

SMITH | FRYER | WATTS

HIGH IMAGE TWO-STORY FREESTANDING OWNER/USER OFFICE BLDG. (DIVISIBLE)



FOR SALE

BAKE OFFICE PLAZA

27 ORCHARD | LAKE FOREST | ±10,098 SQUARE FEET | **\$4,395,000**

DAVE SMITH
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MATT FRYER
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PROPERTY OVERVIEW

27 ORCHARD | LAKE FOREST

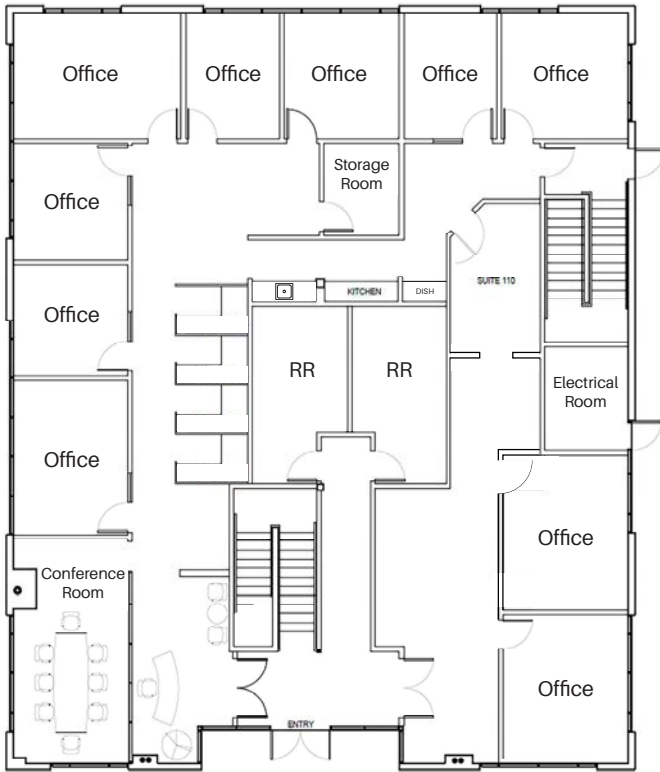
- ± 10,098 SF Two-Story Free-Standing Office Building (Divisible).
- Owner/User or Investment Opportunity.
- Flexible Occupancy Options – Potential Dual Tenant and/or Multi-Tenant Scenario
- Can Be Delivered Vacant at Close of Escrow or w/ Rental Income In Place (MTM Tenants).
- Seller Would Consider a Short- or Long-Term Seller Leaseback.
- Modern Architecture & Newer Age Construction – Built in 2001 / Renovated in 2011 & 2020.
- Efficient Layout, Exposed Ceilings, Hardwood Flooring, Upgraded Interior & Extensive Window Line.
- Mix of Perimeter Offices, Conference Room, Reception Area, Kitchen/Lounge, Restrooms & Open Area.
- Double Door Ground Floor Entrance off the Parking Lot.
- Equipped w/ Solar Panels Substantially Reducing Owner/User Electrical Costs – Fully Paid Off System.
- Building Top Signage Providing Excellent Company Identity/Visibility.
- Views of the Saddleback Mountain Range.
- Free & Common Surface Parking (4:1,000 SF) – Five (5) Reserved/Visitor Parking Stalls.
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Immediate Access to South Orange County's Major Freeways/Toll Roads.
- Aggressive SBA lending (10% down) & Conventional Lending (15-30% Down).
- Professionally Managed Business Park.
- **ASKING PRICE: \$4,395,000.00 (\$435.23 PSF)**



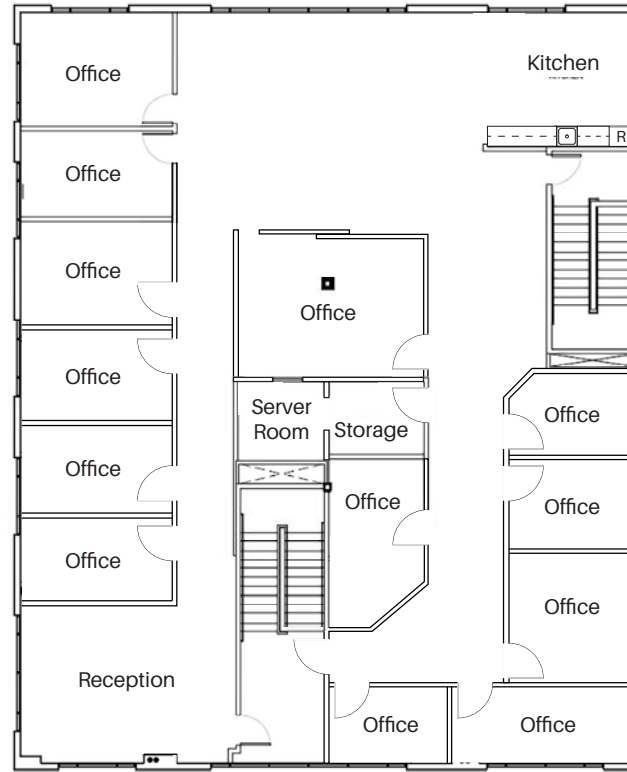
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FLOOR PLAN

