

23

BROOKLINE
ALISO VIEJO, CA

±9,389 SF
TRUE FREESTANDING
INDUSTRIAL/R&D FACILITY

WITH RECENT \$1,000,000
INTERIOR RENNOVATIONS!!

CBRE



PROPERTY OVERVIEW

| | |
|------------------|-------------------------------------|
| ADDRESS | 23 Brookline, Aliso Viejo, CA 92656 |
| MARKET/SUBMARKET | South Orange County |
| SQUARE FOOTAGE | ±9,389 SF |
| YEAR BUILT | 1999 |



±4,787

NEWLY RENNOVATED
OFFICE SPACE



25

RESERVED
PARKING STALLS



1

AUTOMATIC
GL DOOR



±24'

CLEAR HEIGHT



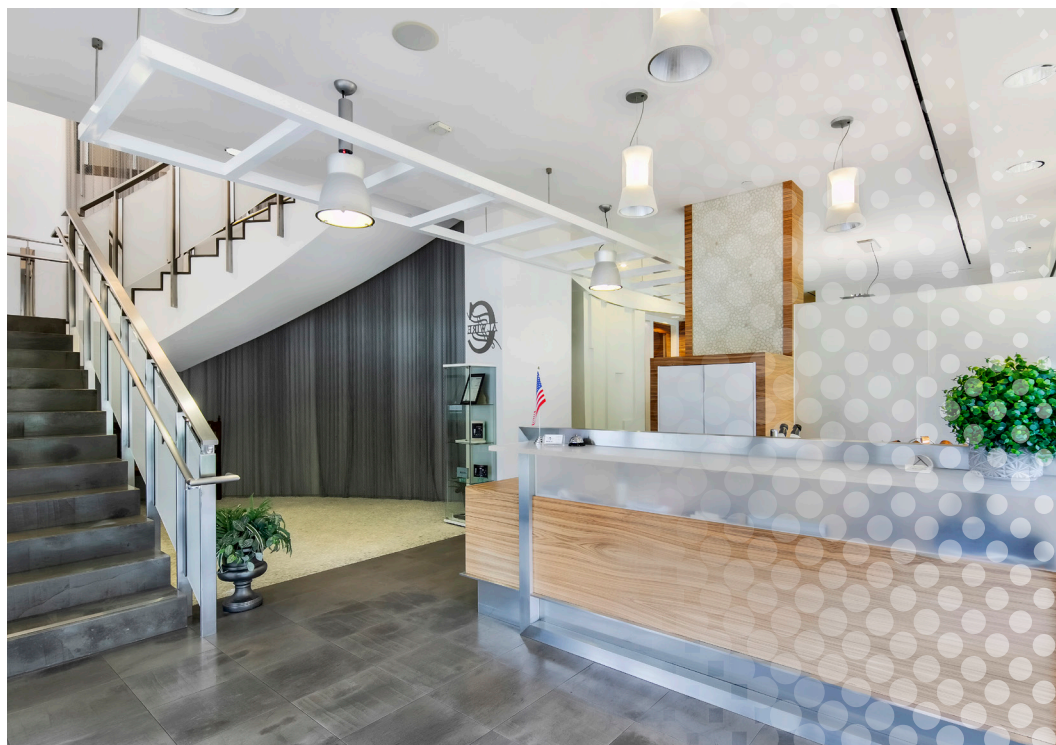
400

AMPS OF POWER
(VERIFY)



FULLY

FIRE SPRINKLERED



PRISTINE HEADQUARTERS FACILITY

- ±9,389 SF High Image Industrial/Flex Facility
- ±4,787 SF Highly Improved Office Space
- ±25 Reserved Parking Stalls
- One (1) Automatic GL Door
- Clear Height: ±24'
- Fully Fire Sprinklered
- Power: 400 AMPS (120/208v) *Verify
- Year Built: 1999
- High Bay LED Warehouse Lighting
- Epoxy Warehouse Floors
- Warehouse Skylights
- Compressed Air Throughout Warehouse
- Professionally Managed Business Park



