



# OFFICE SPACE FOR LEASE

## THE COURTYARD

27281 - 27285 Las Ramblas • Mission Viejo, California



**\*\* Promotional Rate \*\***  
**\*\* \$1.35 PSF 1st Floor and \$1.30 PSF 2nd Floor \*\***

Exclusively listed by:

**Dave Smith**

Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
mfryer@leeirvine.com

**Jake Fischbeck**

Vice President  
BRE# 02090693  
949.790.3118  
jfischbeck@leeirvine.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

### PROPERTY FEATURES

- Two 2-story multi-tenant office buildings
- Courtyard buildings with extensive glass line
- Recently redesigned courtyards with central fountains
- Abundant free surface parking
- Easy access to Interstate I-5
- Adjacent to retail amenities and convenient access to Mission Viejo mall
- Reserved covered parking spaces available





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### 27281 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
135	1,109	\$1.35 FSG*	3 Private Offices, Open Area & Break Area.
140	1,983	\$1.35 FSG*	Private Entrance Direct to Parking Lot.
180	1,334	\$1.35 FSG*	<b>NEW SPEC SUITE.</b> Reception, 2 Private Offices, Open Bullpen & Open Kitchen.

### 27285 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
148	904	\$1.35 FSG*	3 Private Offices, Reception
230	1,100	\$1.30 FSG*	2 Private Offices, Conference Room, Reception & Open Area.

\*Promo Rate for 2 Months for Each Year of Lease Term. Rate After Promo will be \$2.10 1<sup>st</sup> Floor and \$2.00 2<sup>nd</sup> Floor. Janitorial Service Not Included. All Terms Subject to Landlord Approval. Promo Rate Offered for New Leases Signed Prior to July 31, 2026.

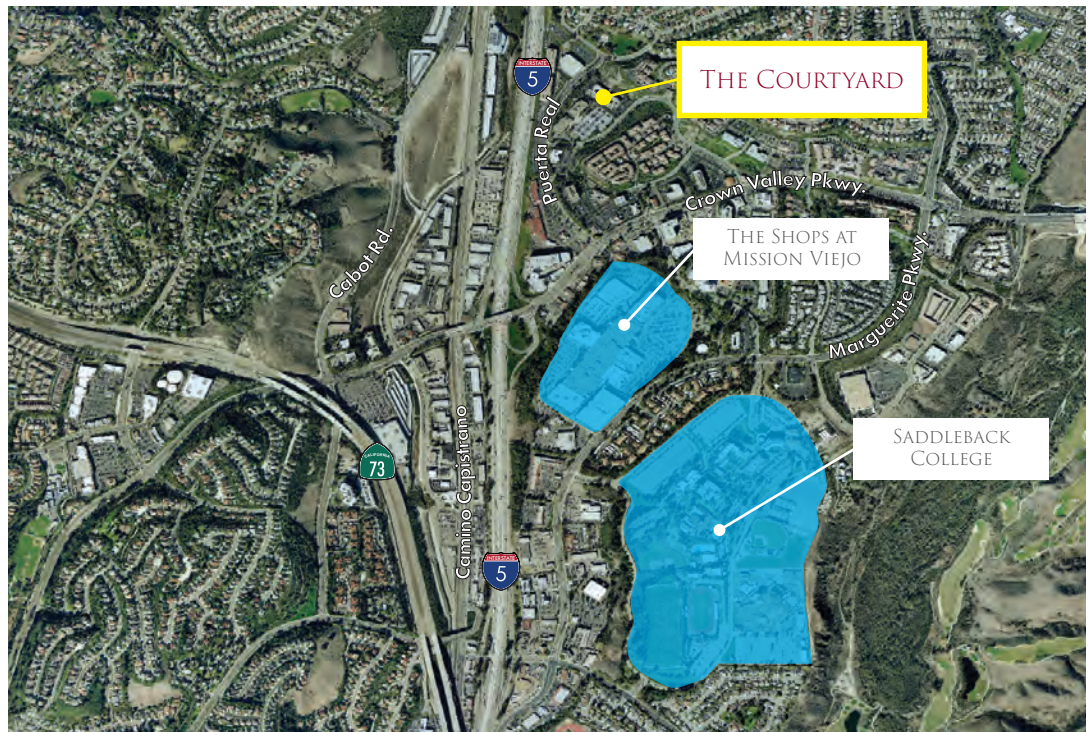
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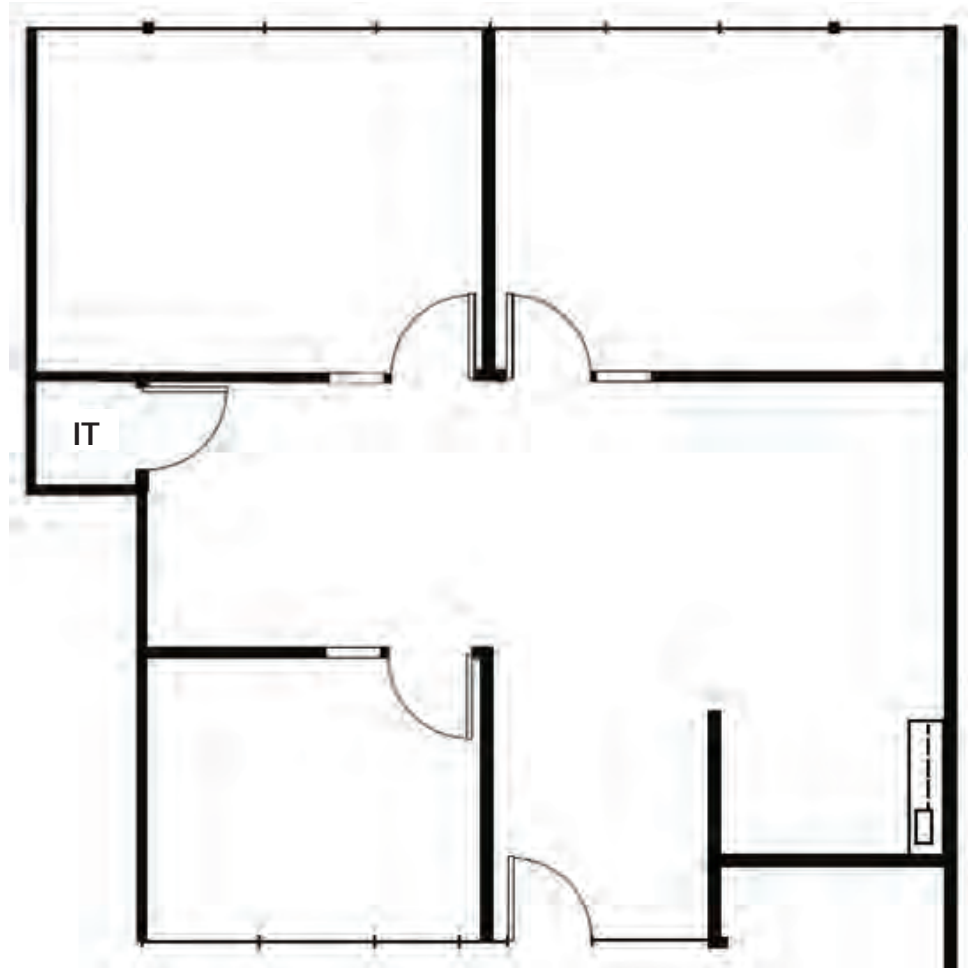
# OFFICE SPACE FOR LEASE

