

CAPISTRANO RIDGE
29122 & 29222 RANCHO VIEJO ROAD
SAN JUAN CAPISTANO, CA
A Premier Office Project in South Orange County

Current Availabilities

29122 Rancho Viejo Road

Suite	Size (SF)	Available	Description
N101	965	Now	1 st Floor location, 3 private offices, built-in reception
N106	1,801	Now	1 st Floor location, 7 private offices, built-in reception
N203	800	8/1	2 nd Floor Location
N211	1,601	Now	2 nd Floor location
N214	1,150	8/15	2 nd Floor location
N215	2,800	Now	2nd Floor location, 7 offices, 1 conference room, kitchen and built in reception
N216	803	Now	2 nd Floor location, 2 private offices and large open front office

29222 Rancho Viejo Road

Suite	Size (SF)	Available	Description
S125	1,610	4/1/24	1 st Floor location, 6 private offices, built-in reception
S203	2,801	now	Large office with great views and a kitchen

PRICING

N 101 – this suite has a TI budget for new flooring and paint

\$2.50/sft. or \$2,412.50 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly Amount</u>
CAM	\$71.47
Tax	\$43.45
Insurance	\$12.71
	<hr/>
	\$127.64
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Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

N106

\$2.50/sft. or \$4,502.50 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly Amount</u>
CAM	\$133.39
Tax	\$81.09
Insurance	\$23.73
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	\$238.21
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Tenant pays for electric and custom door signage. Landlord covers water, trash, and directory signage.

N211

\$2.50/sft. or \$4,002.50 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly Amount</u>
CAM	\$118.58
Tax	\$72.09
Insurance	\$21.09
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	\$211.76
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Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

N214

\$2.50/sft. or \$2,875 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly</u> <u>Amount</u>
CAM	\$85.17
Tax	\$51.78
Insurance	\$15.15
	<hr/>
	\$152.11
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*Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

N215 – this suite has a TI budget for new flooring and paint

\$2.50/sft. or \$7,000 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly</u> <u>Amount</u>
CAM	\$207.38
Tax	\$126.08
Insurance	\$36.89
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	\$370.34
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*Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

N216

\$2.50/sft. or \$2,007.50 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly</u> <u>Amount</u>
CAM	\$59.47
Tax	\$36.16
Insurance	\$10.58
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	\$106.21
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*Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

S125

\$2.50/sft. or \$4,025 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly</u> <u>Amount</u>
CAM	\$119.24
Tax	\$72.49
Insurance	\$21.21
	<hr/>
	\$212.95
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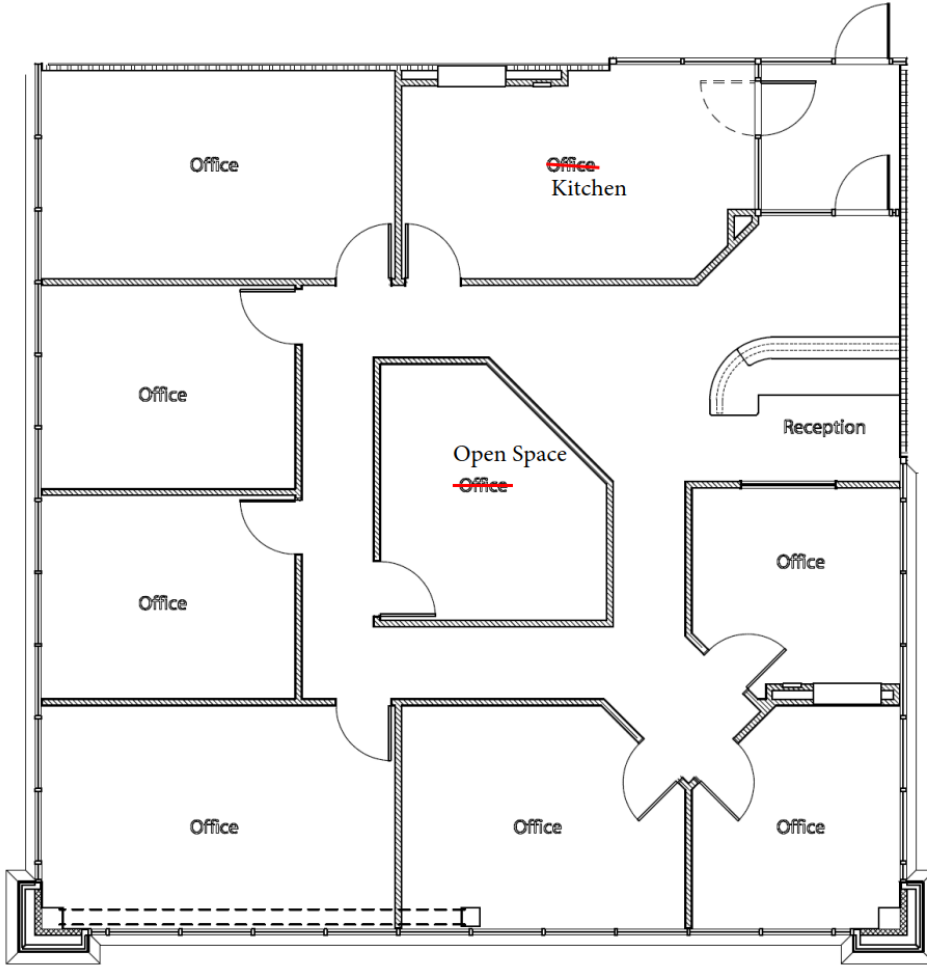
*Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.

