

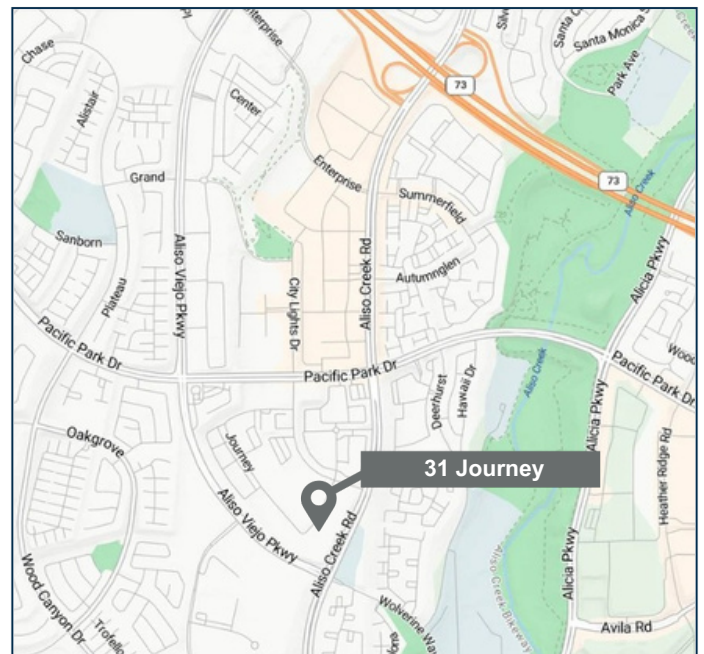
OFFICE SPACE FOR LEASE



31 JOURNEY | ALISO VIEJO

Building Features

- Two-story, office building
- Expansive views of Saddleback Valley
- Renovated in 2024 with modern design & efficient layouts
- Proximity to major retail and food amenities
- Easy Access to 73 Toll Rd, 5 & 405 Freeways
- Flexible size ranges for 2-25 employees
- Move in ready suites available