## THE COURTYARD

27281 Las Ramblas • Mission Viejo, California



SUITE 135 - 1, 109 SQ. FT.



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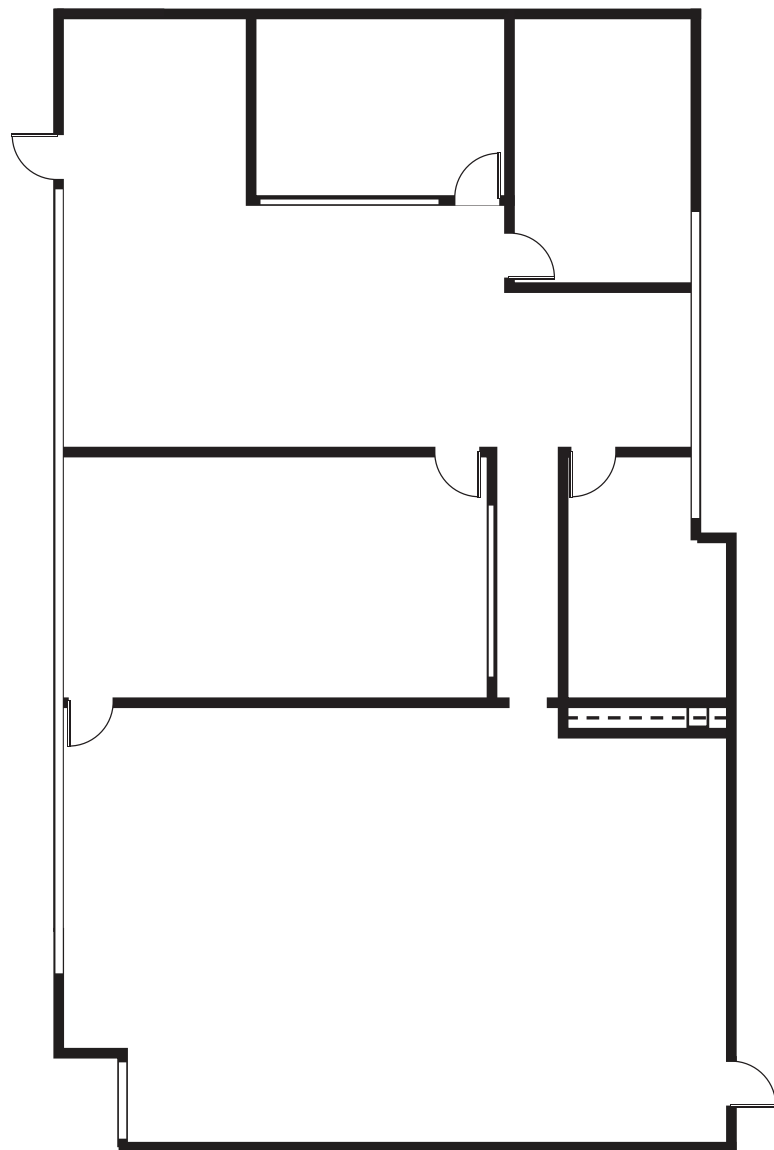
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27281 Las Ramblas • Mission Viejo, California



