



27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE

CBRE

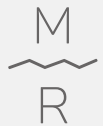
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CLASS A OFFICE LOCATED IN THE HEART OF SOUTH ORANGE COUNTY

PROPERTY OVERVIEW



- + Most Prestigious Class A Office located in Mission Viejo in the heart of South Orange County
- + Two four story office buildings totaling +/- 232,000 SF
- + Structured and surface parking available, including EV charging stations
- + Fitness facility with showers/locker rooms on-site
- + Fiber optic capability with conduit inter-connectivity between buildings
- + Lush landscaping, outdoor seating areas and putting green
- + On-site property management
- + Security services provided
- + Adjacent to significant retail and restaurants at The Kaleidoscope, The Shops at Mission Viejo and centers along Crown Valley Parkway
- + Minutes to Mission Hospital Mission Viejo
- + Exceptional 5 Freeway building signage and visibility



 PUTTING GREEN



TAKE A VIRTUAL TOUR OF OUR AMENITY-RICH PROPERTY



 FITNESS CENTER



 OUTDOOR WALKWAY



 LOUNGE & OPEN KITCHEN



 CONFERENCE ROOM

RECENT RENOVATIONS



New lobbies and entry doors



Refreshed restrooms



Enhanced wayfinding and exterior signage



New exterior building lighting



Conference center and tenant lounge



Refreshed fitness facility with showers/locker rooms

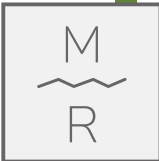


Enhanced parking structure aesthetics




New exterior paint refresh





27101 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
*140	1,994 SF	2 offices, large open area
**150	2,174 SF	4 private offices, open area for workstations, small kitchen area, conference room, reception area
**170	1,832 SF	4 private offices, breakroom, open area for work stations, conference room
*180	3,411 SF	5 offices along the glass-line, conference room, open kitchen, IT room, storage/copy room, open area
**190	2,055 SF	5 private offices, break area, open area for workstations, conference room
250	6,169 SF	Conference room, 15 private offices, kitchen and open area for cubes
***280	4,220 SF	Double-door entry, 5 offices, conference room, kitchen, storage room, open area
***290	3,057 SF	2 offices, break room, storage room, large open area
300	3,687 SF	Spec Suite Conference room, open break room, 6 private offices, IT/storage area
310	2,167 SF	Spec Suite Open break room, 3 private offices
320	2,897 SF	Spec Suite Conference room, open break room, 5 private offices, IT/storage room
370	1,934 SF	Spec Suite Conference room, open break room, 3 private offices
390	2,919 SF	Spec Suite Conference room, open break room, 4 private offices
400	30,710 SF	Full floor opportunity - 2 double-door entries, 5 conference rooms, 2 kitchens, 44 offices, storage, open area 

