

# FOR LEASE

## 23421 AND 23441 S. POINTE DRIVE

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EXCLUSIVELY OFFERED BY:



**RUSS SMITH**  
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Lic. #01919442

***Voit***  
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614





## PROPERTY FEATURES

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- Lush Landscaping and Water Features throughout the Common Areas
- Abundant Free and In-Common Parking Provides Quick, Easy Access to the Office Suites
- Exterior Common Hallways Provide Great Air Circulation in the COVID-19 Era
- Both Buildings are Elevator Served, but also offer Multiple Stairwells for 2nd Floor Access
- Office Suites Range in Size from Approximately 600 – 2,500 SF

## CENTRAL LOCATION

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- Convenient Access to the 5 and 405 Freeways
- Retail Amenities and Restaurants within a 10 Minute Walk:
  - Baja Fish Taco's
  - Pizza 900
  - Carl's Jr
  - Coco's Bakery
  - Shell – Gas, Convenience Store, Car Wash
- Retail Amenities and Restaurants within a 5-10 Minute Drive:
  - Spectrum Crossroads – BestBuy, McDonald's, Chevron Extra Mile, Del Taco, Subway
  - Lake Forest Gateway – Starbucks, Panera Bread, Buffalo -Wild Wings
  - Plaza Del Lago – Pita Pita, Moe's Deli, Krazy Eddys Donut Shop
  - Los Olivos Marketplace – Whole Foods, Starbucks, Puesto
  - Irvine Spectrum Center – Retail, Dining, Entertainment

