

Mill Creek Summitt



Presented by
Minnis Property Management

23291 Mill Creek Dr, Laguna Hills, CA 92653



Price: \$23.40 /SF/YR

*** Lease Entire Building (12,658 SF) - Base rent of \$1.70/SF/MN + estimated CAE of \$0.55/SF/MN for a total of \$2.25/SF/MN ***

A professional office building in the business corridor of Laguna Hills located in the heart of South Orange County California. The building features extensive upgrades to the Elevator, Parking Area, and Second Floor, panoramic views of Saddleback Valley and Irvine Spectrum and is located 20 minutes from John Wayne Airport and near 405 Freeway and the 73 Toll Road , Irvine Spectru, Laguna Hills Mall, restaurants and financial institutions.

Ideal Uses: Professional office, Health & wellness services, Administrative or executive offices

Listed rate does not include utilities, building services and property expenses.

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2nd Floor Newly Renovated / Private offices and open work areas
ADA Upgrades / HVAC Upgraded
Elevator Renovated
Professional office / medical office building
Easy access to I-5 Freeway & 73 Toll Road
Ample on-site parking

Blair Minnis

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Minnis Property Management

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Building Photo (SW)



Building Photo (South)

Listing spaces

1st Floor Ste 100

Space Available	6,930 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

*** Lease Entire Building (12,362 SF) - Base rent of \$1.70/SF/MN + estimated CAE of \$0.55/SF/MN for a total of \$2.25/SF/MN *** Accessible by newly renovated elevator or stairs. Open floor plan with private bathrooms, kitchen, conference room, storage room, mail room, IT room, reception, and 8 private offices. Listed rate does not include utilities, building services and property expenses

2nd Floor Ste 200-250

Space Available	2,083 - 5,432 SF
Rental Rate	\$23.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

NEWLY RENOVATED office space available for rent, total SF 5,432 [may be divided into two units 3,349SF and 2,083SF]. *** Lease Entire Building (12,362 SF) - Base rent of \$1.70/SF/MN + estimated CAE of \$0.55/SF/MN for a total of \$2.25/SF/MN *** Accessible by elevator or stairs. Each unit has a dedicated entrance, one (1) conference room, four (4) private offices, a break room, restrooms, and an IT room. Larger unit has room for a reception area and six (6) workstations. Smaller unit has room for a reception desk and two (2) workstations. Listed rate does not include utilities, building services and property expenses.

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Property Photos



Ste 200 Entry



Ste 200 Office

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Property Photos



Ste 250 Office

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Location

