

SMITH | FRYER | WATTS

SINGLE STORY OWNER/USER OFFICE CONDO – CORNER UNIT WITH EXTENSIVE WINDOW LINE



FOR SALE

## LAGUNA HILLS OFFICE PARK

**23193 LA CADENA DRIVE, SUITE 101** | LAGUNA HILLS | ±1,988 SQUARE FEET | **\$800,000**

**DAVE SMITH**

SENIOR VICE PRESIDENT

**LICENSE ID# 01195186**

949.790.3134

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**MATT FRYER**

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**TRAVIS WATTS**

SENIOR ASSOCIATE

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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.

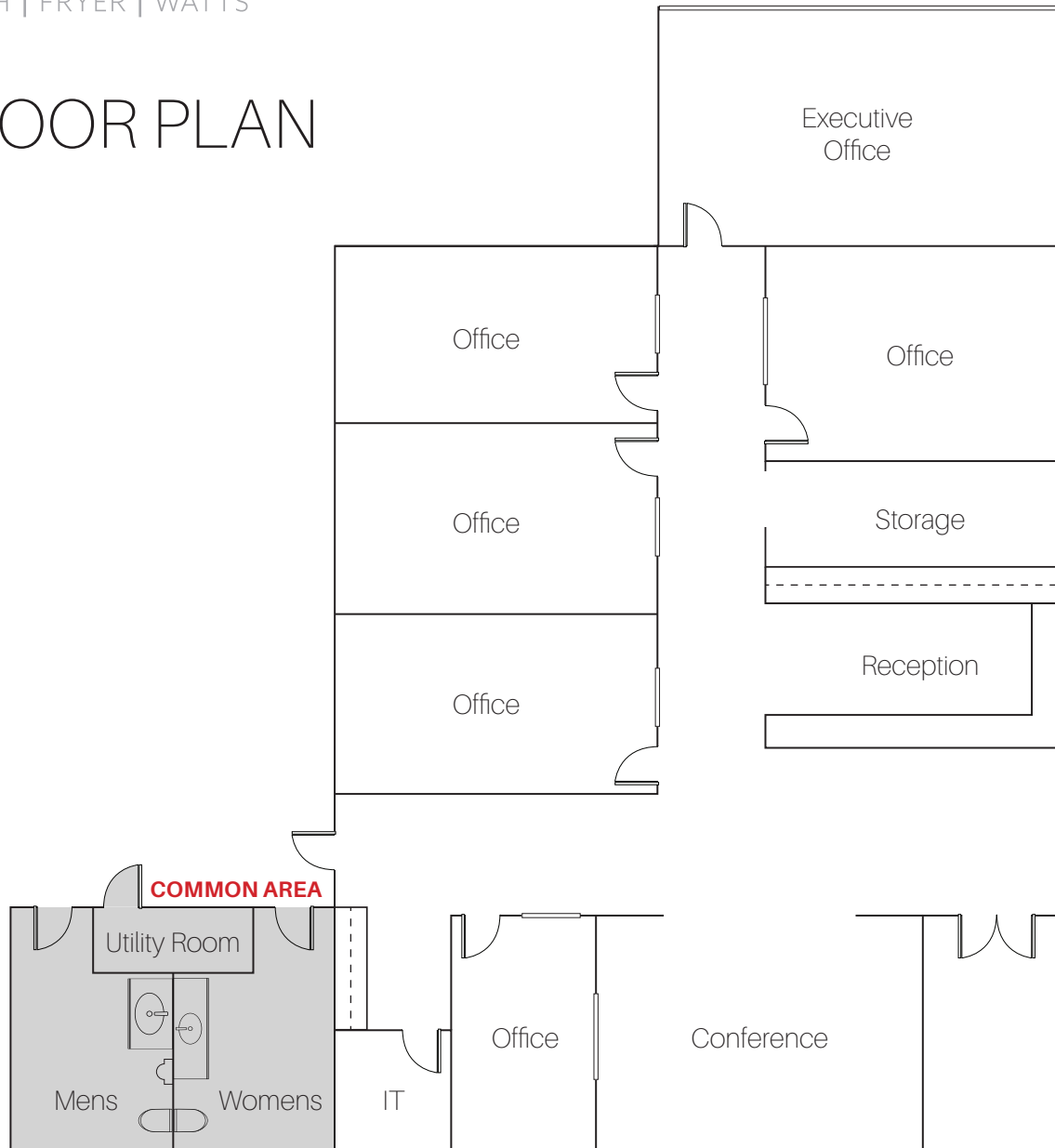
# PROPERTY OVERVIEW

23193 LA CADENA DRIVE, STE. 101 | LAGUNA HILLS

- ±1,988 SF Single Story Professional Owner/User Office Condo.
- Corner Unit with Extensive Window Line.
- Exceptional Owner/User or Investment Opportunity.
- High Image Glass & Brick Exterior.
- Built in 1981.
- Efficient Layout that Lends Itself Well to a Variety of Professional Office Users
- Six (6) Offices, Conference Room, Storage/IT Room & Reception Area.
- Share Use of Restrooms
- Double Door Ground Floor Entrance off the Parking Lot.
- Building Signage Providing Company Identity.
- Free Surface Parking (4:1,000 SF).
- Close Proximity to Irvine Spectrum Entertainment Center & Other Retail Amenities.
- Situated Near South Orange County's Newest Residential Developments.
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads.
- Aggressive SBA lending (10% down).
- Professionally Managed Business Park.
- Fee Simple Ownership, Low Tax Rate & Low Association Costs.
- **ASKING PRICE: \$800,000.00 (\$402.41 PSF)**



# 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 DRIV, STE 101 | LAGUNA HILLS





IRVINE  
**SPECTRUM  
CENTER.**

Great Park

LOS OLIVOS  
MARKETPLACE  
IRVINE SPECTRUM

LAGUNA HILLS  
RETAIL CENTER

**COCO'S**  
Restaurant & Bakery

**Boja's**  
Fish Tacos

**PIZZA 900**

**the nooty dog**

SPECTRUM CROSSROADS

**DEL TACO**

**PICK UP STIX**  
FRESH ASIAN FLAVORS

**Subway**

**Chevron**

**Dunn-Edwards PAINTS**

**McDonald's**

**BEST BUY**

**RH**  
RESTORATION SPECIALISTS

PLAZA DEL LAGO

**pita stiq**

**FLAME BROILER**  
SIMPLY HEALTHY

**corepower**  
YOGA

LAKE FOREST GATEWAY

**Panera BREAD**

**TAQUERIA BEANDA**  
THE MEXICAN TACO

**WHICH WICH?**  
SUPERIOR SANDWICHES

**OKE & POKE**

**STARBUCKS COFFEE**

**nékter**  
JUICE BAR

**IHOP**

**WaBa grill**

**BUFFALO WILD WINGS**  
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**23193**  
LA CADENA DRIVE, STE 101

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