SUITE 140 - 1,983 SQ. FT.



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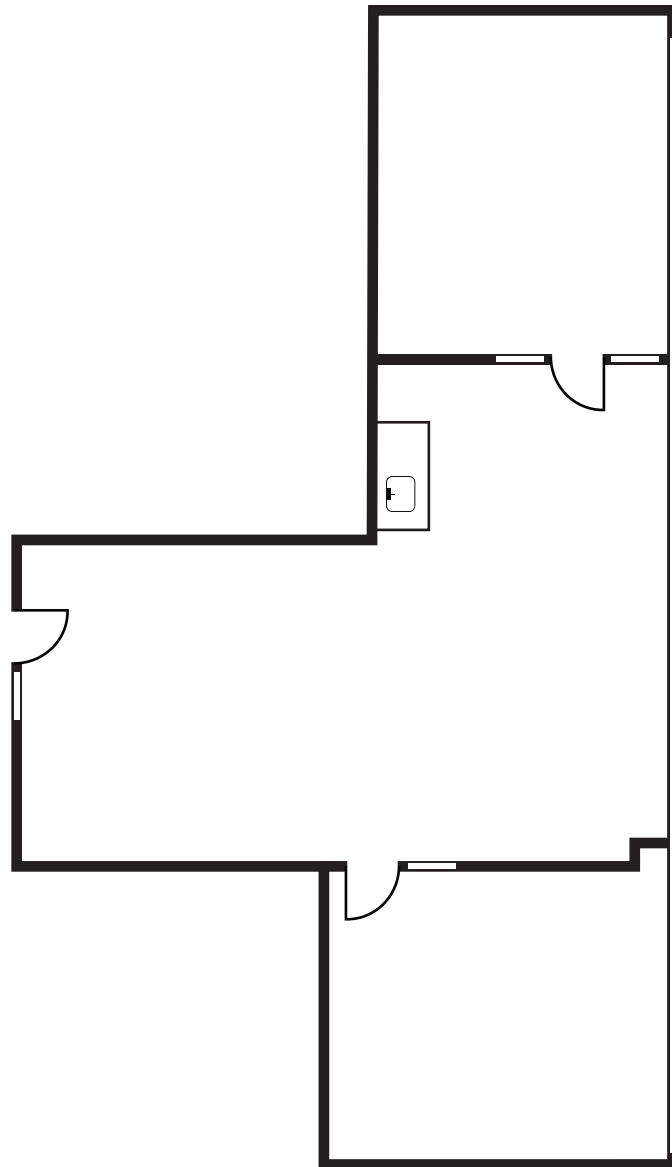
# OFFICE SPACE FOR LEASE

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27281 Las Ramblas • Mission Viejo, California



SUITE 180 - 1,334 SQ. FT.