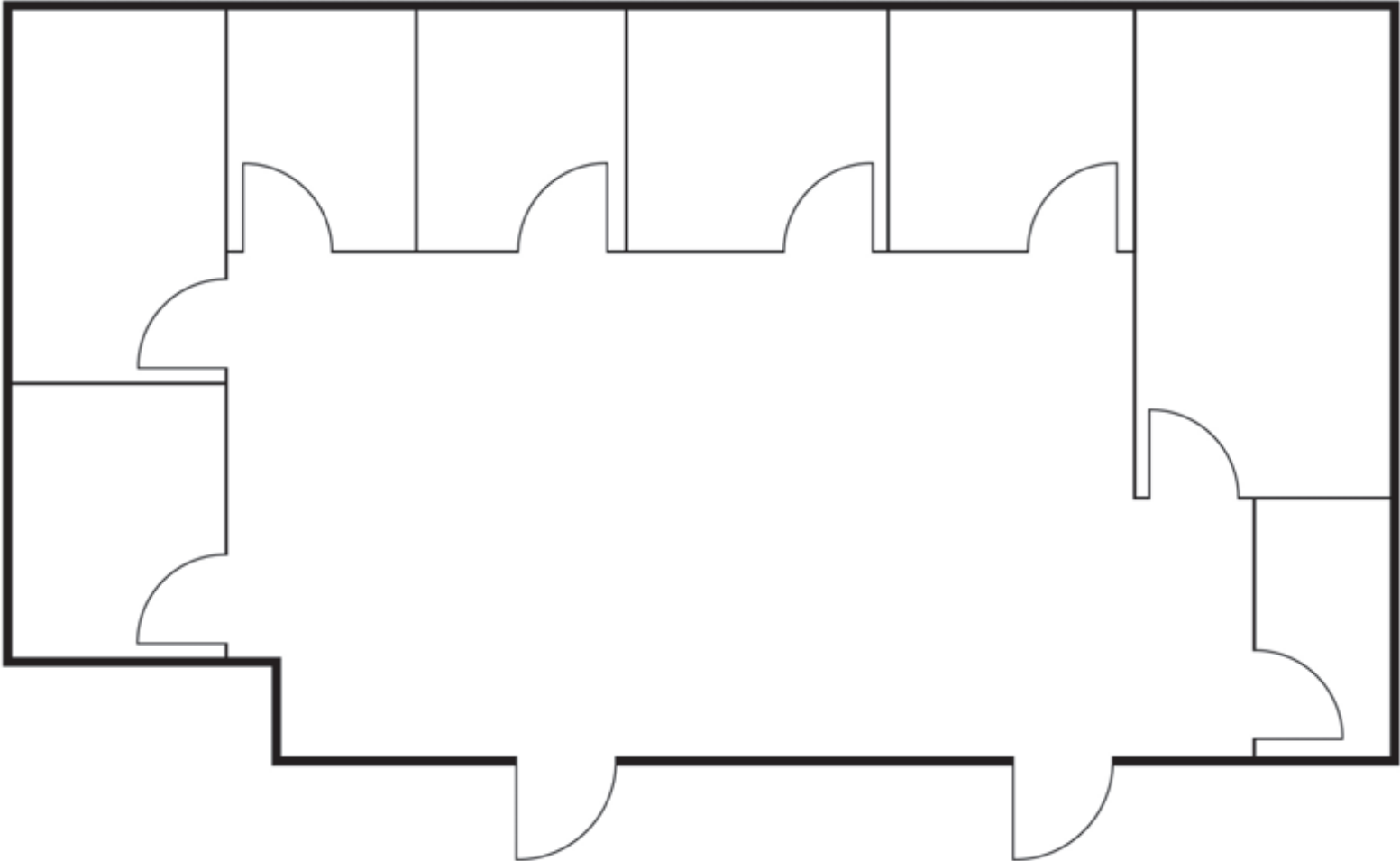


# EXTERIOR PHOTOS



23441 SOUTH POINTE DRIVE

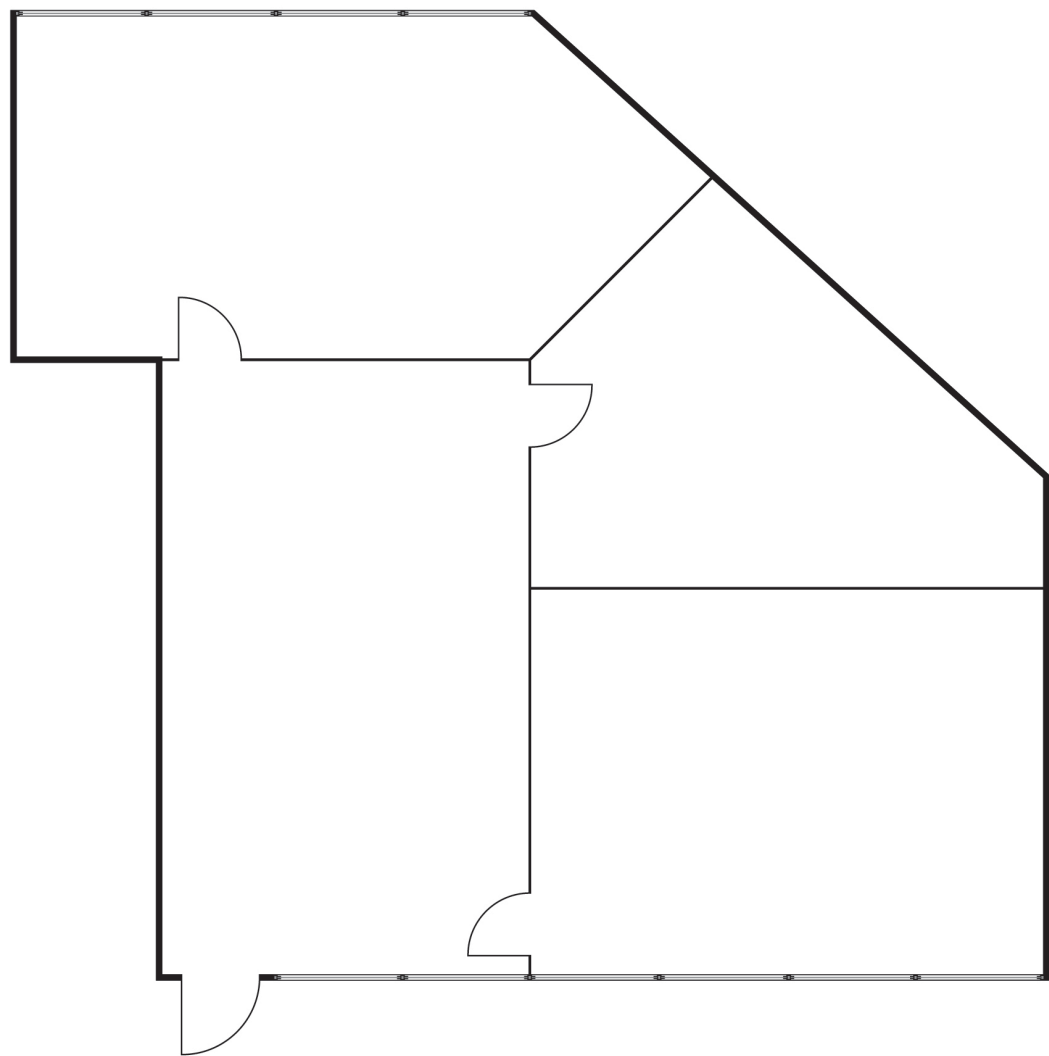
SUITE 220 ± 2,521 SF





