



23275  
S. POINTE DR

LAGUNA HILLS, CA 92653

**CATHERINE DOUGLAS** | (949) 403-5556 | CATHERINED@KW.COM





## PROPERTY SUMMARY

**23275 S. Pointe Dr**

Beautifully Renovated,  
Single-Story Office Space

LISTED

**\$2,900,000**

**±6,906 RSF**

**Ideal for Professional  
services, creative offices,  
research and development,  
and wellness practices**



**Check out  
the property  
website!**

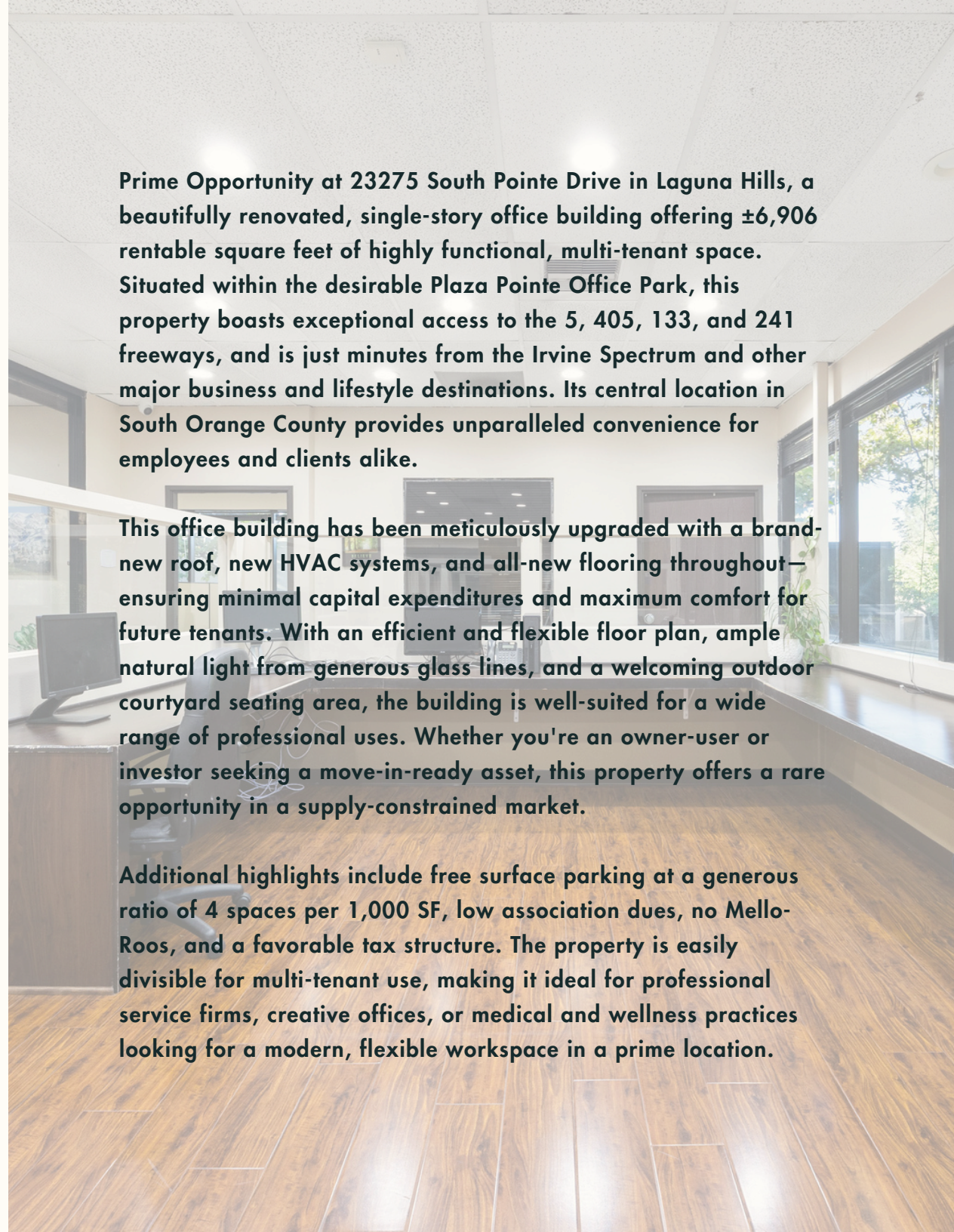




**Prime Opportunity at 23275 South Pointe Drive in Laguna Hills, a beautifully renovated, single-story office building offering  $\pm 6,906$  rentable square feet of highly functional, multi-tenant space. Situated within the desirable Plaza Pointe Office Park, this property boasts exceptional access to the 5, 405, 133, and 241 freeways, and is just minutes from the Irvine Spectrum and other major business and lifestyle destinations. Its central location in South Orange County provides unparalleled convenience for employees and clients alike.**

**This office building has been meticulously upgraded with a brand-new roof, new HVAC systems, and all-new flooring throughout—ensuring minimal capital expenditures and maximum comfort for future tenants. With an efficient and flexible floor plan, ample natural light from generous glass lines, and a welcoming outdoor courtyard seating area, the building is well-suited for a wide range of professional uses. Whether you're an owner-user or investor seeking a move-in-ready asset, this property offers a rare opportunity in a supply-constrained market.**