S203 – this suite has a TI Budget for new flooring and paint.

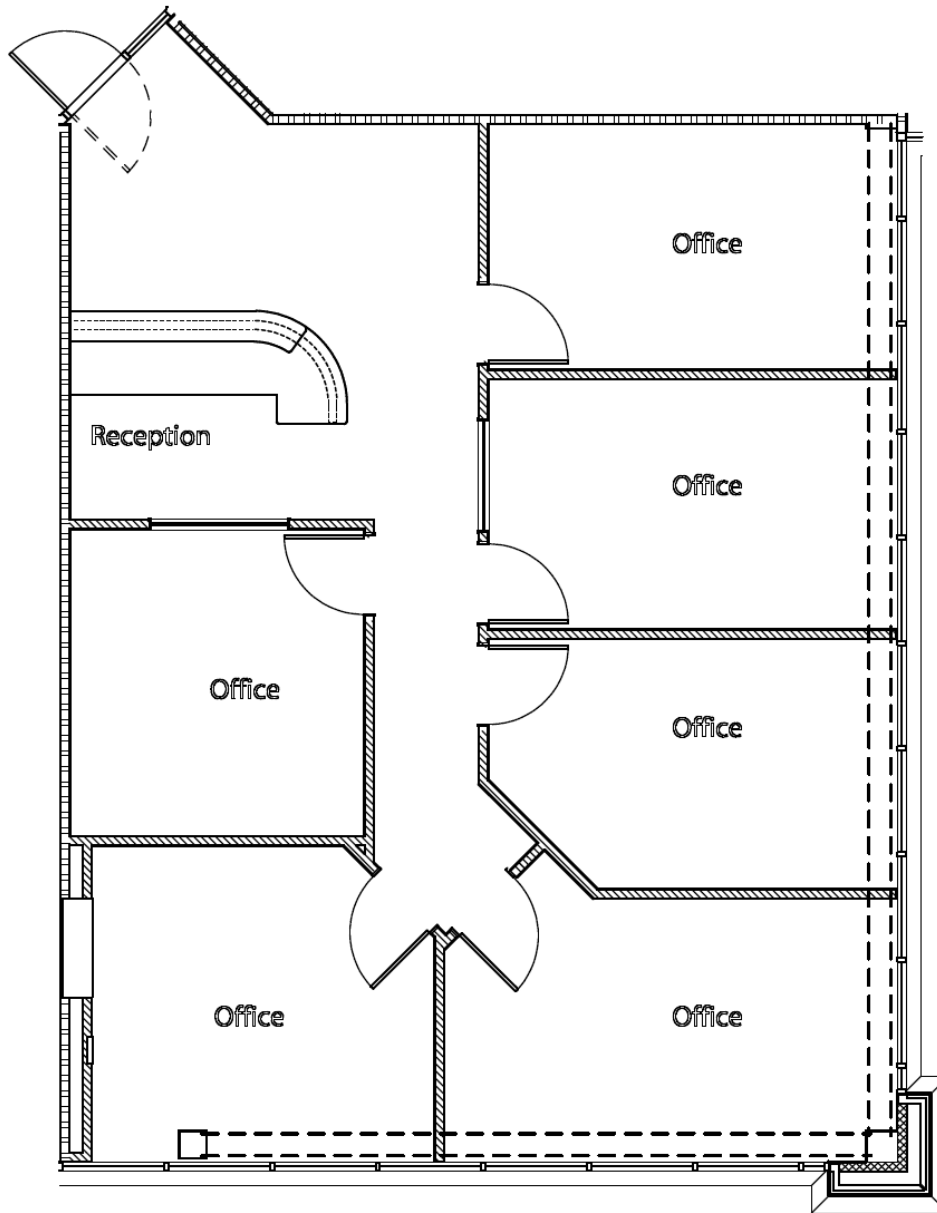
\$2.50/sft. or \$7,002.50 per month modified gross lease. Tenant shall also pay operating expenses that exceed their lease base year. 2024 monthly estimates are currently:

