- 🌟 Impeccably maintained
- 📍 Outstanding location
- 🔧 Common area upgrades recently completed
- 🚗 Covered parking with reserved parking available
- 🛒 Numerous shopping and restaurant amenities
- 🏢 Office and medical tenant mix

For leasing information, please contact:

Mike Adams

madams@streamrealty.com
949.203.3033
Lic. 01875266

Peter Joyce

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Lic. 02001428

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New Renovations!



Carpet



Paint



Artwork



Ceiling
& Lights



Restroom
Improvements

19200 Von Karman, Suite 800, Irvine, CA | 949.203.3030 | www.streamrealty.com

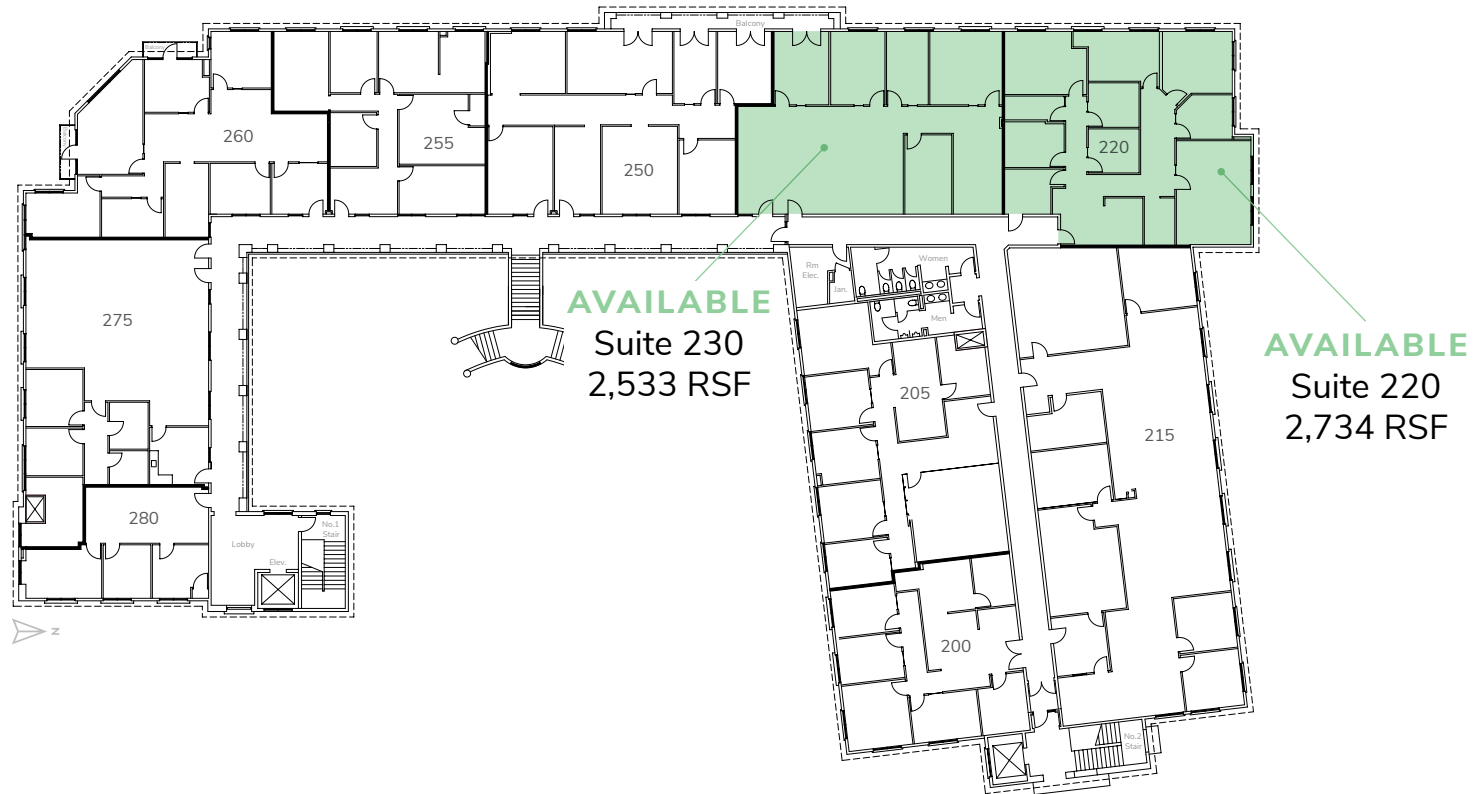

STREAM

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Second Floor



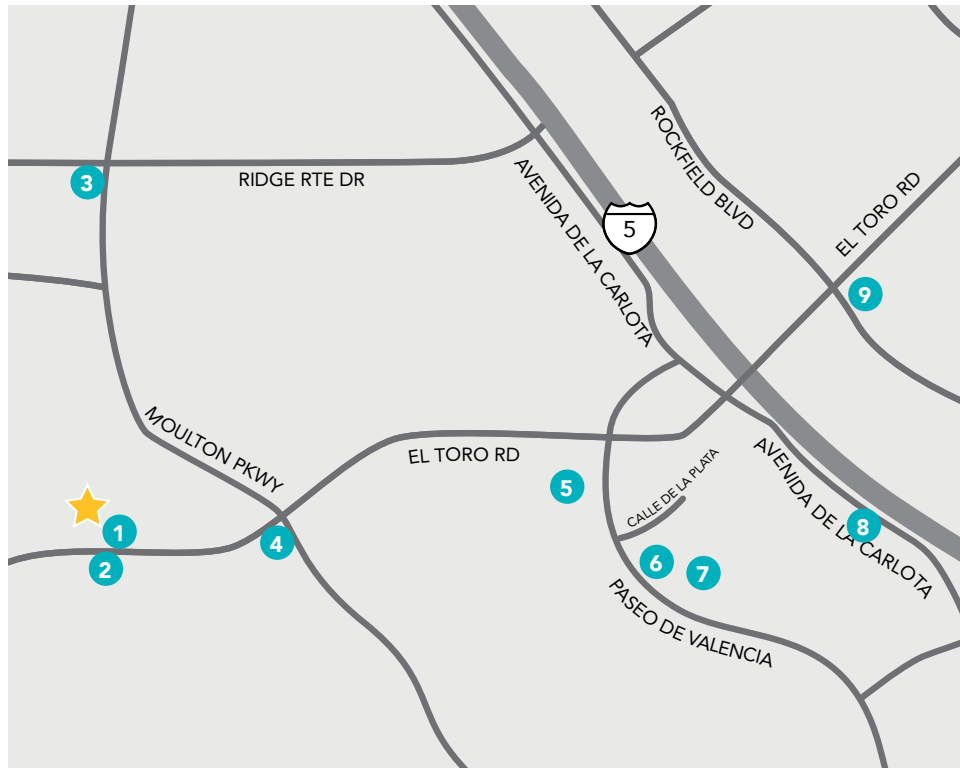
| SUITE | SIZE | OCCUPANCY | DESCRIPTION |
|-------|-----------|-----------|--|
| 220 | 2,734 RSF | Vacant | 1 large conference room, 6 exterior private offices, and 2 interior offices. |