*Suites 140 & 180 contiguous to 5,405 SF

**Suites 150, 170 & 190 contiguous to 6,061 SF

***Suites 280 & 290 contiguous to 7,277 SF

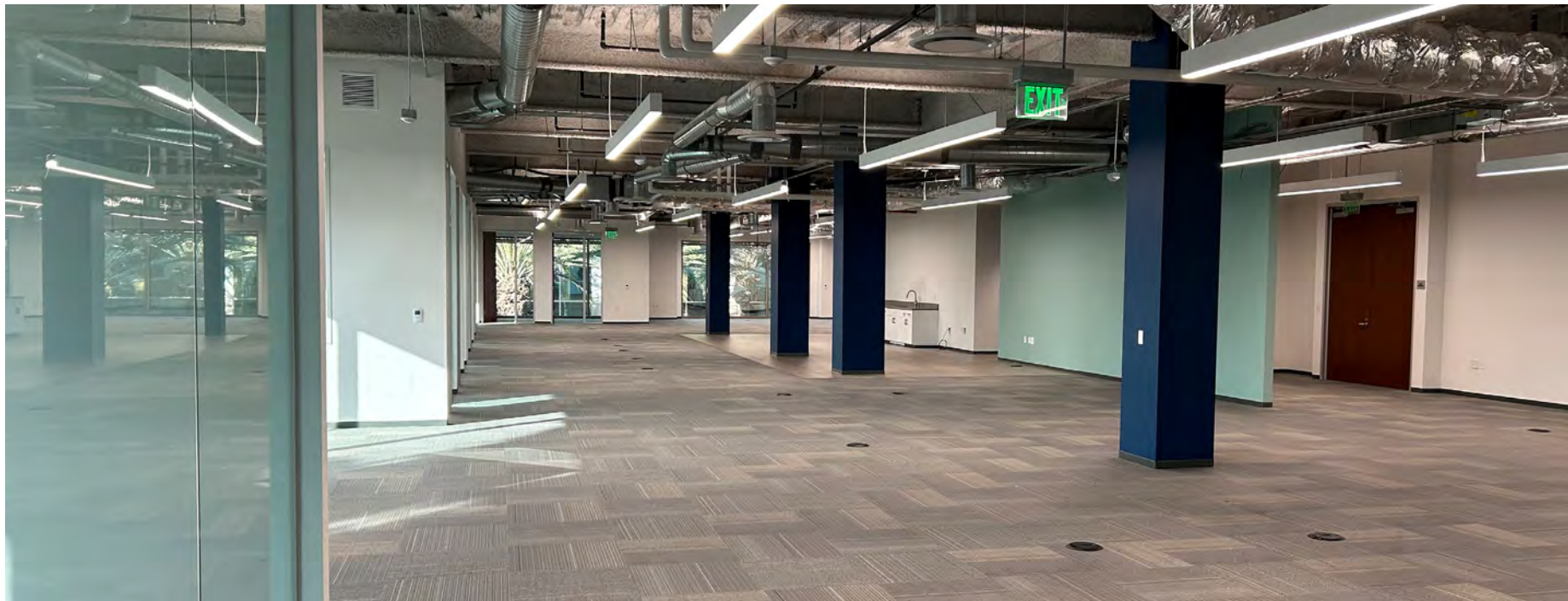


ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
110	3,512 SF	Double-door entry, 9 offices along the glass line, conference room, work room, kitchen, IT/storage room and open area for workstations
120	2,549 SF	5 window line private offices- kitchen and open area
235	1,375 SF	4 private offices, conference room and kitchen area
240	1,596 SF	3 private offices, conference room and kitchen area
270	2,932 SF	9 offices, 1 conference room, 1 huddle room, kitchen, work room and open area
310	8,419 SF	Creative office with double-door entry, exposed ceiling, 9 offices along the glass line, conference room, workroom, open kitchen, IT/storage room and open area for workstations.
400	18,393 SF	Double-door entry off the lobby, reception area, 30 offices, 1 conference room, kitchen, and open area
470	1,365 SF	Conference room, kitchen, 2 private offices



