

LAKE FOREST PROFESSIONAL BUILDING

23161

23161 LAKE CENTER DRIVE, LAKE FOREST, CA 92630

 Kidder
Mathews

FOR LEASE

23161 Lake Center Drive

LAKE FOREST, CALIFORNIA 92630



PROPERTY HIGHLIGHTS

NEWLY renovated interior and exterior

BUILDING TOP SIGNAGE available facing 5-freeway

MOVE-IN READY suites for immediate occupancy

COVERED parking available

ONSITE conference center/tenant lounge

WRAP-AROUND balconies

ELEVATOR SERVED

EASY freeway access & close proximity to Irvine Spectrum Center

LEASE RATE \$2.25 FSG
*please call for limited promotional rate

FREE Wi-Fi in the conference center/tenant lounge

KIDDER.COM

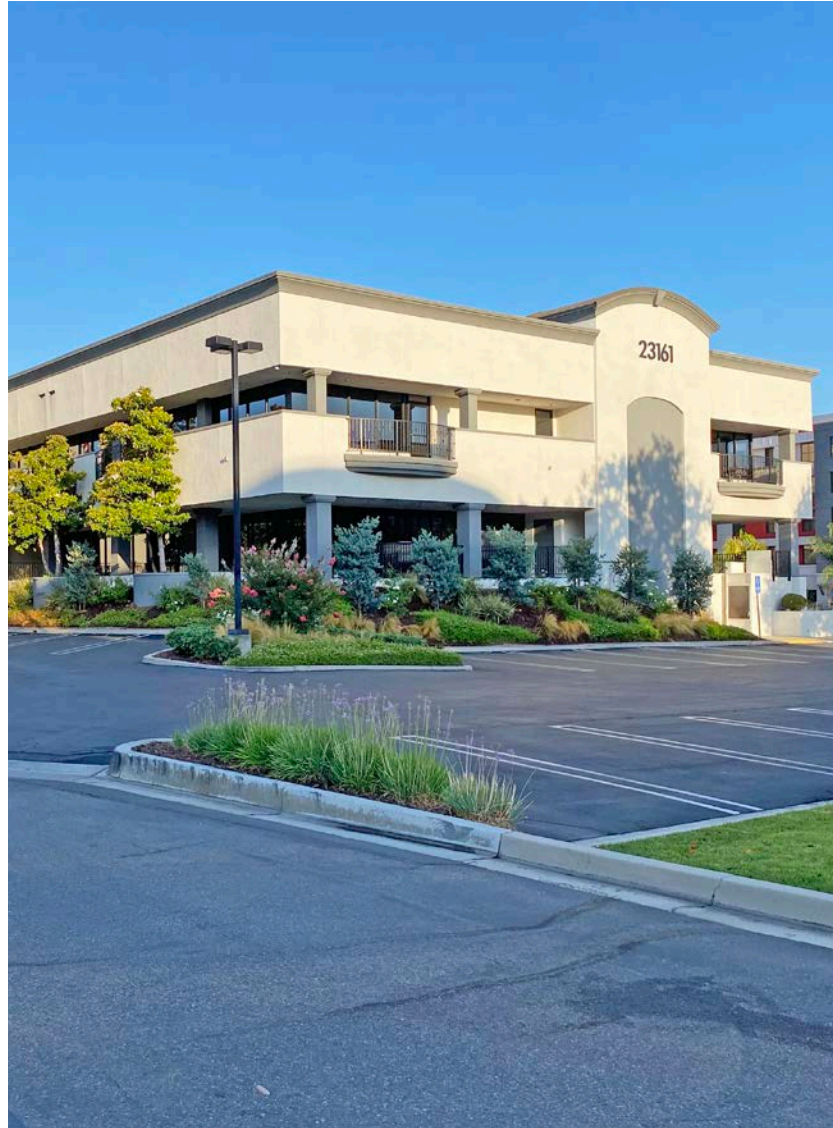
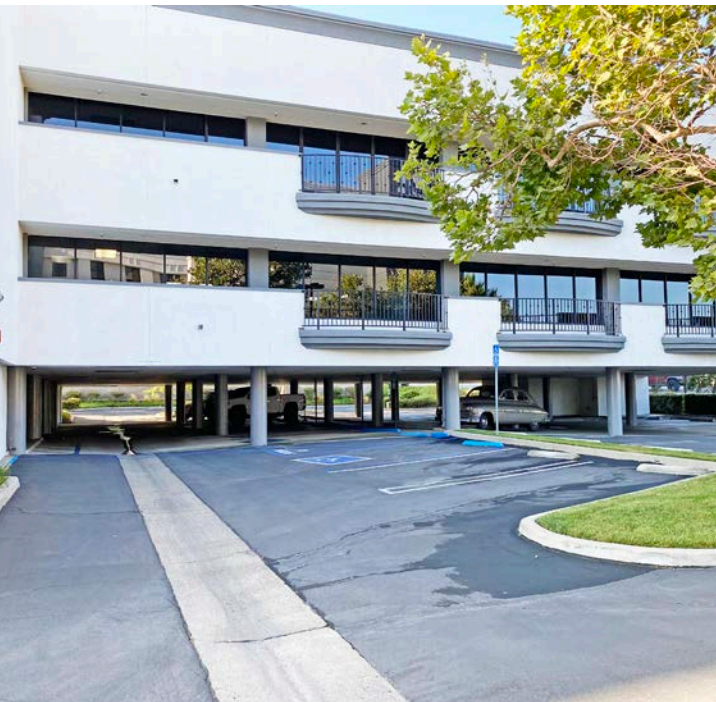
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR LEASE

