

SMITH | FRYER | WATTS

SINGLE STORY MOVE IN READY TURN KEY OFFICE CONDO – CORNER UNIT WIT EXTENSIVE WINDOW LINE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

**CONTEMPORARY INTERIOR RENOVATIONS RECENTLY COMPLETED**

## LAGUNA HILLS OFFICE PARK

**23193 LA CADENA DRIVE, SUITE 101** | LAGUNA HILLS | ±1,988 SQUARE FEET | **\$775,000**

### TURNKEY OFFICE SPACE – MODERNIZED & MOVE-IN READY

Positioned in the heart of South Orange County, this exceptional ±1,988 square foot single-story office condo offers a rare opportunity for professional users or investors. The space has undergone recent upgrades, including new carpet, fresh paint, and updated lighting – ready for immediate occupancy.

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 HIGHLIGHTS

- Prime corner unit with extensive window lines and natural light.
- Flexible layout with six (6) private offices, a conference room, reception area, and storage/IT room.
- Double-door entry with direct access from the parking lot.
- Glass and brick exterior provides a high-image presence.
- Shared access to common area restrooms and ample surface parking (approx. 4/1,000 SF).
- Professional business park with excellent signage options.
- Located near the Irvine Spectrum, restaurants, and other key amenities.
- Easy access to the 5, 405, 73, 133 and 241 freeways and toll roads.
- SBA financing available (as low as 10% down).
- Low ownership costs: low property tax rate & HOA fees.
- **ASKING PRICE: \$775,000.00 (\$389.84 PSF)**

## IDEAL FOR:

Medical | Legal | Financial | Real Estate | Tech | Creative Professionals

## CONTACT US FOR A PRIVATE TOUR

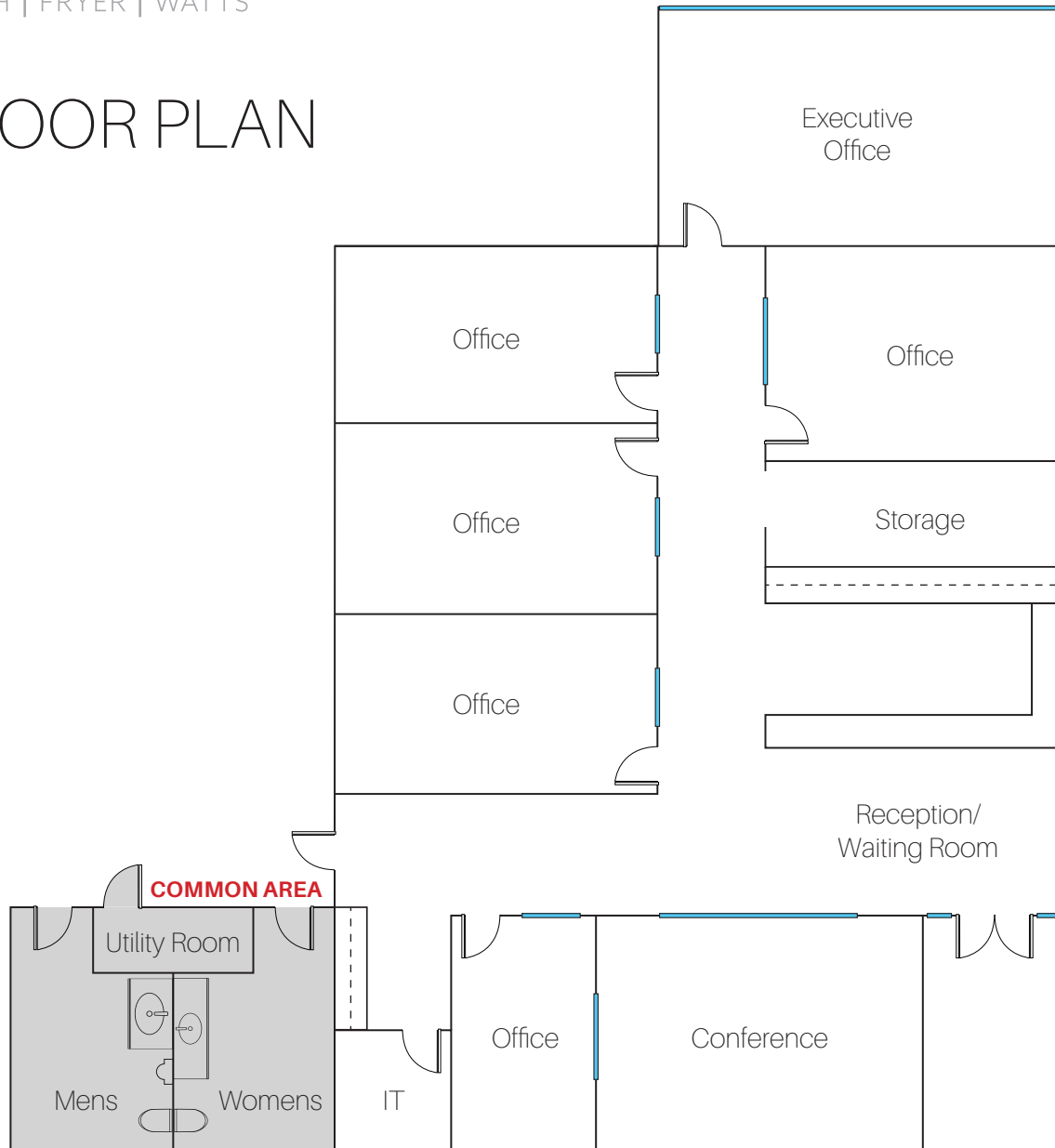
# 23193

LA CADENA DRIVE, STE 101

LAGUNA HILLS, CALIFORNIA



# FLOOR PLAN



*Floorplan Not to Scale*

# 23193

LA CADENA DRIVE, STE 101

LAGUNA HILLS, CALIFORNIA





# INTERIOR IMAGES

23193 LA CADENA DRIVE, STE. 101 | LAGUNA HILLS





# EXTERIOR IMAGES

23193 LA CADENA DRIVE, STE 101 | LAGUNA HILLS



23193

LA CADENA DRIVE, STE 101

LAGUNA HILLS, CALIFORNIA







# 23193

LA CADENA DRIVE, STE. 101

LAGUNA HILLS, CALIFORNIA

**23193**  
**LA CADENA DRIVE, STE. 101**  
LAGUNA HILLS, CA





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