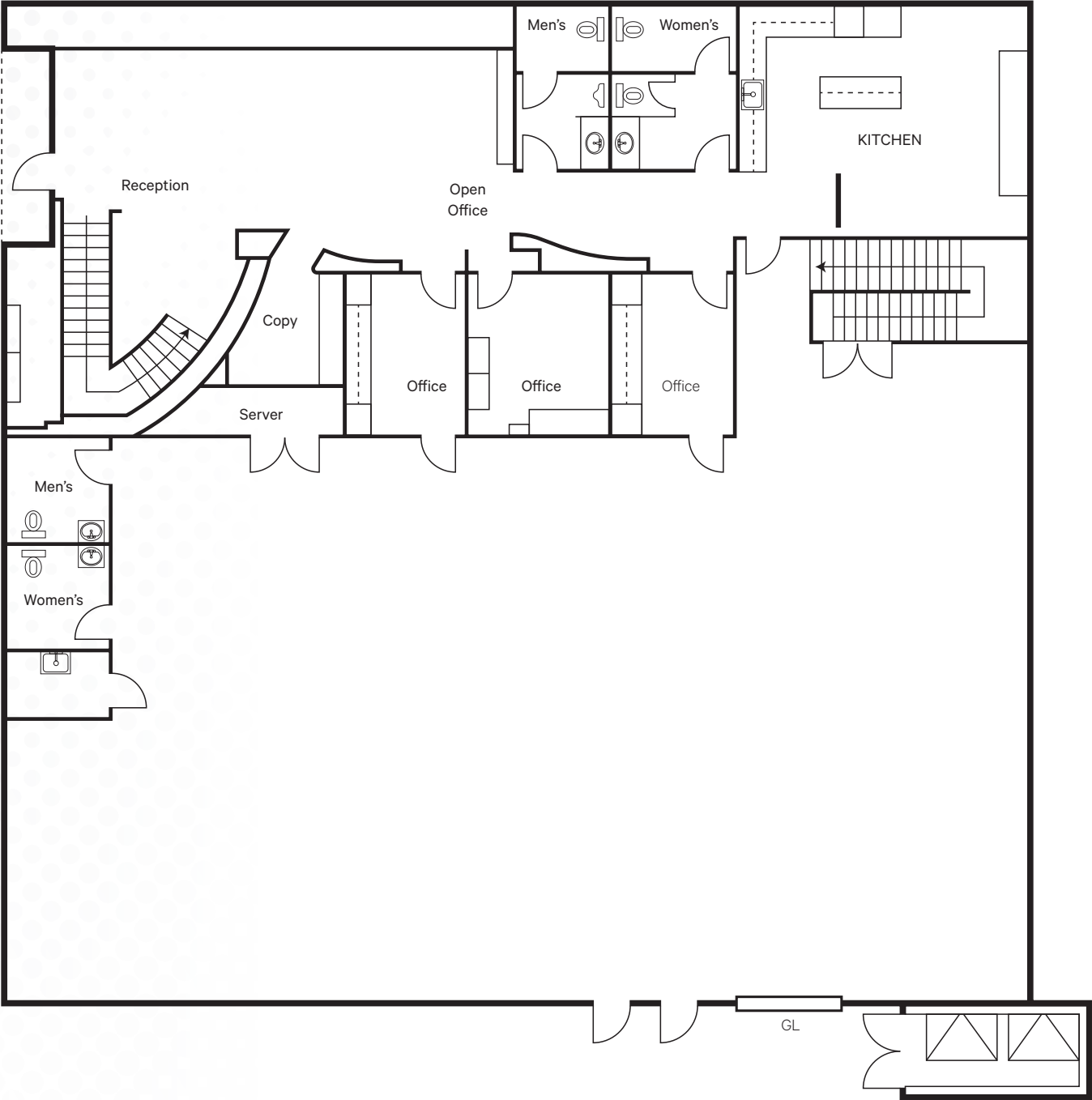


H I G H L Y I M P R O V E D O F F I C E S

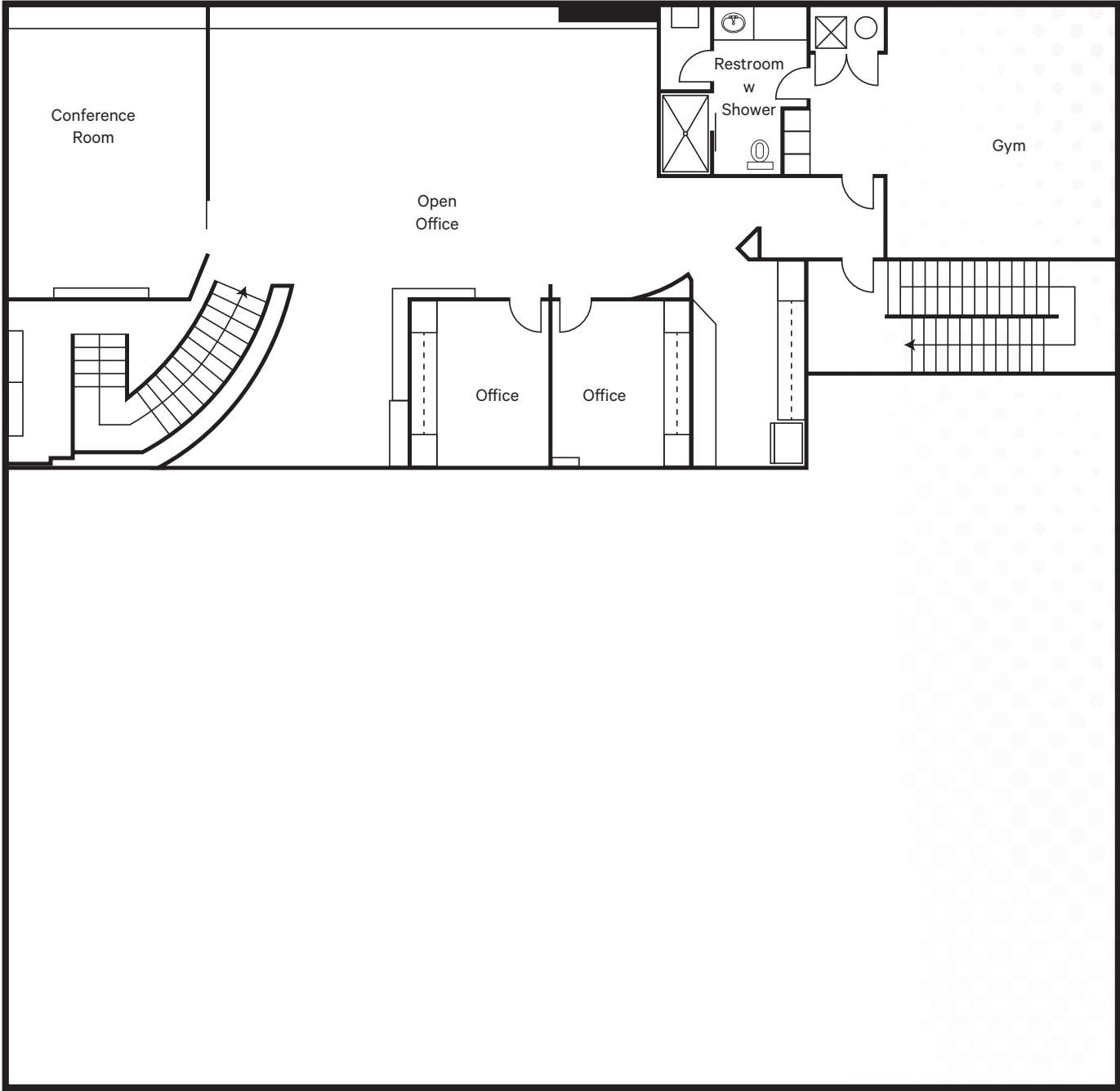
- \$1,000,000.00 in Recent Renovations
- ±4,787 SF 2-Story Office Space
- 5 Private Offices
- Conference Room
- Gym/Fitness Room with Shower
- Kitchen with Kitchen Aid Appliances
- 3 Office Restrooms
- 2 Warehouse Restrooms
- Best in Class Improvements



FIRST FLOOR PLAN



SECOND FLOOR PLAN



23

BROOKLINE ALISO VIEJO, CA

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