1ST FLOOR



2ND FLOOR



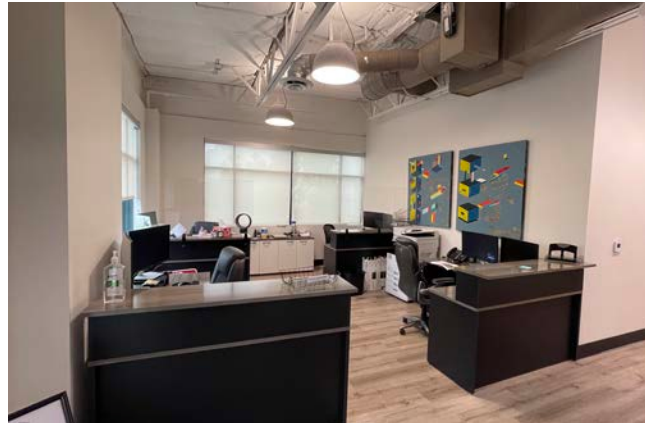
27 ORCHARD

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

27 ORCHARD | LAKE FOREST



EXTERIOR IMAGES

27 ORCHARD | LAKE FOREST





IRVINE
SPECTRUM
CENTER.

the
Great Park

FOOTHILL PLAZA

COURTYARD
BY MARRIOTT

27
ORCHARD

FOOTHILL TOWNE CENTRE

LAKE FOREST DR

TOLL BROTHERS AT
THE MEADOWS

BAKE PKWY

PORTOLA PKWY

THE VILLAGE

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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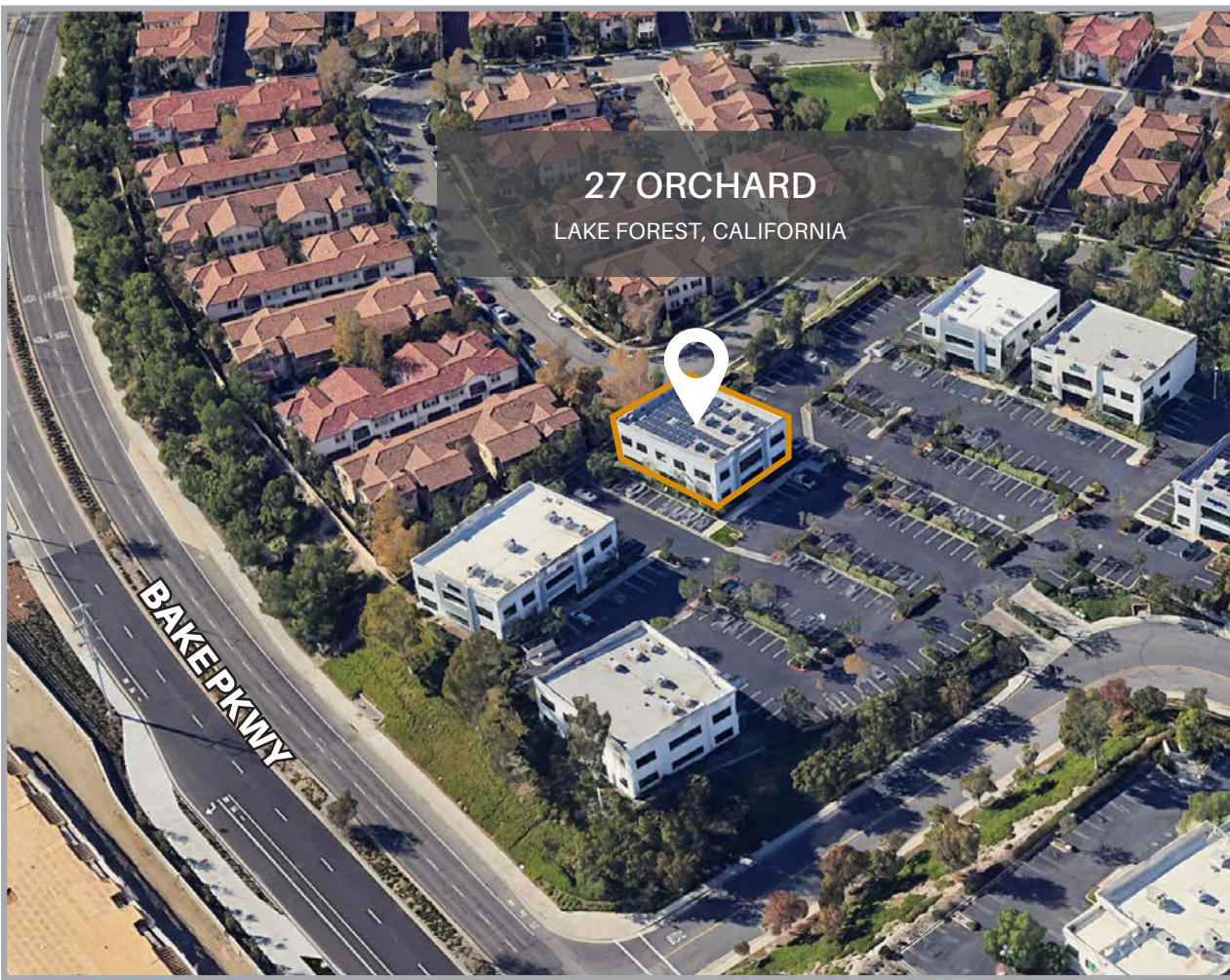
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