



**SPERRY**  
COMMERCIAL

**FOR LEASE**

**23421-23441**

**S. POINTE DRIVE  
LAGUNA HILLS, CA 92653**

### PROPERTY FEATURES

- Lush Landscaping and Water Features throughout the Common Areas
- Abundant Free and In-Common Parking Provides Quick, Easy Access to the Office Suites
- 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

**Exclusively Offered by:**



**Russ Smith**  
VICE PRESIDENT  
(949) 565 - 5595  
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CA # 01919442



# LOCATION



## Central Location

- Convenient Access to the 5 and 405 Freeways
- Retail Amenities and Restaurants within a 10 Minute Walk:
  - Baja Fish Taco's
  - Pizza 900
  - Snooty Fox
  - Carl's Jr
  - Shell - Gas, Convenience Store, Car Wash
- Retail Amenities and Restaurants within a 5-10 Minute Drive:
  - 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



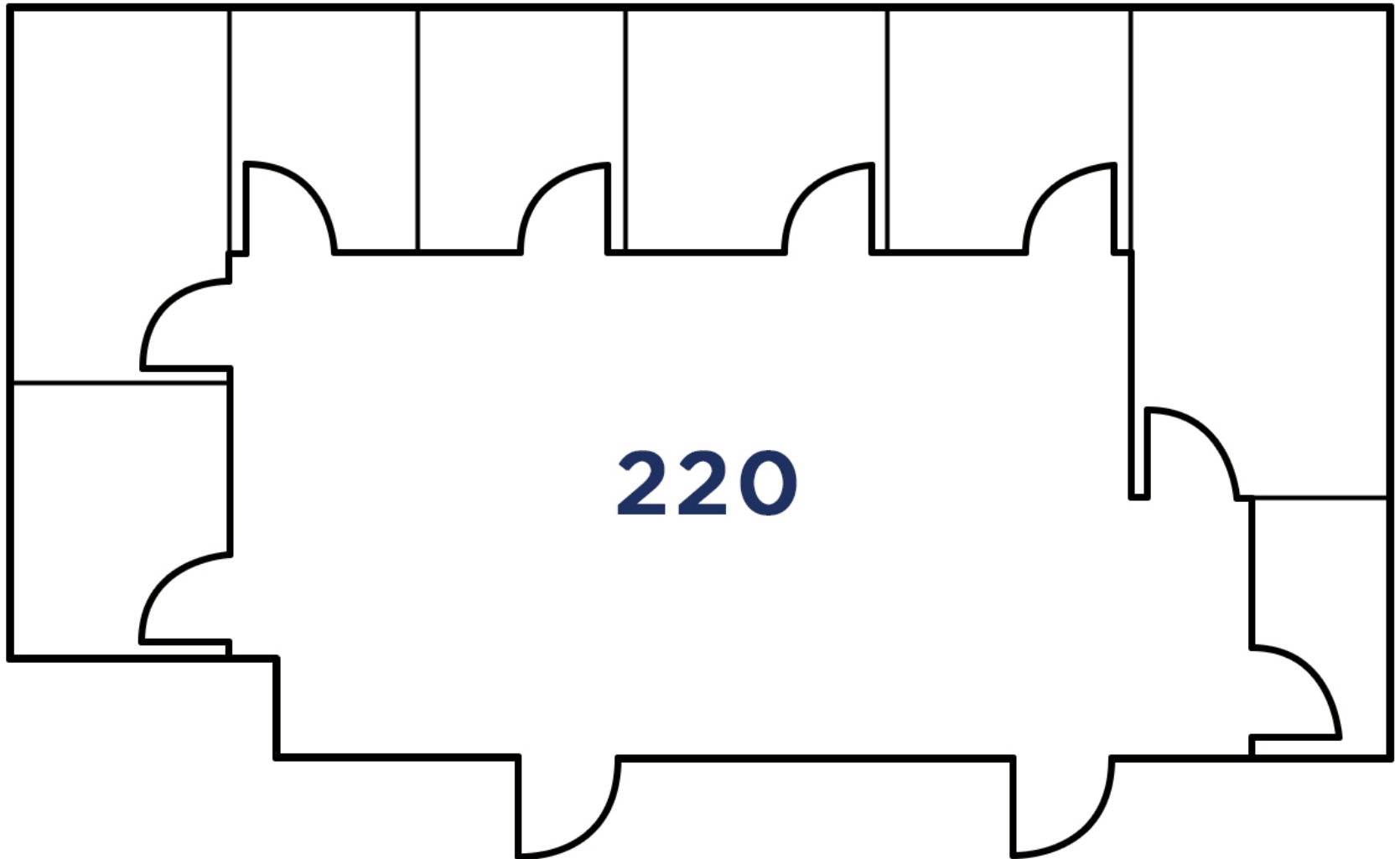
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# FLOOR PLANS

SUITE 220 ± 2,521 SF



# AMENITIES MAP