	<u>2024 Projected Monthly</u> <u>Amount</u>
CAM	\$207.45
Tax	\$126.12
Insurance	\$36.90
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	\$370.48
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*Tenant pays for electric and custom door signage. Landlord covers water, trash and directory signage.



Suite 203
2,801 square feet

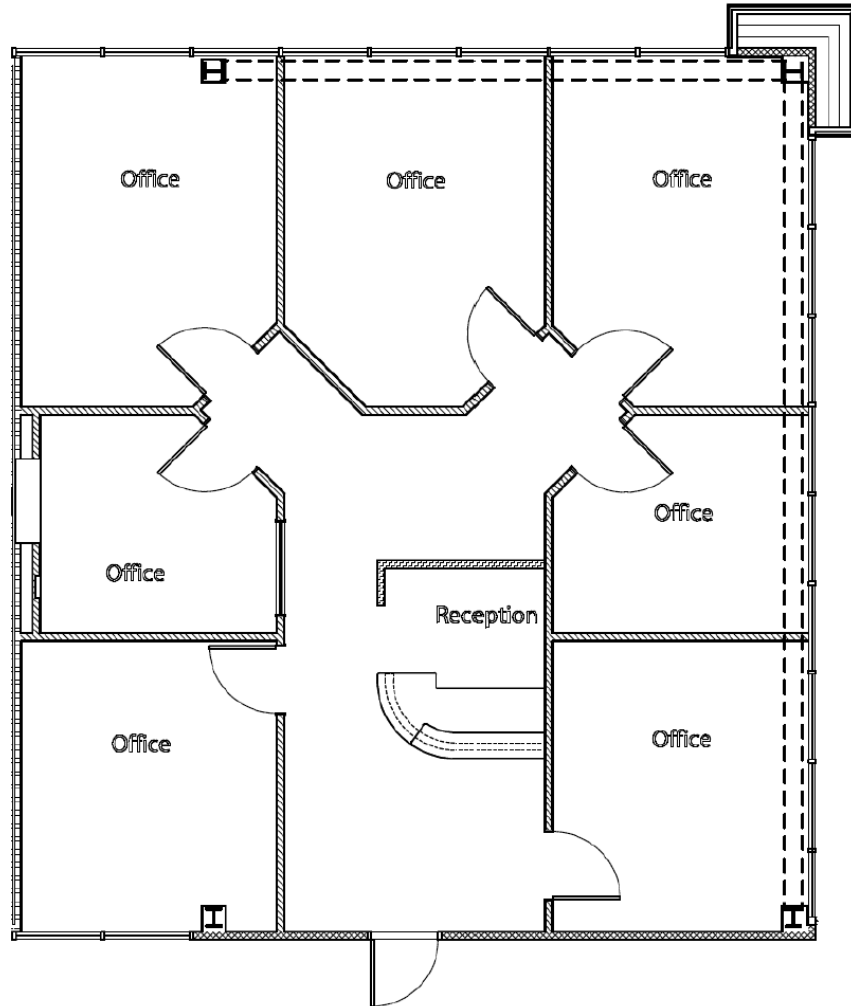


Suite 211

1,610 square feet

CAPISTRANO RIDGE

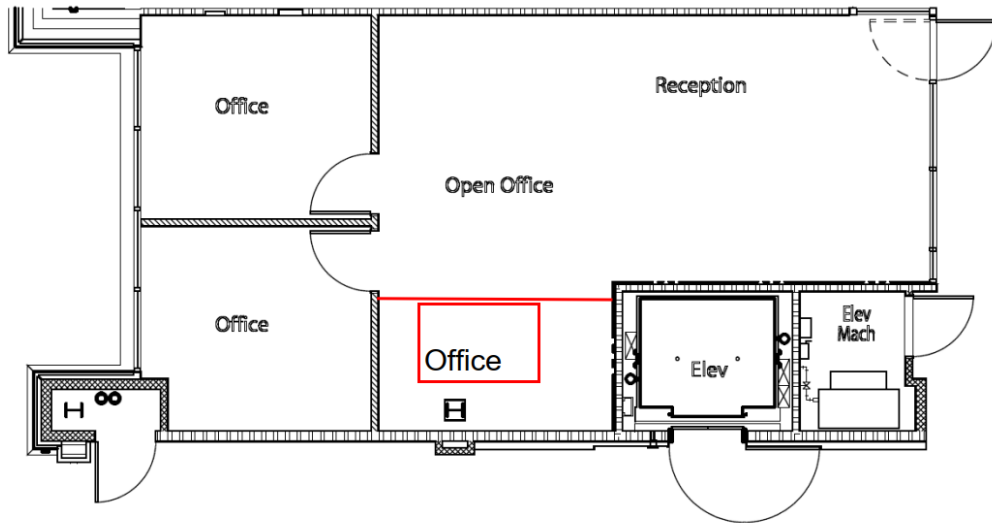
