

FRYER | WATTS | FISCHBECK

RARE HIGH IMAGE SOUTH OC PROFESSIONAL OWNER/USER OFFICE BUILDING (DIVISIBLE)



FOR SALE/LEASE

LAKE FOREST CORPORATE PARK

23692 BIRTCHER DRIVE | LAKE FOREST | ±5,663 SQUARE FEET | \$2,300,000

MATT FRYER
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

23692 BIRTCHER DRIVE | LAKE FOREST

- ±5,663 SF Rare High Image South OC Owner/User Office Building (Divisible)
- Owner/User or Investment Opportunity
- Multiple Exterior Entrances Allowing a Potential Multi-Tenant Scenario
- Built in 1981
- Efficient Layout, Upgraded Interior Improvements & Extensive Window Line
- Large Perimeter Offices, Private Restrooms/Shower, Conference Room(s) & Open Layout
- Ground Floor Entrance off the Parking Lot
- Building Top Signage Providing Company Identity
- Outdoor Seating Area & Courtyard w/ Lush Landscaping
- Two (2) Reserved Parking Stalls
- Free Surface Parking (4:1,000 SF)
- Walking Distance to Numerous Restaurants & Other Retail Amenities
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows)
- Immediate Access to the 5, 405, 73, 133 & 241 FWYS/Toll Roads
- Aggressive SBA (10% Down) & Conventional (15-30% Down) Lending
- Professionally Managed Business Park
- **ASKING PRICE: \$2,300,000 (\$406.15 PSF)**
- **ASKING RATE: \$1.95 MG**



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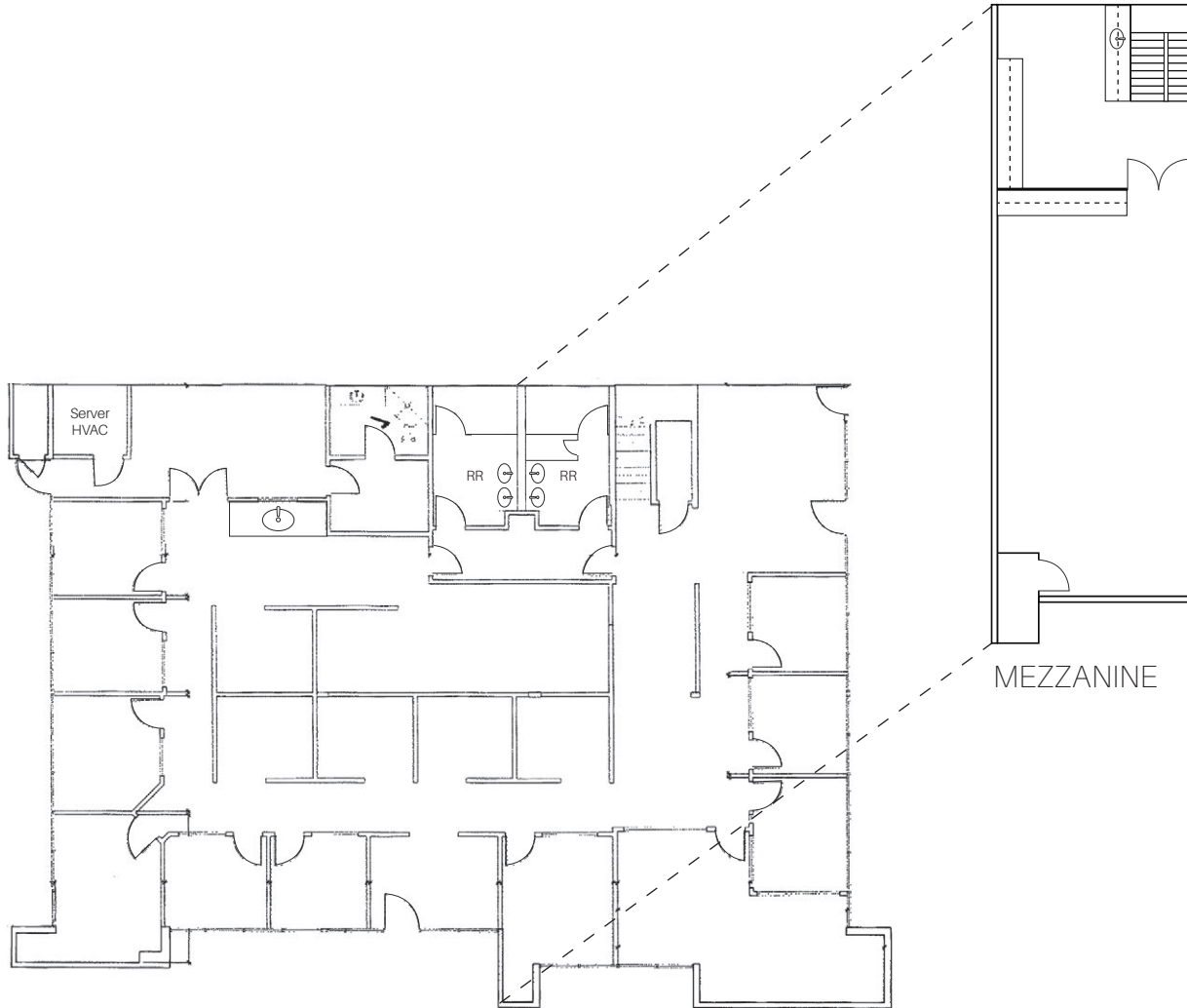
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FLOOR PLAN