23441 SOUTH POINTE DRIVE

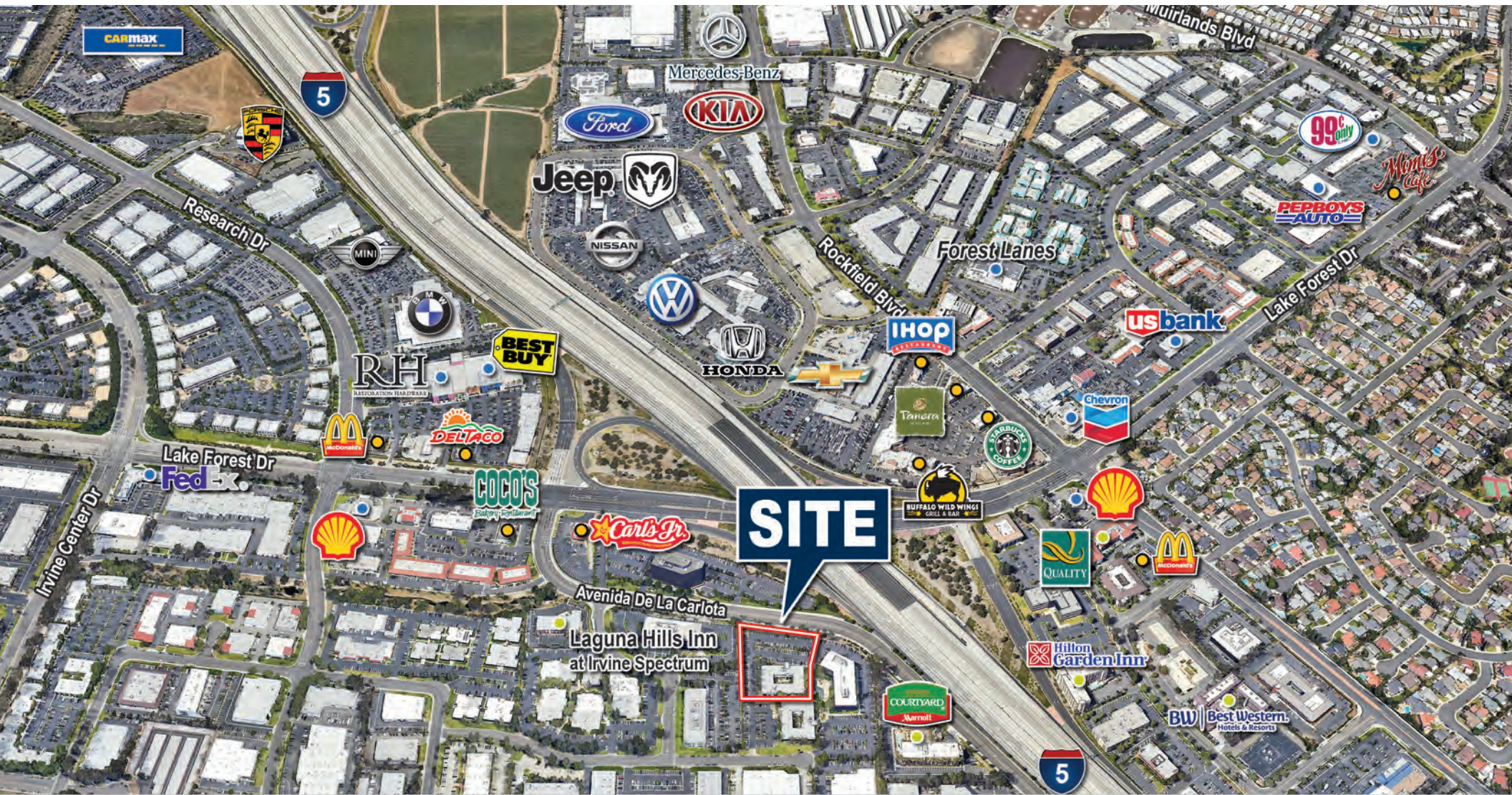
**SUITE 200 - ±930 SF**





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