23161 Lake Center Drive

LAKE FOREST, CALIFORNIA 92630



ERIC TSE
949.557.5018
eric.tse@kidder.com
LIC N° 01476614

ALEX MATAR
949.557.5069
alex.matar@kidder.com
LIC N° 01990417

KIDDER.COM

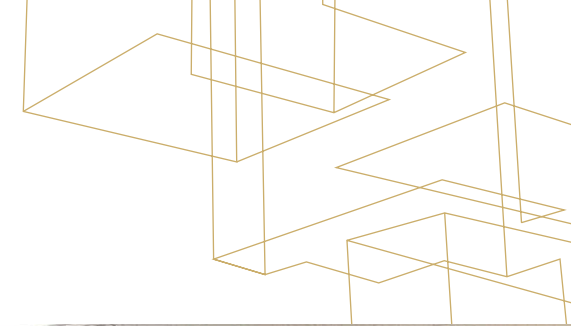
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder
Mathews**

FOR LEASE

23161 Lake Center Drive

LAKE FOREST, CALIFORNIA 92630



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

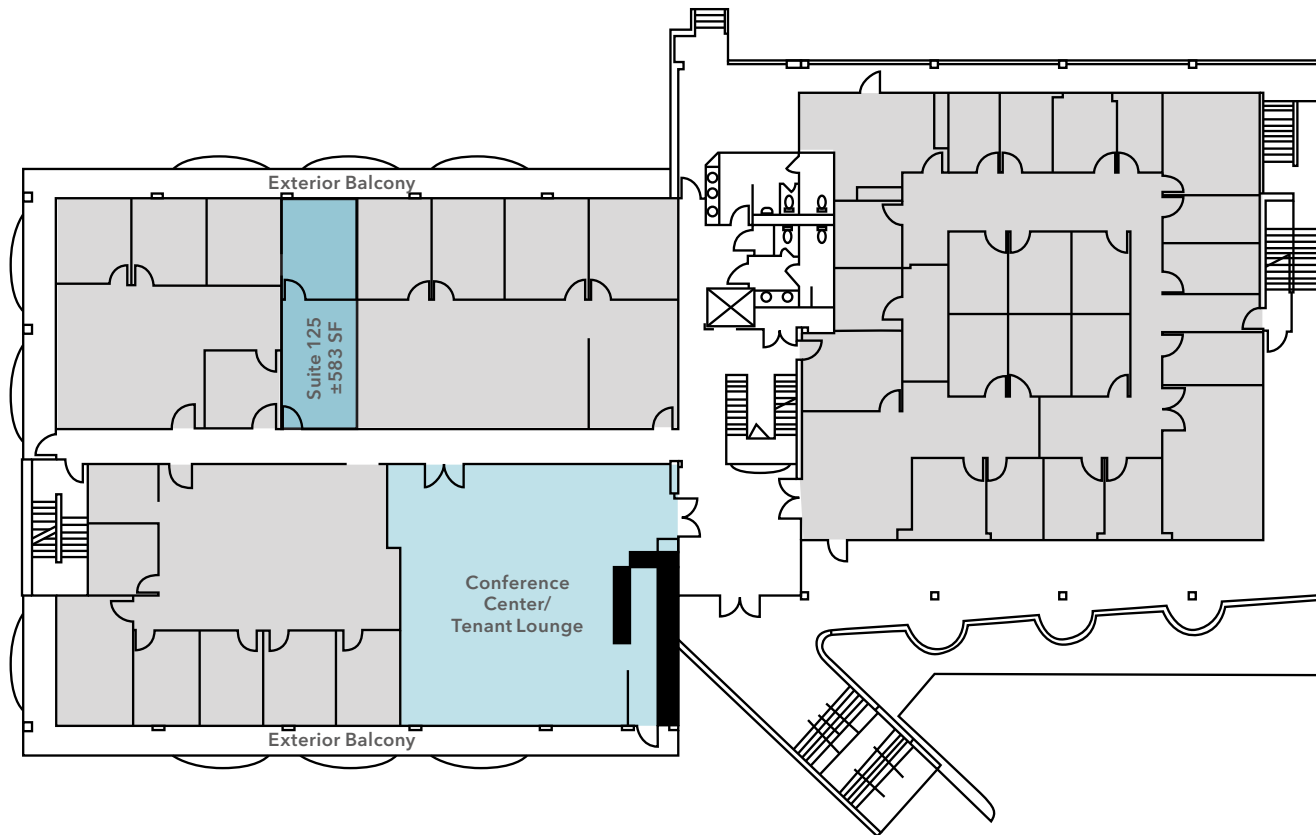
km Kidder Mathews

FOR LEASE

23161 Lake Center Drive

LAKE FOREST, CALIFORNIA 92630

First Floor - Suite 125