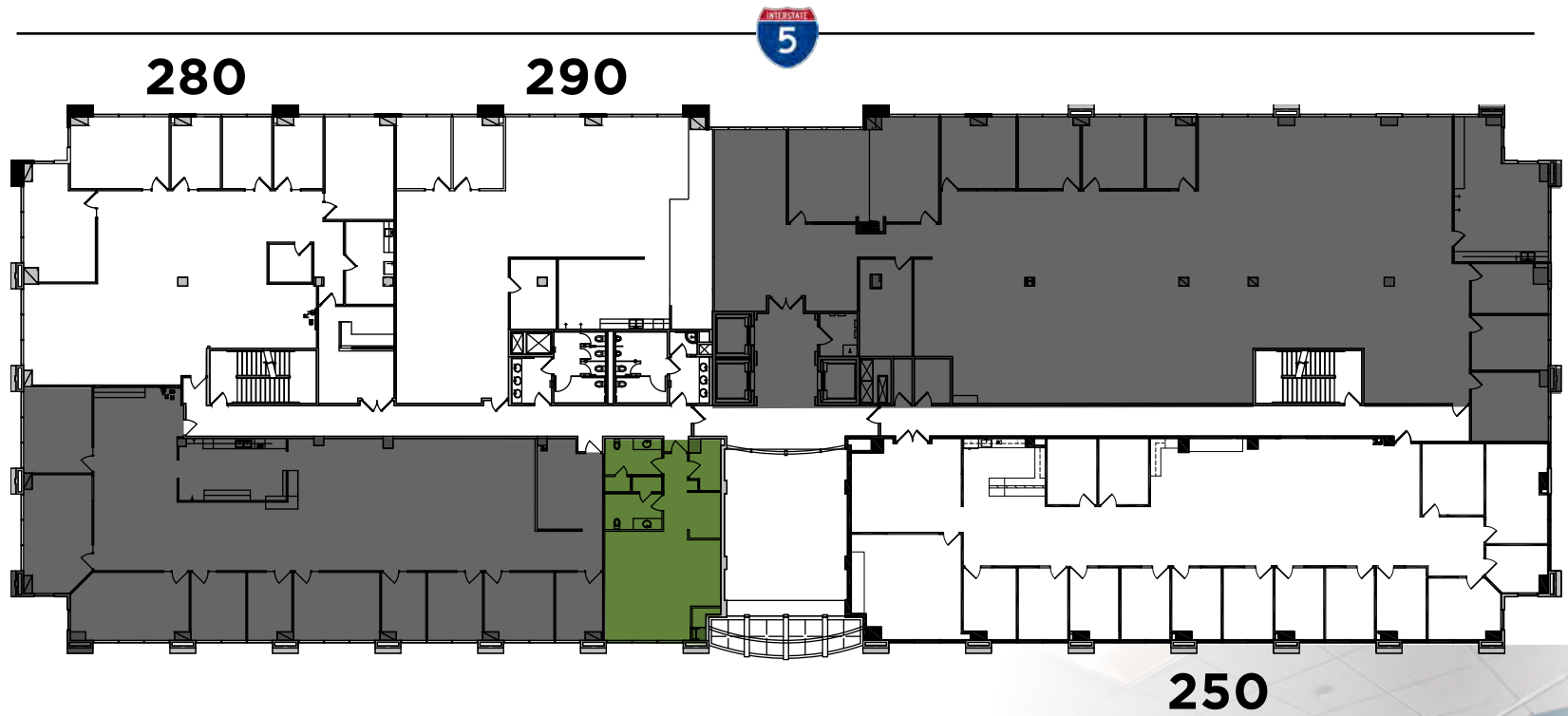
VISIT WEBSITE 



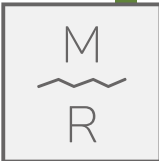
FLOOR PLAN - 27101

- AVAILABLE
- FITNESS CENTER

Suite 250	6,169 SF
Suite 280	4,220 SF*
Suite 290	3,057 SF*
*Contiguous to 7,277 SF	