29122 Rancho Viejo Road



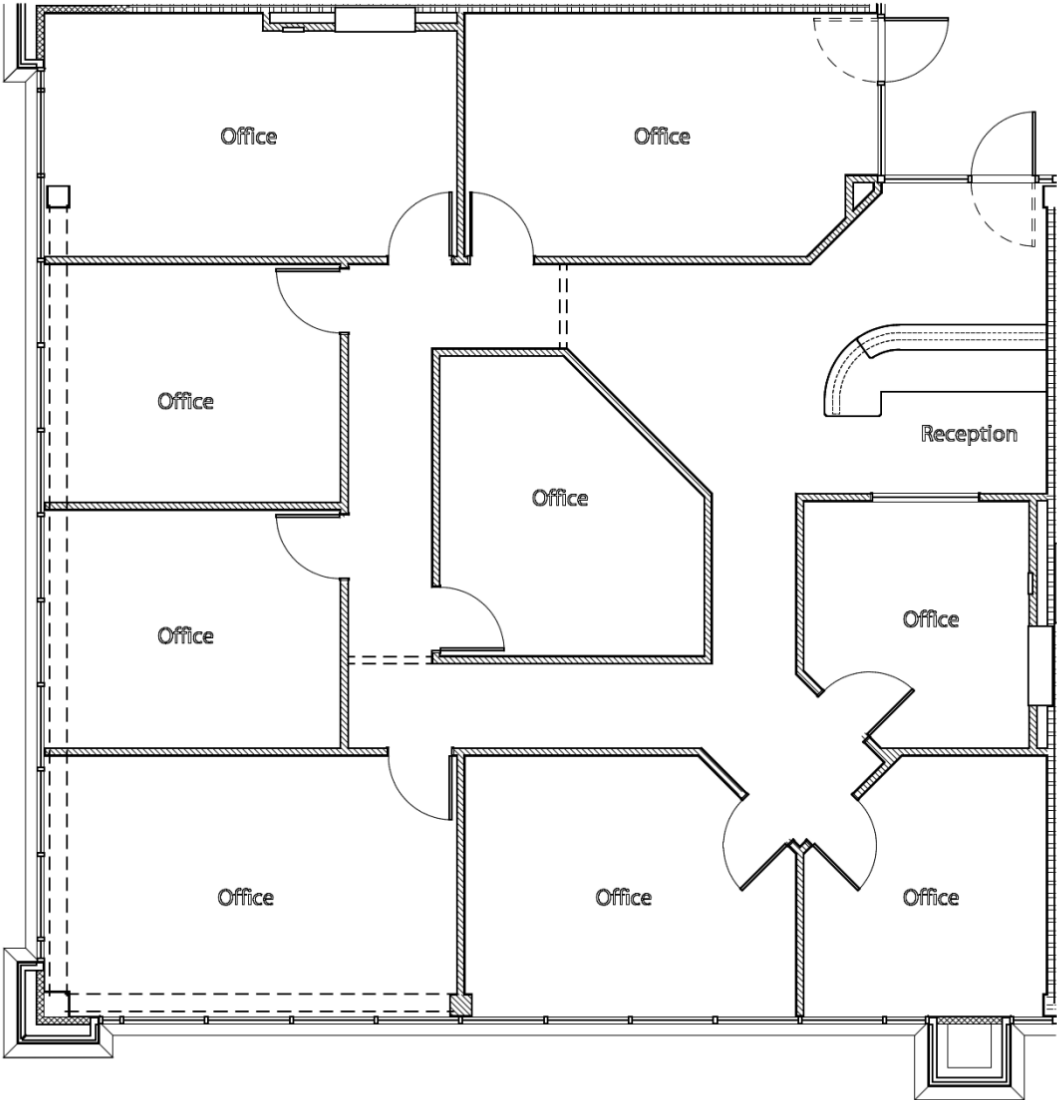
Suite 106

1,801 square feet

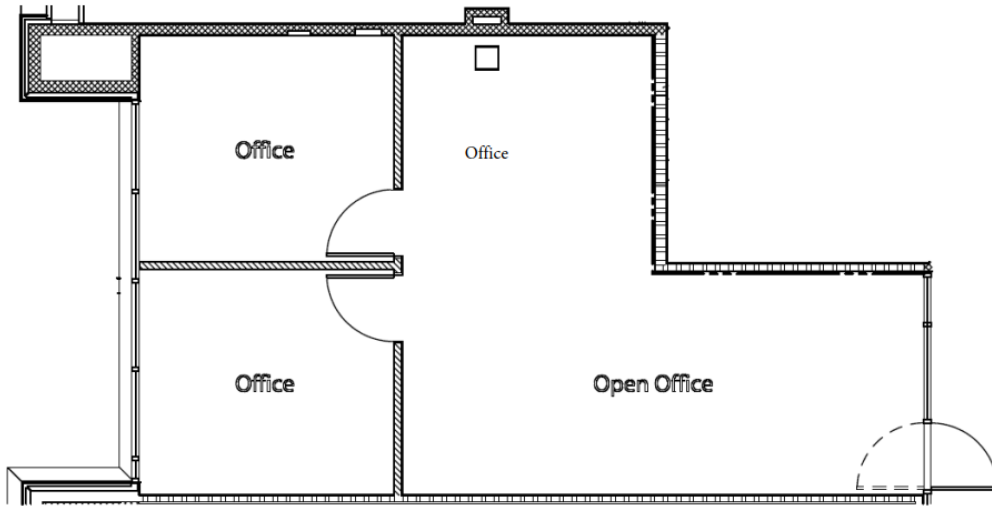
CAPISTRANO RIDGE
29122 RANCHO VIEJO ROAD, SAN JUAN CAPISTRANO, CA 92675
SUITE 101/965 SF