ERIC TSE
949.557.5018
eric.tse@kidder.com
LIC N° 01476614

ALEX MATAR
949.557.5069
alex.matar@kidder.com
LIC N° 01990417

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

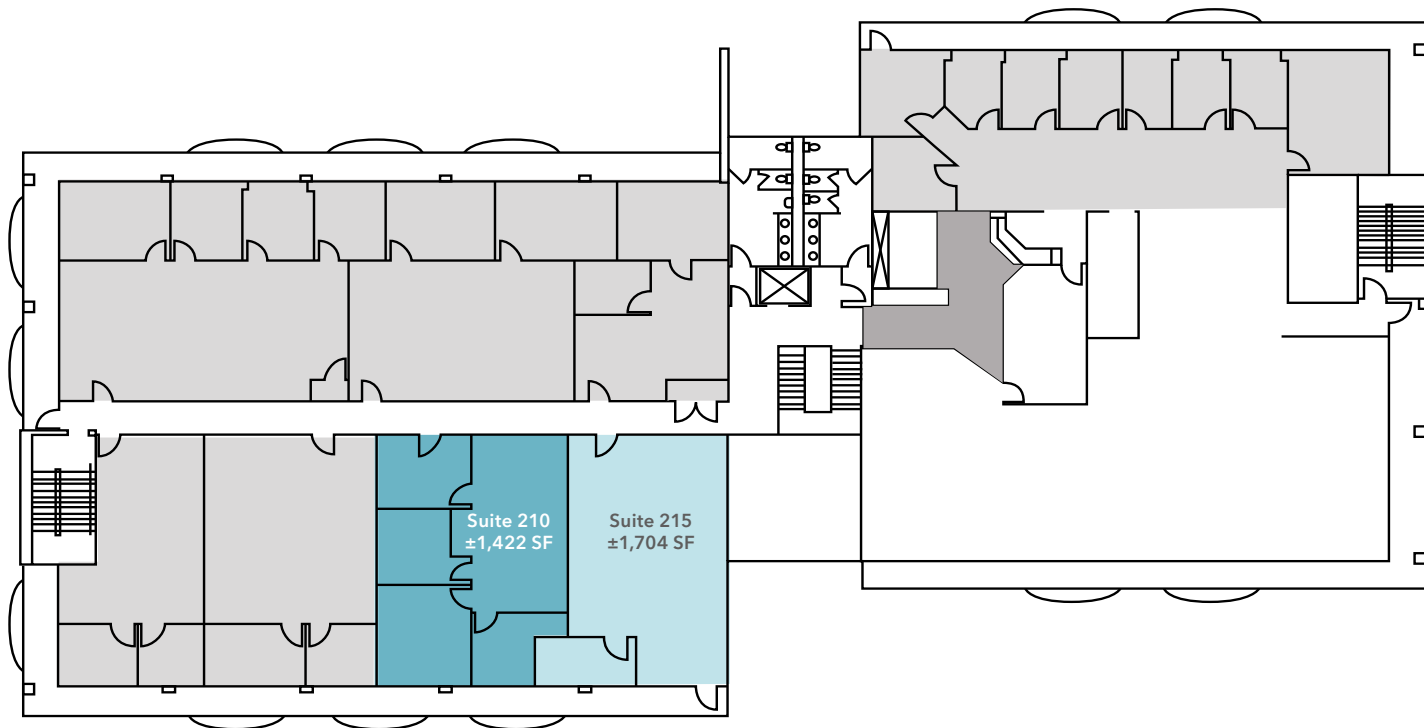


FOR LEASE

23161 Lake Center Drive

LAKE FOREST, CALIFORNIA 92630

Second Floor - Suites 210 & 215



Suites 210 & 215 can be combined for a total of 3,126 SF

ERIC TSE
949.557.5018
eric.tse@kidder.com
LIC N° 01476614

ALEX MATAR
949.557.5069
alex.matar@kidder.com
LIC N° 01990417

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