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VISIT WEBSITE 

○ AVAILABLE

Suite 300 3,687 SF

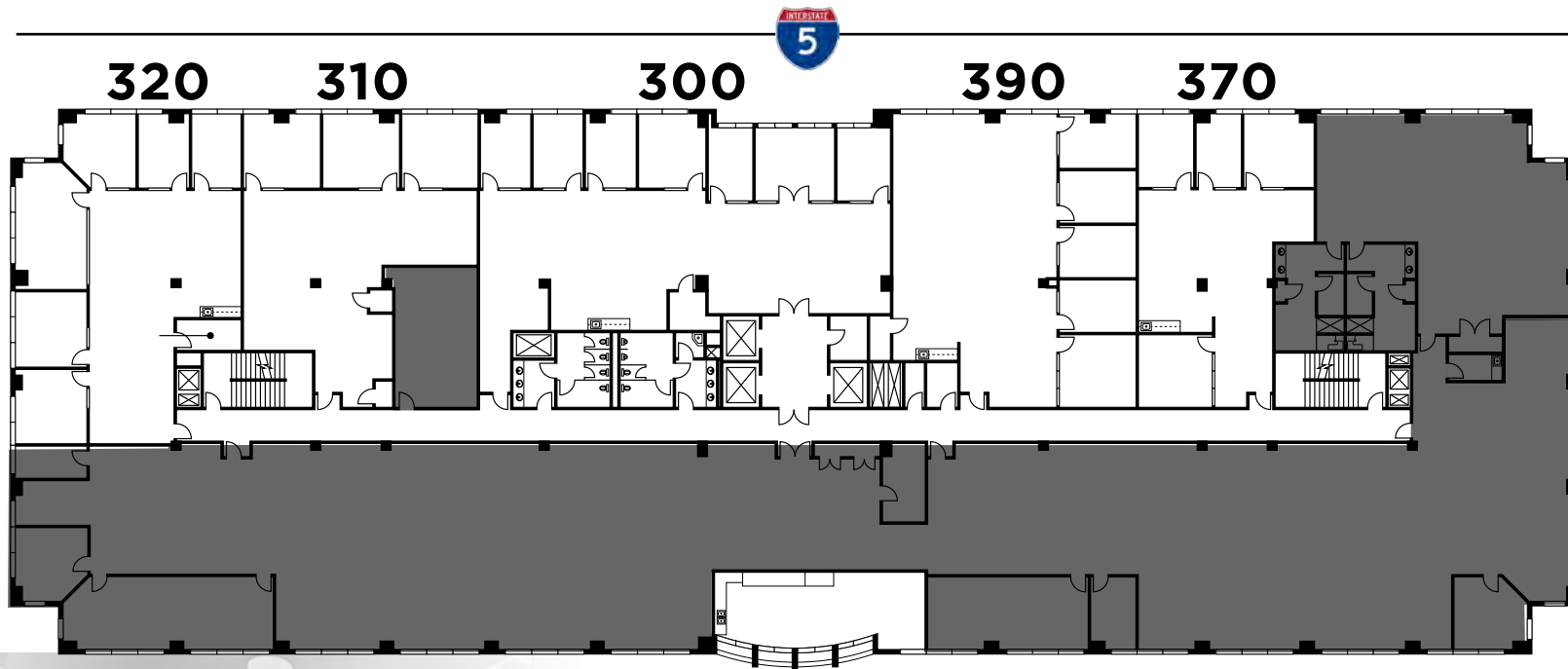
Suite 310 2,167 SF

Suite 320 2,897 SF

Suite 370 1,934 SF

Suite 390 2,919 SF

Contiguous to 13,604 SF



FLOOR PLAN - 27101



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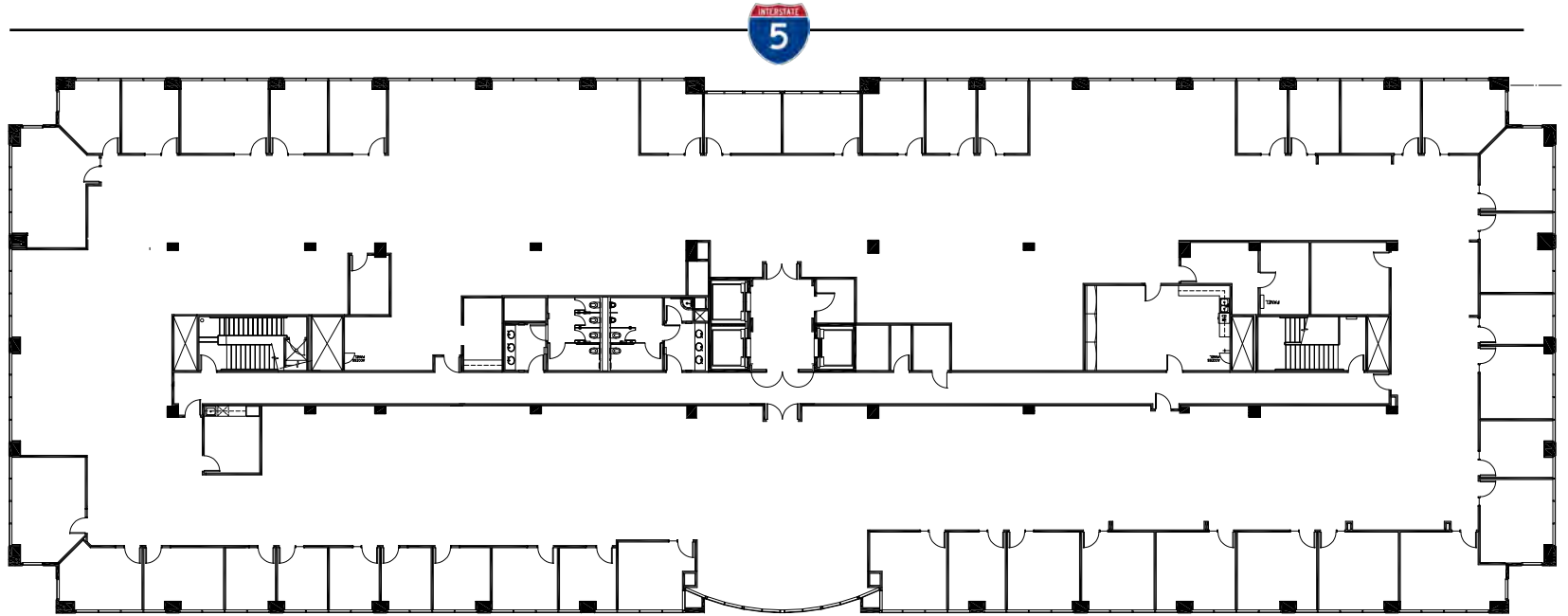
VISIT WEBSITE 