N215

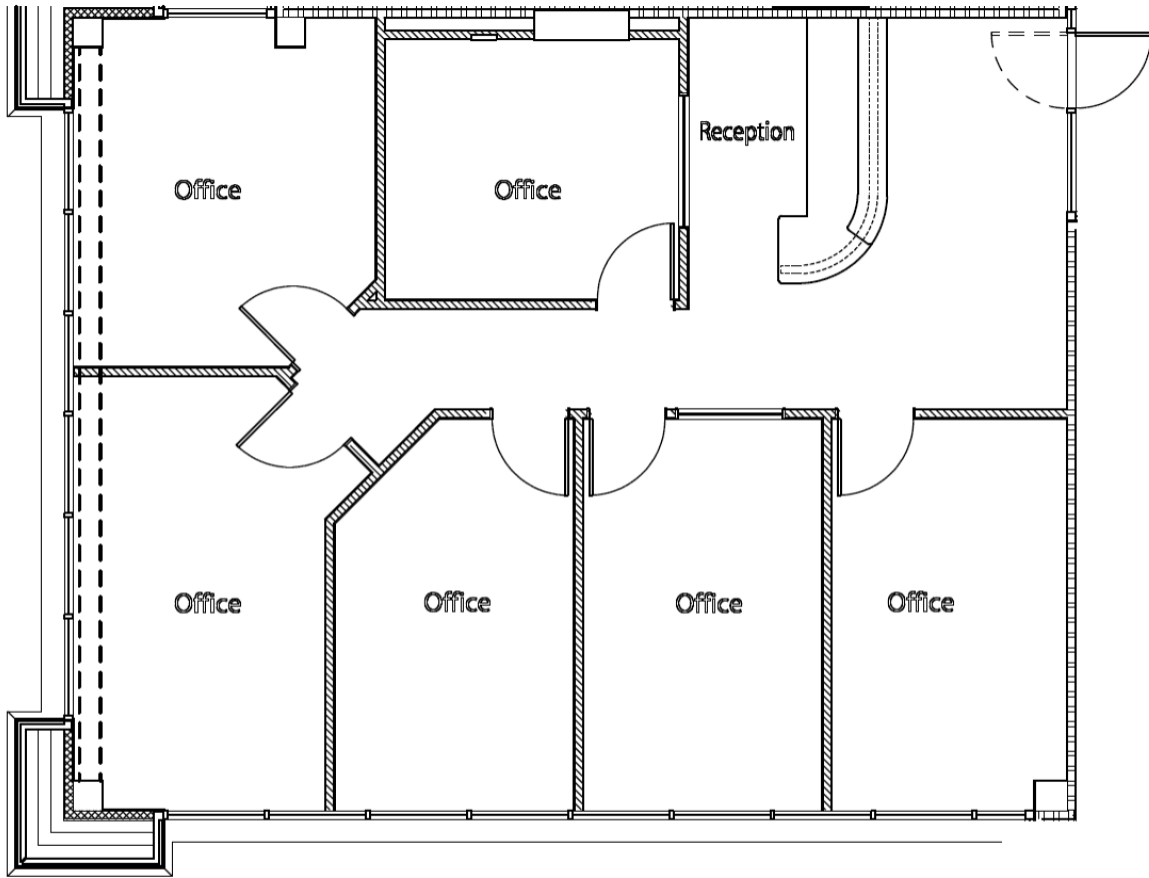


Suite 215
2,800 square feet



V Bansal

Suite 216
803 square feet



SUITE S125

1,601/SQUARE FEET