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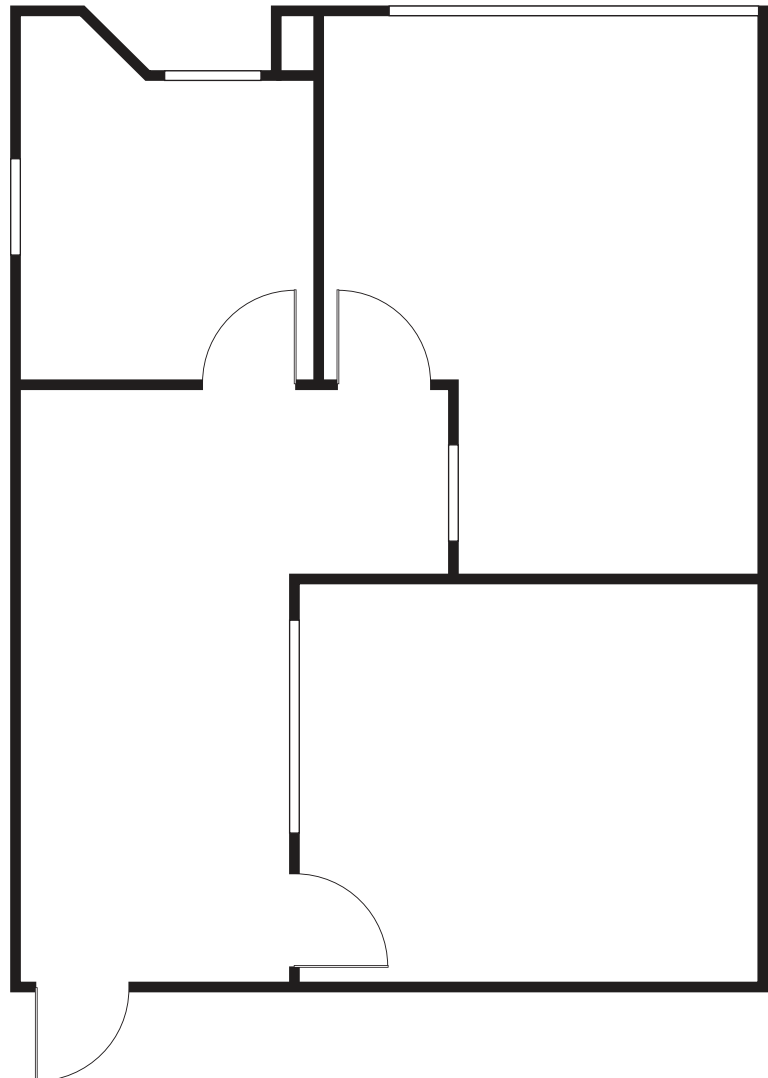
## OFFICE SPACE FOR LEASE

### THE COURTYARD

27285 Las Ramblas • Mission Viejo, California



SUITE 148 - 904 SQ. FT.



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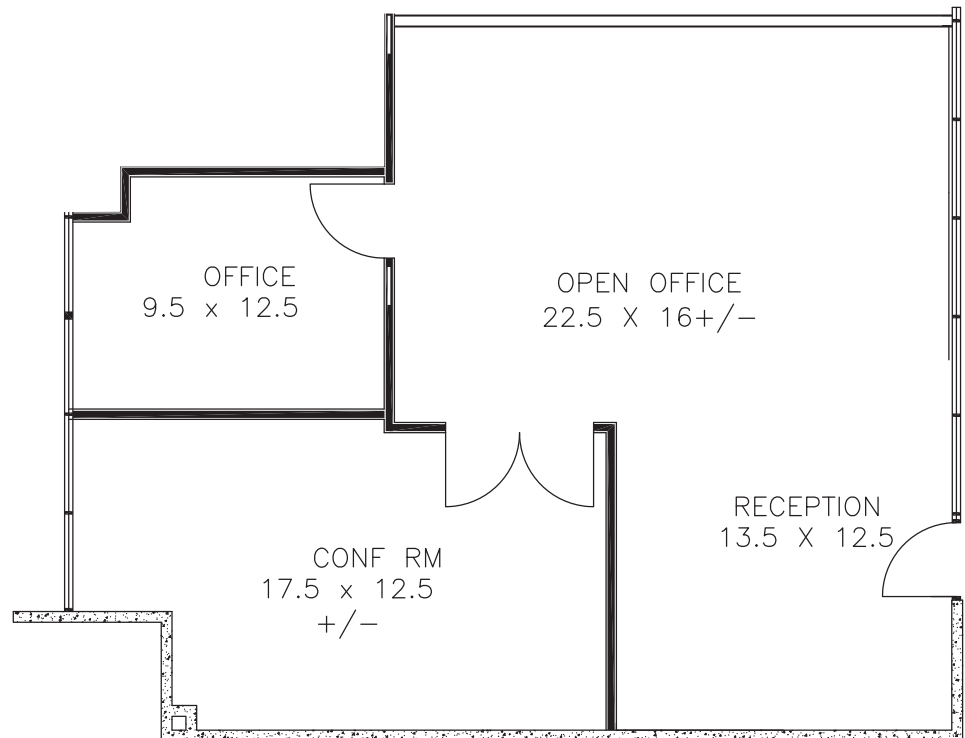
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#### SUITE 230 - 1,100 SQ. FT.



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