FLOOR PLAN - 27101

○ AVAILABLE

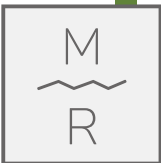
Suite 400 30,710 SF

[TAKE A VIRTUAL TOUR](#) 



400

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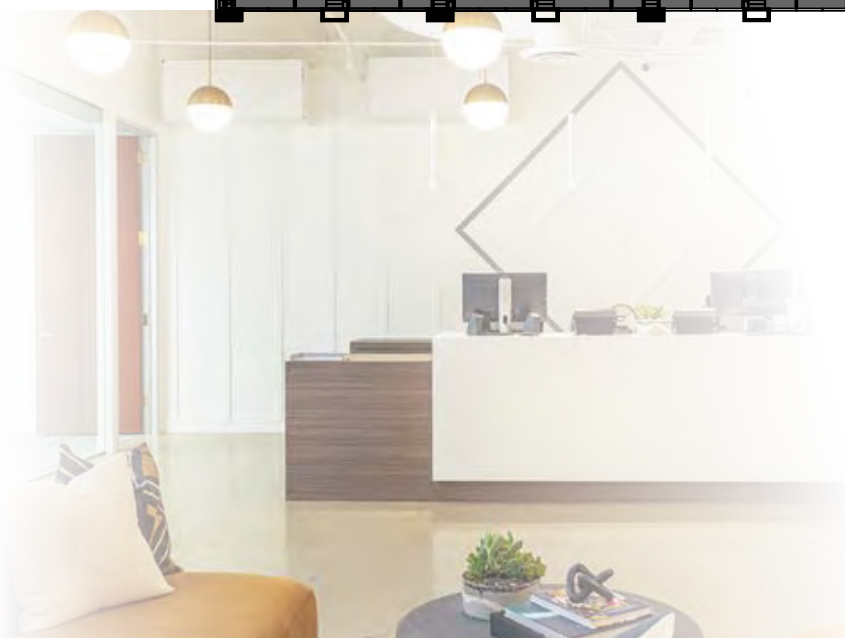
[VISIT WEBSITE](#) 