**Additional highlights include free surface parking at a generous ratio of 4 spaces per 1,000 SF, low association dues, no Mello-Roos, and a favorable tax structure. The property is easily divisible for multi-tenant use, making it ideal for professional service firms, creative offices, or medical and wellness practices looking for a modern, flexible workspace in a prime location.**





# KEY FEATURES

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## **Location: Plaza Pointe Office Park**

- **Easy access to 5, 405, 133, and 241 freeways**
- **Minutes from Irvine Spectrum and major business/lifestyle hubs**
- **Central South Orange County location for convenience**

## **Upgrades:**

- **Brand-new roof**
- **New HVAC systems**
- **All-new flooring throughout**

## **Features:**

- **Efficient, flexible floor plan**
- **Ample natural light with generous glass lines**
- **Outdoor courtyard seating area**
- **Divisible for multi-tenant use**





Scan here to see the  
type of businesses  
allowed at this  
building.





# INVESTMENT APPEAL

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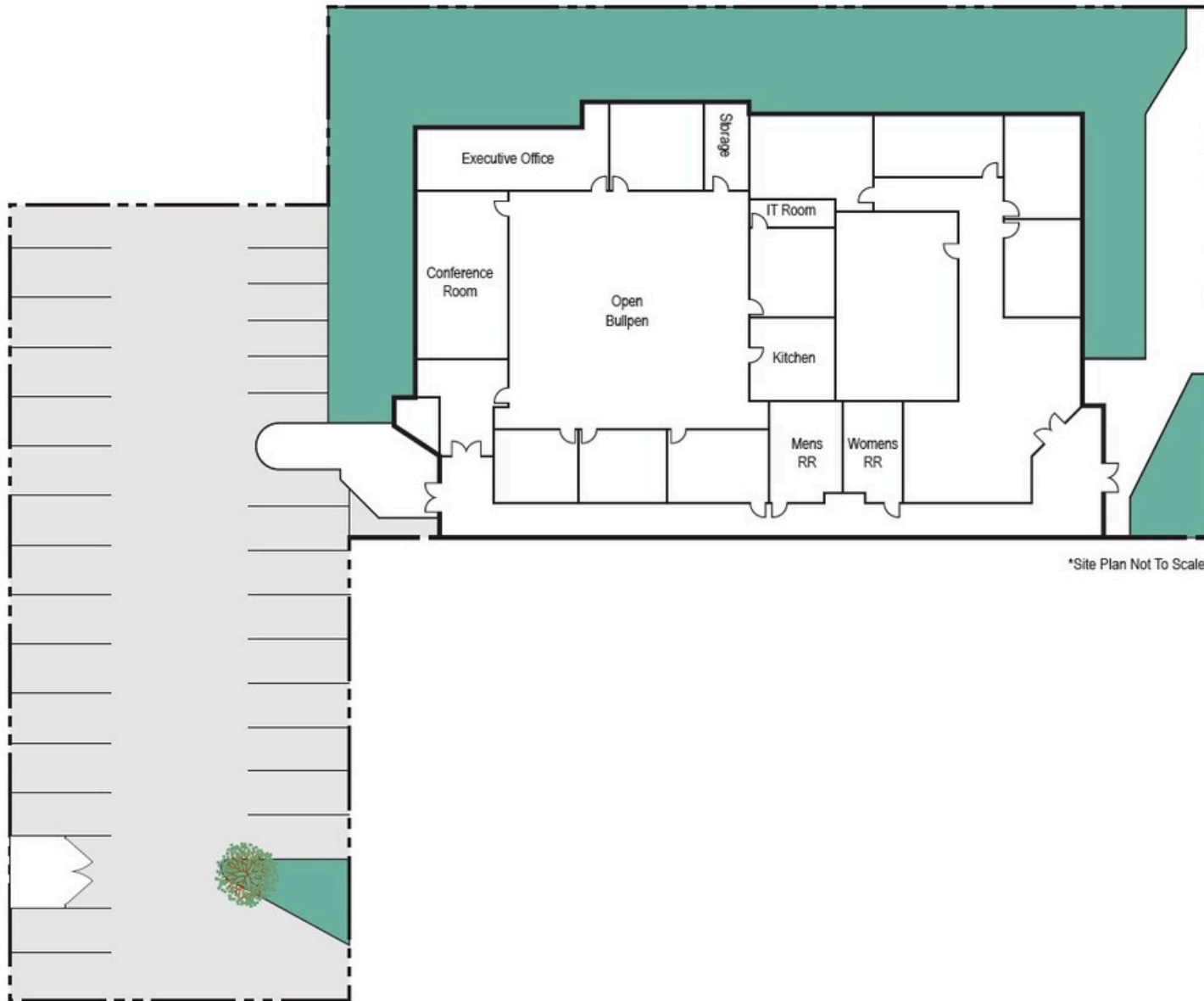
- The current owner is open to a leaseback arrangement, providing immediate tenancy and income for the buyer, or will vacate upon sale if preferred.
- Move-in ready with minimal capital expenditures
- 25 free parking spots
- Low association dues, no Mello-Roos, favorable tax structure
- Rare opportunity in a supply-constrained market





# SITE FLOOR PLAN

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This property presents a rare chance to secure a move-in ready office in one of South Orange County's most sought-after locations. With modern upgrades, flexible layouts, and exceptional accessibility, it's an ideal opportunity for both investors and owner-users seeking long-term value in a supply-constrained market.

***Both owner occupied and investment opportunity available!***





# Catherine Douglas

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