FIRST FLOOR

MEZZANINE

23692

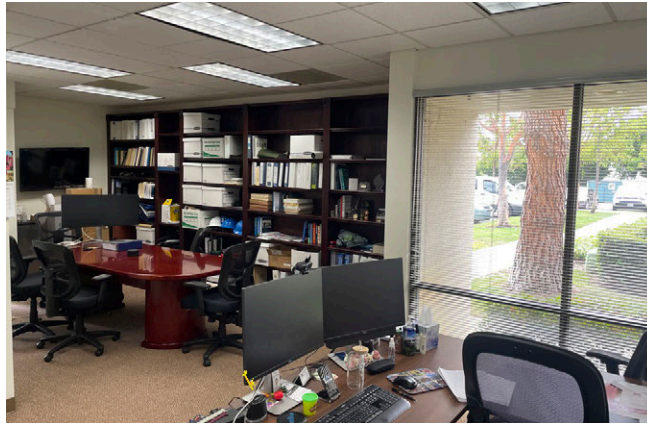
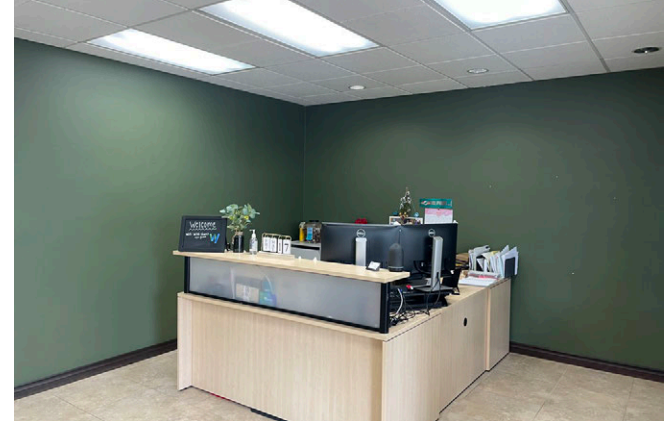
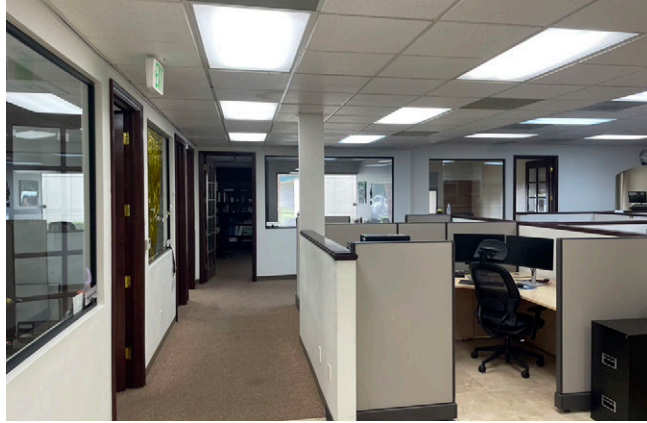
BIRTCHE DRIVE

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

23692 BIRTCHER DRIVE | LAKE FOREST



EXTERIOR IMAGES

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LOS OLIVOS MARKETPLACE
IRVINE SPECTRUM

LAGUNA HILLS
RETAIL CENTER



SPECTRUM CROSSROADS



IRVINE CENTER DRIVE

BAKE PARKWAY

LAKE FOREST DRIVE

MOULTON PARKWAY

PLAZA DEL LAGO



23692
BIRTCHE DRIVE

LAKE FOREST GATEWAY



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BIRTCHER DRIVE

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