FLOOR PLAN - 27201

○ AVAILABLE

Suite 110 3,512 SF

Suite 120 2,549 SF

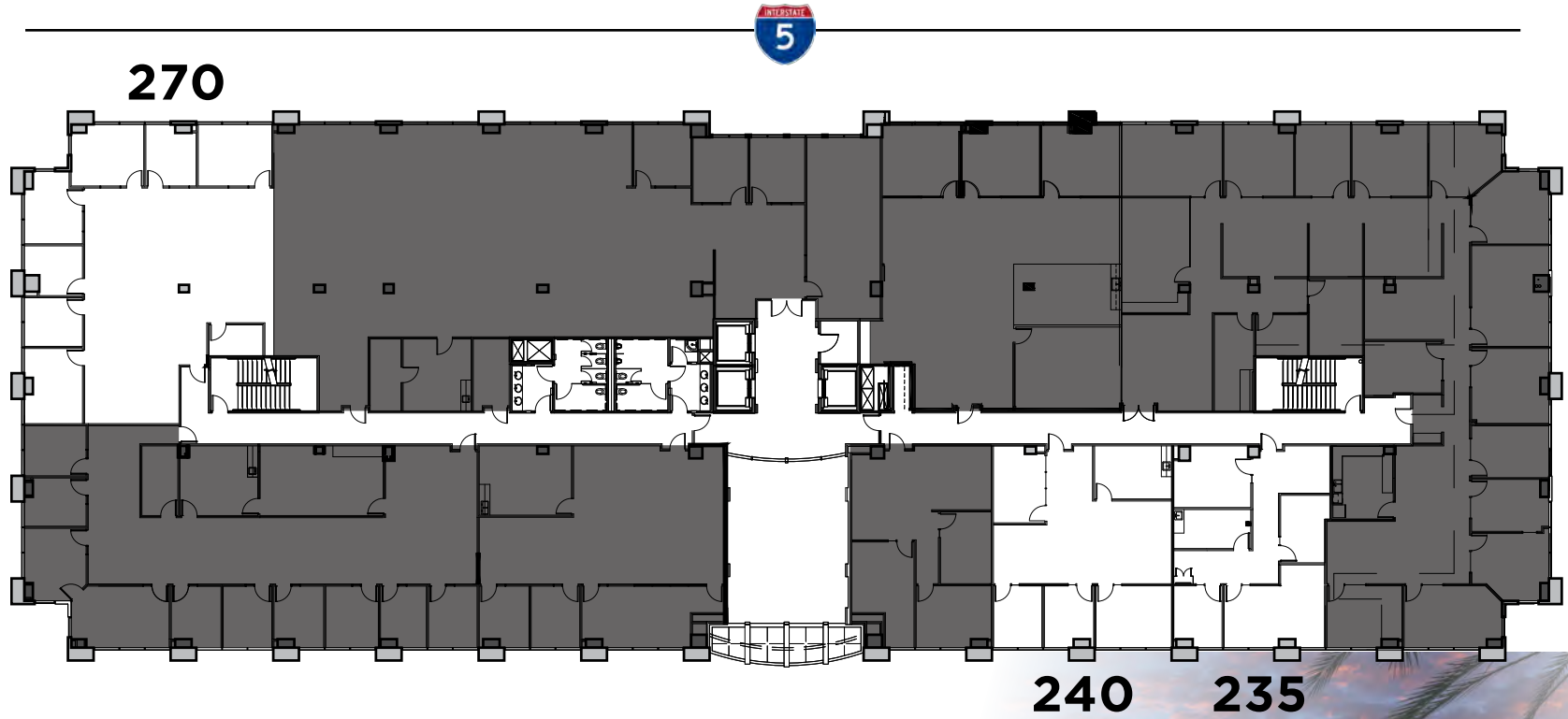


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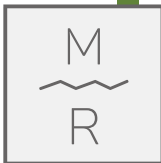
FLOOR PLAN - 27201

