

24432

MUIRLANDS BLVD, LAKE FOREST

FOR SALE



READY NOW MEDICAL SUITES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com

EXECUTIVE SUMMARY



ADDRESS

24432 Muirlands Blvd, Lake Forest



PRICE

\$625 PSF



NUMBER OF STORIES

Two (2)



MEDICAL SUITES FOR SALE

±1,223 - 5,459 SF



YEAR BUILT

1984



ELEVATOR

Served



PROPERTY FEATURES

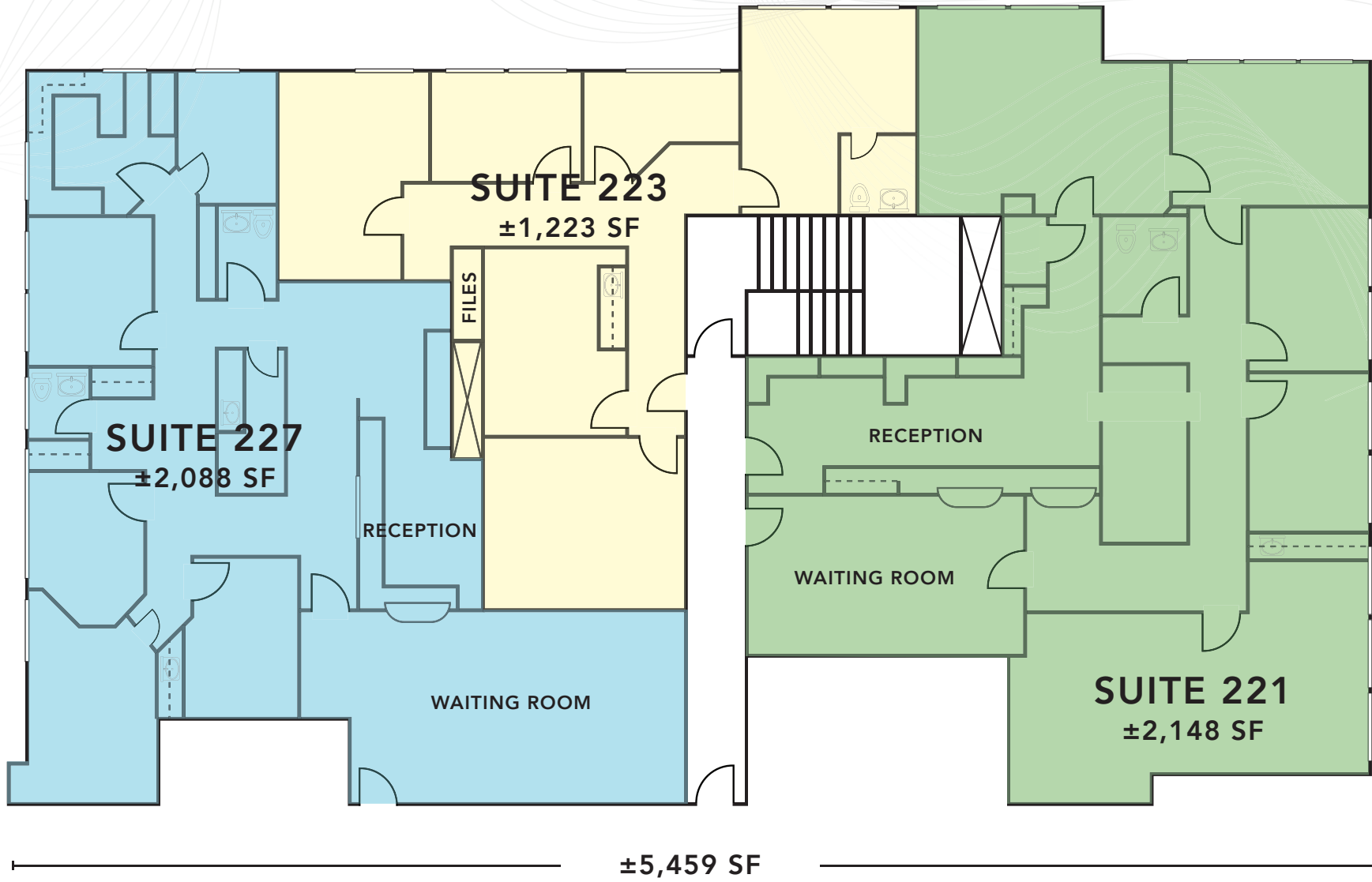
- Ready Now Medical Suites Ranging From ±1,223 SF to ±5,459 SF
 - **SUITE 221:** ±2,148 SF (\$1,342,500)
 - **SUITE 223:** ±1,223 SF (\$764,3375)
 - **SUITE 227:** ±2,088 SF (\$1,305,000)
 - **SUITE 221/223:** ±3,371 SF (\$2,106,875)
 - **SUITE 223/227:** ±3,311 SF (\$2,069,375)
 - **SUITE 221/223/227:** ±5,459 SF (\$3,411,875)
- **ASSOCIATION DUES:** \$0.62/SF/month
- Common Area Interior and Exterior Renovations Underway
- Great Window Line
- In-Suite Restrooms
- 4.93:1,000 Parking Ratio (55 Surface Spots)
- Close Proximity to Memorial Care Hospital, Retail, and Residential
- Nearby Access to the 5 Freeway
- Professionally Managed Medical Building



INTERIOR PHOTOS



FLOOR PLAN



NEARBY AMENITIES



FOREST RIDGE PLAZA



ALLEN BASSO
Senior Vice President
949.790.3130
abasso@leeirvine.com



ERIC DARNELL
Senior Vice President
949.460.3681
edarnell@leeirvine.com



KYLEE KING
Senior Associate
949.790.3108
kking@leeirvine.com