



27042

FOR LEASE

27042 Towne Centre Drive

FOOTHILL RANCH, CALIFORNIA

CBRE

FOR LEASE

27042 Towne Centre Drive Foothill Ranch, California



PROPERTY FEATURES

- Two-story, Class A office building totaling 83,218 RSF
- Newly renovated lobby and common areas
- On-site, high-end tenant lounge and conferencing facility
- Energy efficient lighting and new building systems for greater operational effectiveness
- Ample surface parking
- Conveniently located along the 241 Toll Road
- Minutes away from Foothill Ranch Towne Centre (130 dining, shopping and entertainment options)

AVAILABLE SPACE

Suite	Size (RSF)	Available	Description
200	4,530	1/1/20	Double door lobby entry featuring private reception area, conference room, 2 window offices, 4 interior offices, copy/storage, kitchen, large IT room and open space for workstations.
265	8,660	Immediate	Double door lobby entry featuring mostly open space and 8 private window offices.
270	3,276	9/1/19	Corner suite with, 5 window offices, conference room, kitchen and large open work area.
265/270	11,936	9/1/19	Contiguous space.
200/265/270	16,466	With notice	Contiguous space.

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CONFERENCE FACILITY

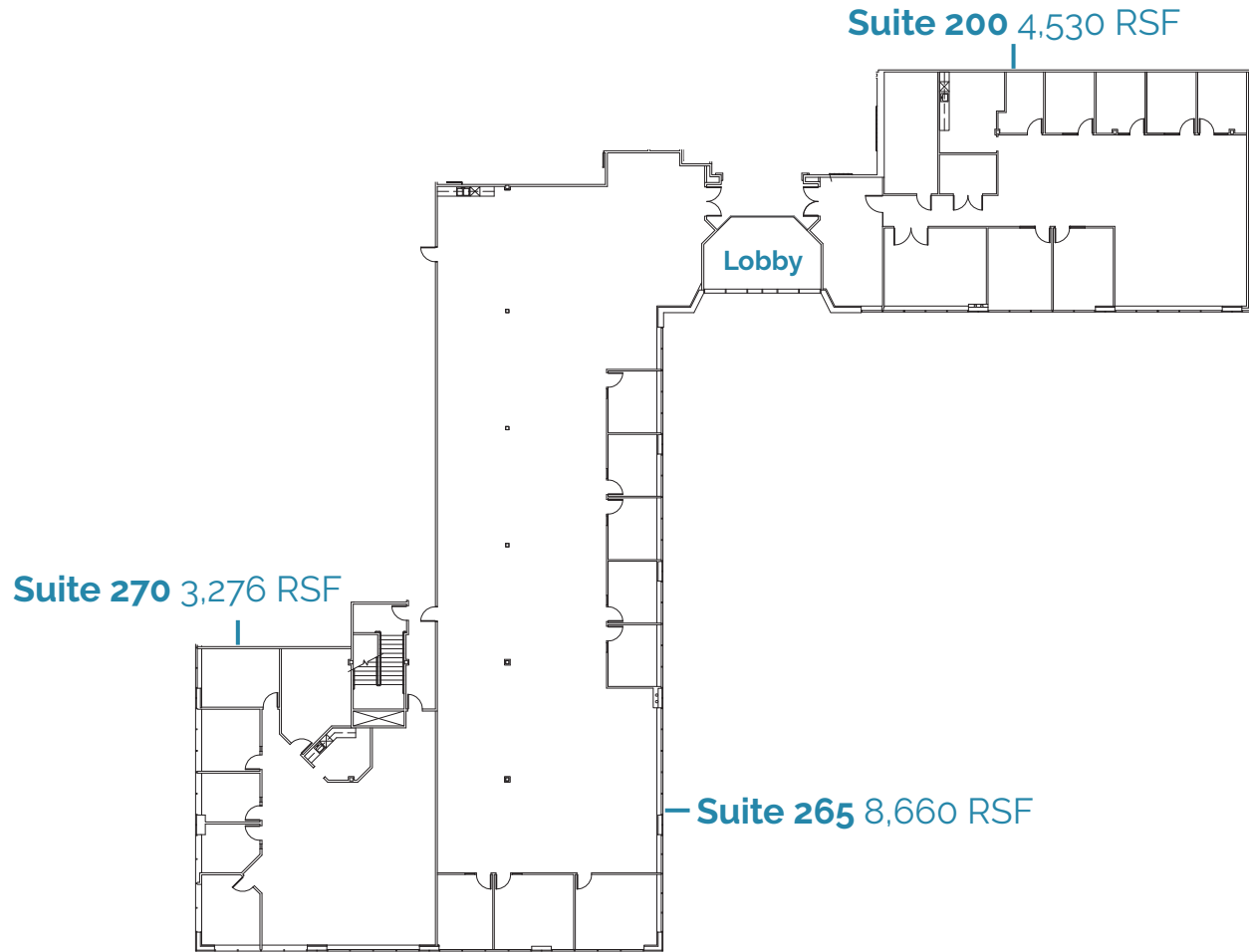
- Broaden the capabilities of your office with a flexible and scalable conference facility with three adjustable-size rooms designed to accommodate up to 95 people
- Inspires intelligent global collaboration using hi-tech digital audio/visual technology with the following features:
 - Touch screen controlled communications system
 - Secure web access
 - Platform independent bridge with video and voice Polycom system
 - Omni-directional microphone system
 - Privacy shades on interior glass walls and windows
 - Floor to ceiling white-boards

TENANT LOUNGE

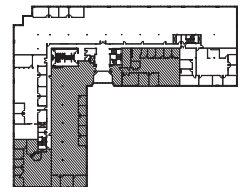
- Extend your office space with tenant-friendly lounge to relax and unwind
- Capable of hosting events, holding informal meetings and providing TV entertainment with four 70" LED TV's
- Full service modern kitchen

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KEY PLAN



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IRVINE SPECTRUM

ORANGE COUNTY GREAT PARK

LAKE FOREST DR

BAKE PKWY

FOOTHILL RANCH TOWN CENTRE

FOOTHILL TRANSPORTATION CORRIDOR (73 TOLL ROAD)

BAKE PKWY

27042 TOWNE CENTRE DRIVE

PORTOLA PKWY

27 42

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