○ AVAILABLE

Suite 235	1,375 SF
Suite 240	1,596 SF
Suite 270	2,932 SF



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VISIT WEBSITE 

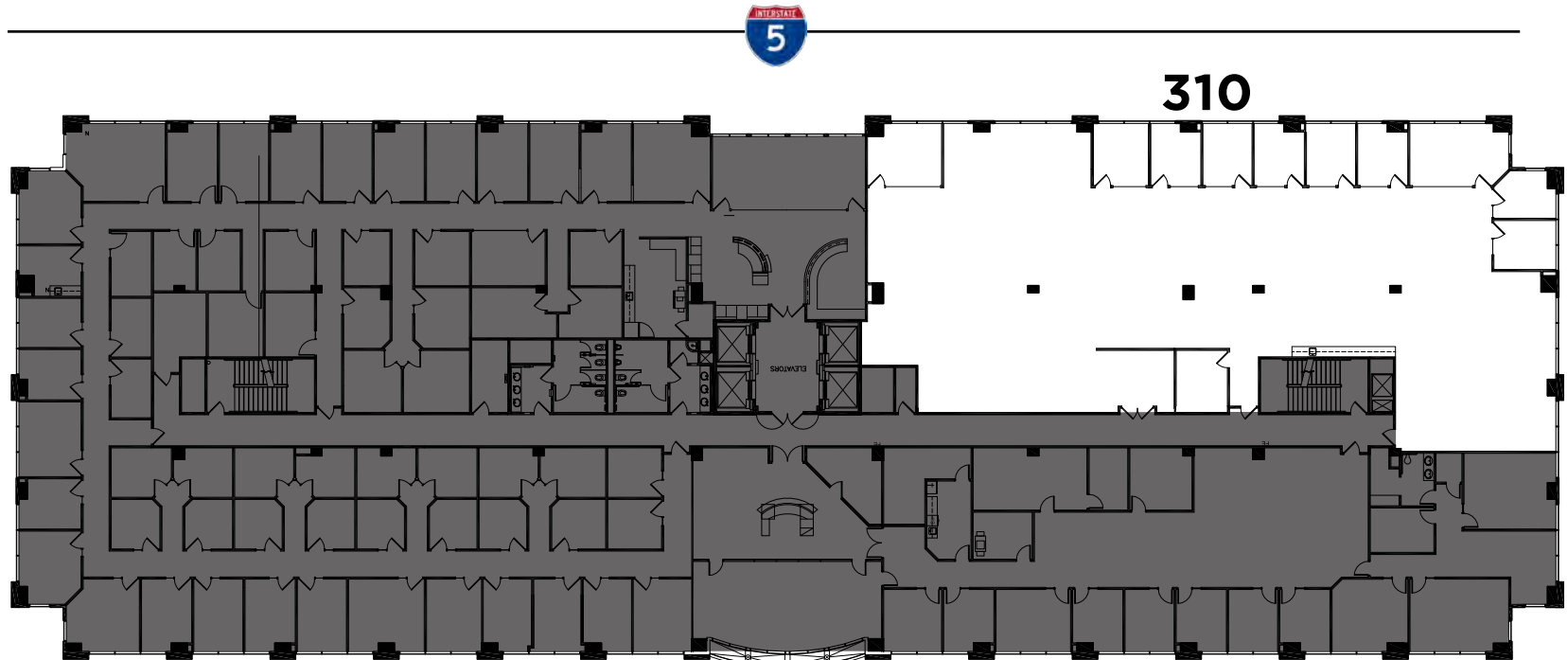


FLOOR PLAN - 27201

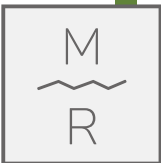
○ AVAILABLE

Suite 310

8,419 SF



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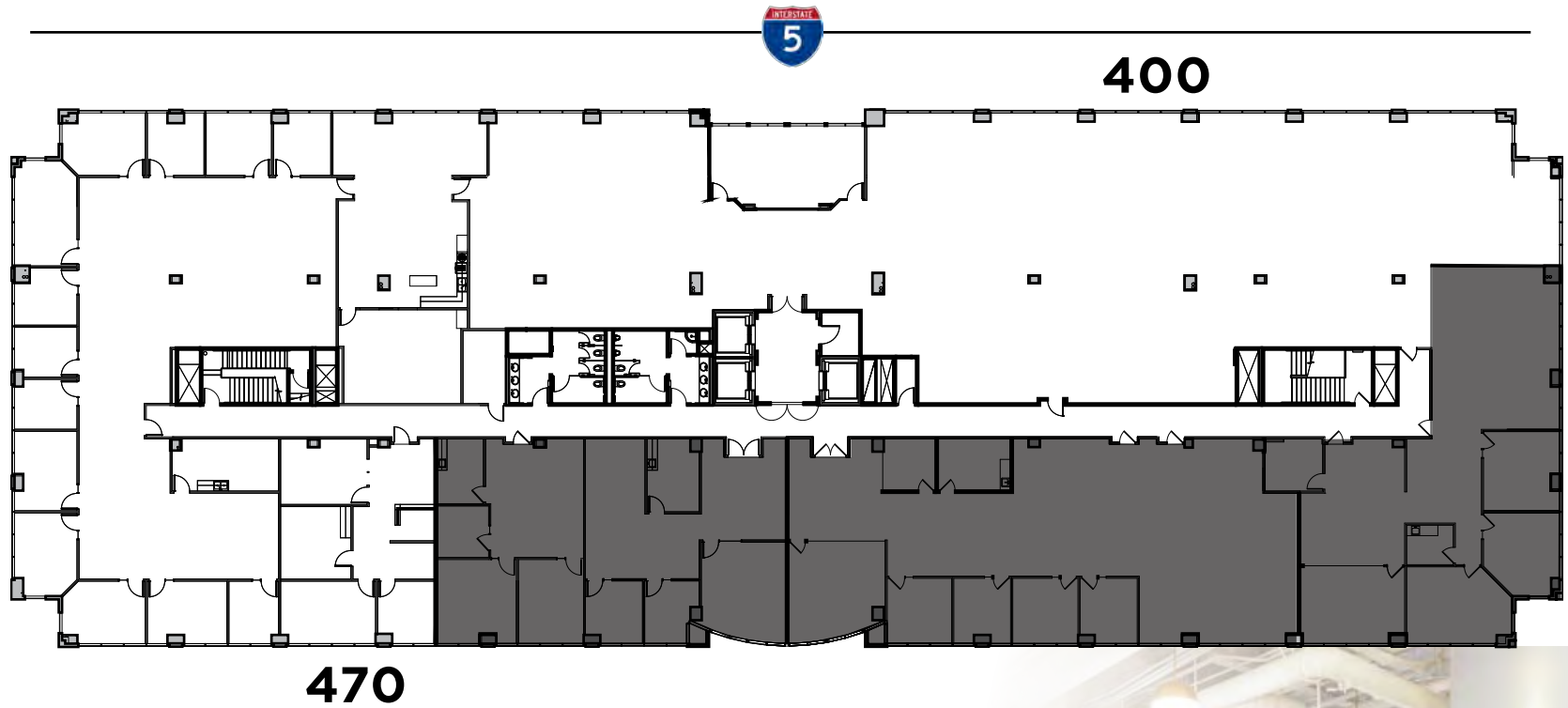