| 230 | 2,533 RSF | Vacant | Large open reception area with built-in reception desk, 1 large glass conference room, 5 exterior private offices, 1 interior office, and a break room/kitchen area with sink. |

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Amenities



- | | |
|------------------|-------------------------|
| 1. Jersey Mike's | 6. Post Office |
| 2. Stater Bros. | 7. MemorialCare |
| 3. DMV | 8. Trader Joe's |
| 4. Starbucks | 9. Lucille's Smokehouse |
| 5. CVS | |

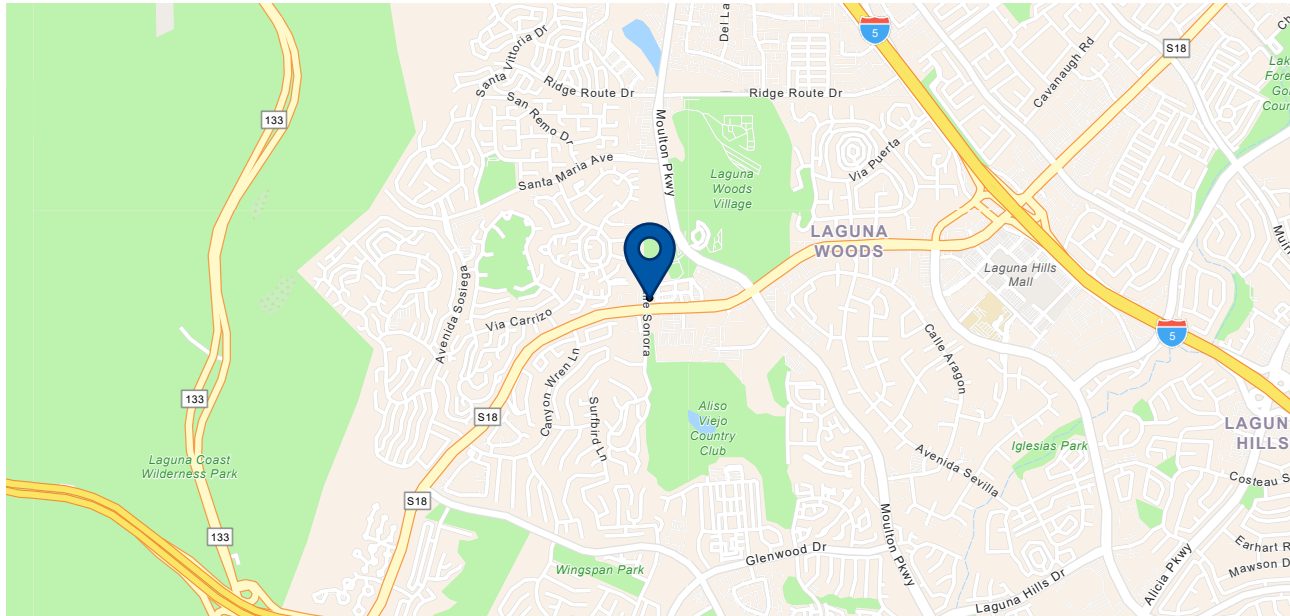


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Location



5-MILE DEMOGRAPHICS

267,235

Population

100,676

Households

\$111,553

Median HH
Income

43.7

Median Age

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Mike Adams
MANAGING DIRECTOR

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VICE PRESIDENT

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