ROB RADER

PRESIDENT

949.500.9391

rob.rader@TopsideRE.com

License # 01373045

MAC MACE

DIRECTOR

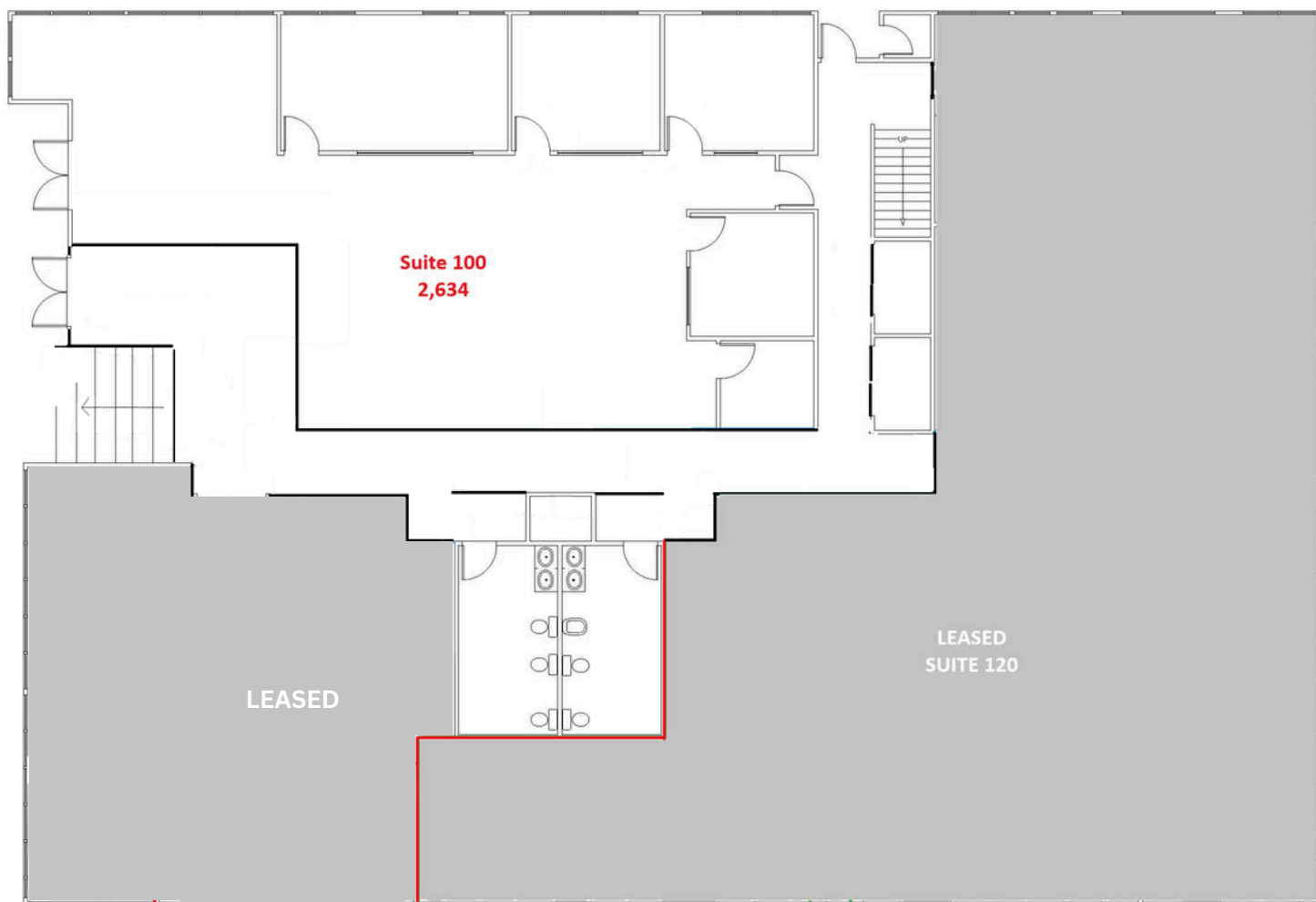
949.922.9889

mac.mace@TopsideRE.com

License # 01956808

Topside
REAL ESTATE

31 Journey, Aliso Viejo - First Floor



Suite	SF	Rent*	Description
100	2,634	\$2.75 PSF \$7,250 p/mo	Ground floor space with Private entrance.

*Tenant pays for its own janitorial within the suite. All other operating expenses included in the Rent.