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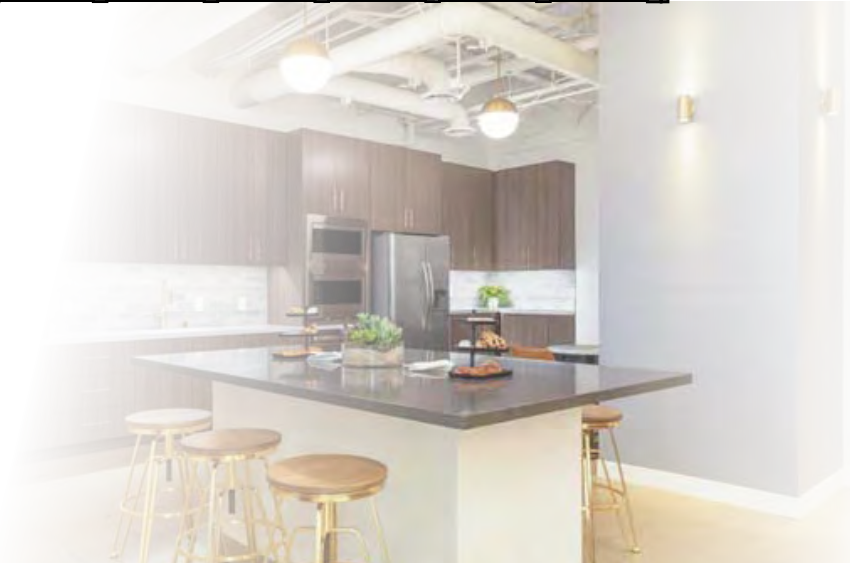
FLOOR PLAN - 27201

○ AVAILABLE

Suite 400 18,393 SF
TAKE A VIRTUAL TOUR 
Suite 470 1,365 SF



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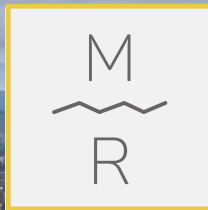


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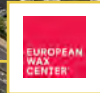
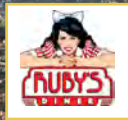
VISIT WEBSITE 

SITE PLAN





NORDSTROM



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|----|-----------------------------|--|--|--|--|
| 1 | Puerta Real Shopping Center | | | | |
| 2 | Courtyard by Marriott | | | | |
| 3 | Kaleidoscope | | | | |
| 4 | Mission Hospital | | | | |
| 5 | The Shops at Mission Viejo | | | | |
| 6 | Saddleback College | | | | |
| 7 | United States Post Office | | | | |
| 8 | College Center | | | | |
| 9 | Rancho Medical Center | | | | |
| 10 | Mission Viejo Towne Center | | | | |

27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE



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