

# 24432

MUIRLANDS BLVD, LAKE FOREST

**FOR SALE**



**±1,881 SF MEDICAL CONDO AVAILABLE FOR SALE**

**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**  
Vice President  
Lic. #02101275  
949.790.3108  
kking@leeirvine.com



## EXECUTIVE SUMMARY



### ADDRESS

24432 Muirlands Blvd, Lake Forest



### PRICE

\$1,307,295 (\$695 PSF)



### MEDICAL CONDO FOR SALE

±1,881 SF



### YEAR BUILT

1984



### ELEVATOR

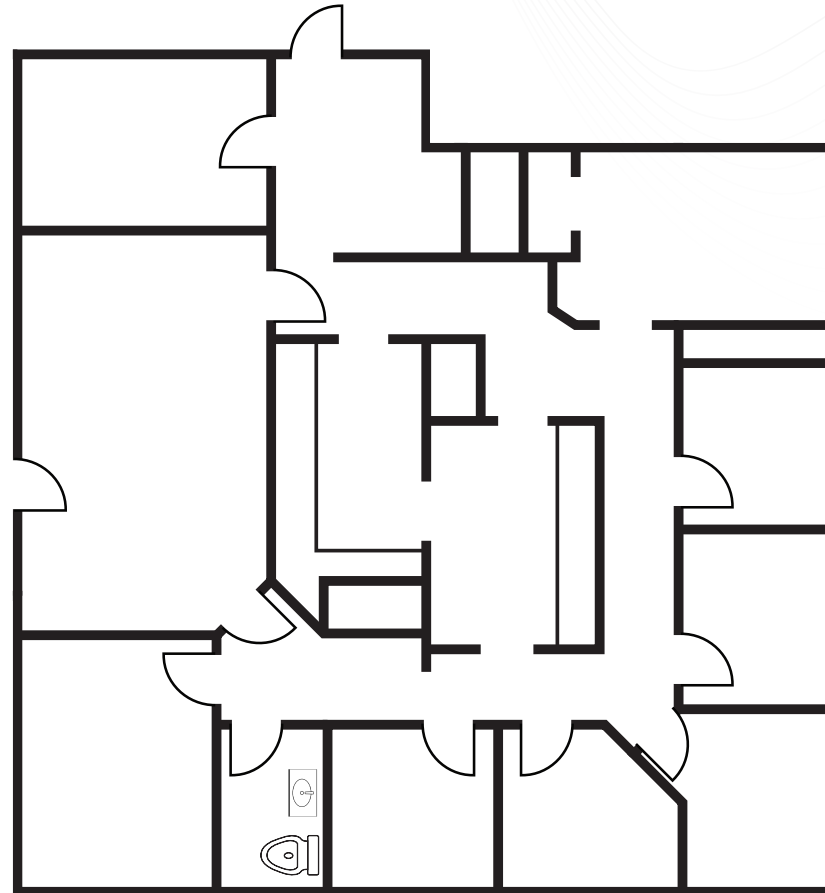
Served

## PROPERTY FEATURES

- 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
- **SUITE 131:** ±1,881 SF (Vacant)
- **ASSOCIATION DUES:** \$0.62/SF/Month



## SUITE 131 FLOOR PLAN





## NEARBY AMENITIES



MUIRLANDS BLVD

### 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**  
Vice President  
949.790.3108  
kking@leeirvine.com