ROB RADER

PRESIDENT

949.500.9391

rob.rader@TopsideRE.com

License # 01373045

MAC MACE

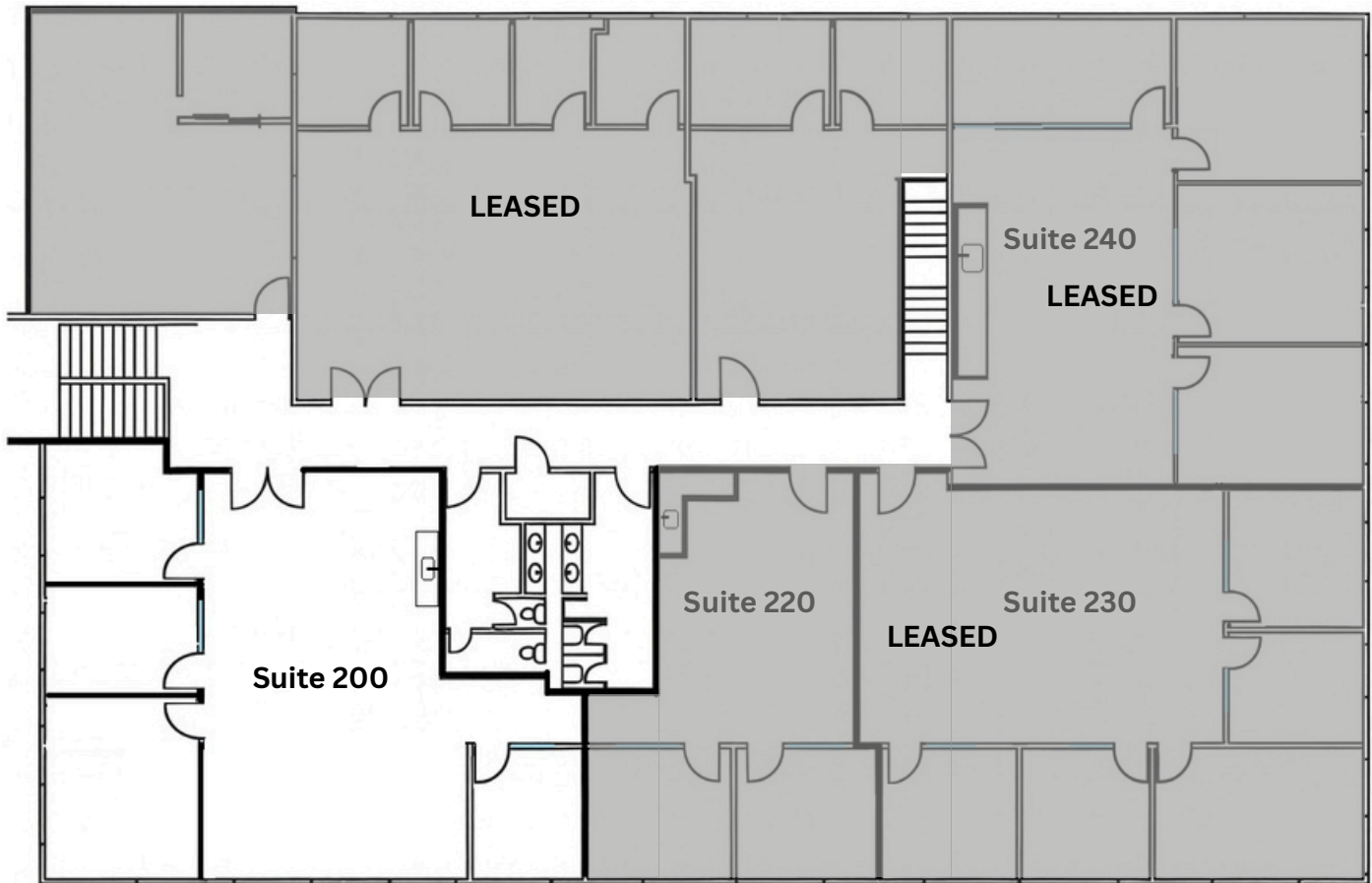
DIRECTOR

949.922.9889

mac.mace@TopsideRE.com

License # 01956808

2nd Floor Availability - Hypothetical



Suite	SF	Rent*	Description
200	2,319	\$2.50 PSF \$5,797 p/mo	Up to 4 private offices / conf room, reception, break area.

*Tenant pays for its own janitorial within the suite. All other operating expenses included in the Rent.

ROB RADER

PRESIDENT

949.500.9391

rob.rader@TopsideRE.com

License # 01373045

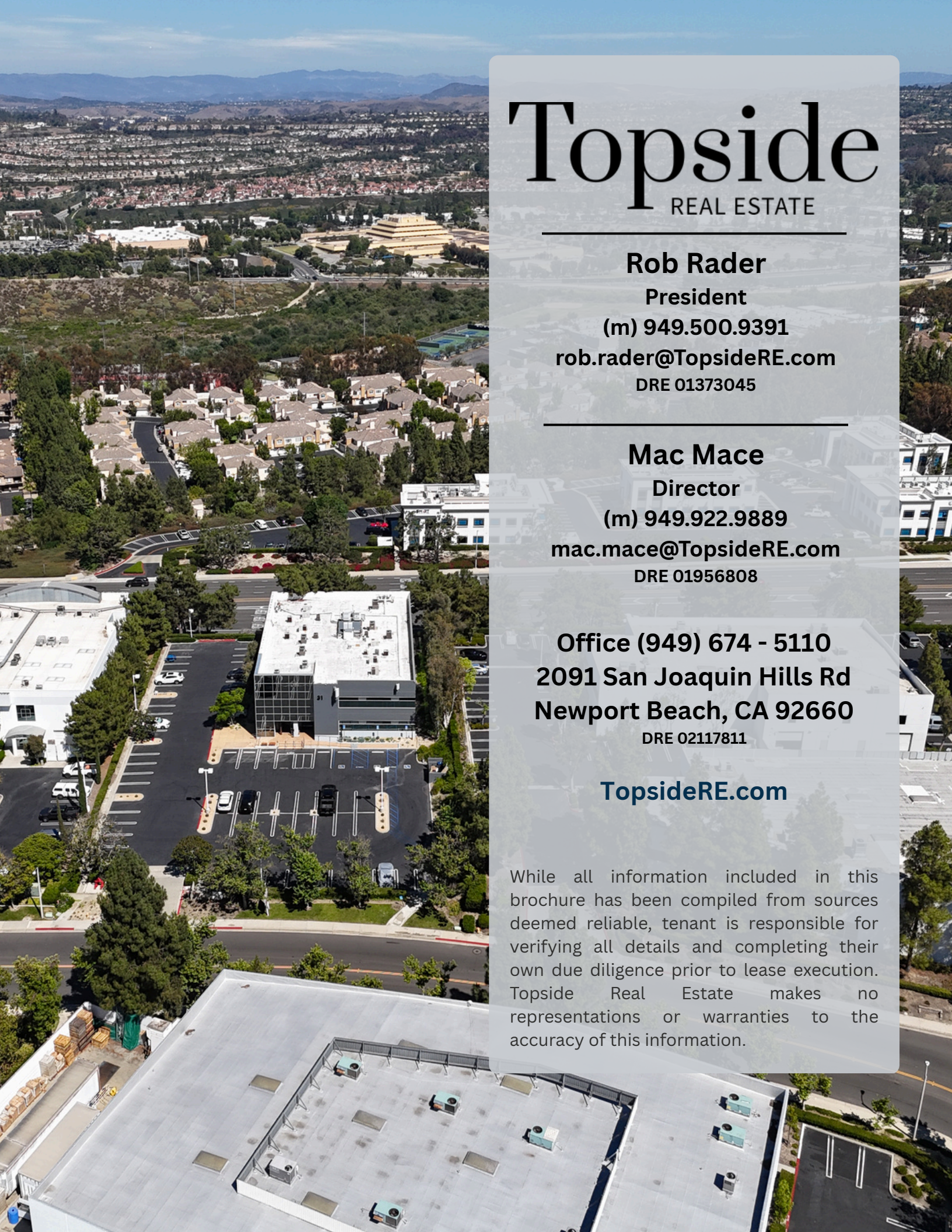
MAC MACE

DIRECTOR

949.922.9889

mac.mace@TopsideRE.com

License # 01956808



Topside

REAL ESTATE

Rob Rader

President

(m) 949.500.9391

rob.rader@TopsideRE.com

DRE 01373045

Mac Mace

Director

(m) 949.922.9889

mac.mace@TopsideRE.com

DRE 01956808

Office (949) 674 - 5110
2091 San Joaquin Hills Rd
Newport Beach, CA 92660

DRE 02117811

TopsideRE.com

While all information included in this brochure has been compiled from sources deemed reliable, tenant is responsible for verifying all details and completing their own due diligence prior to lease execution. Topside Real Estate makes no representations or warranties to the accuracy of this information.