



# OFFICE SPACE FOR LEASE

23807 & 23811 Aliso Creek Road

LAGUNA NIGUEL, CA 92677



THE OFFICES AT

LAGUNA  
DESIGN  
CENTER

NEWMARK

# PROJECT OVERVIEW



23807 & 23811 ALISO CREEK RD.  
LAGUNA NIGUEL, CA 92677



±238,948 SF  
LAGUNA DESIGN CENTER SIZE



AMPLE FREE SURFACE PARKING SPACES  
± 4 / 1,000 SF



PERMITTED USES  
ZONED FOR OFFICE/RETAIL USES



UPGRADES UNDERWAY  
SPEC SUITES, COMMON AREAS, LANDSCAPING



RETAIL ADJACENT  
WALK TO PEET'S, WHOLE FOODS, 24-HOUR FITNESS,  
SEPHORA AND MORE!



PLEASE CONTACT:

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CA RE LIC. #01372891

# AVAILABILITIES

## 23807 ALISO CREEK ROAD

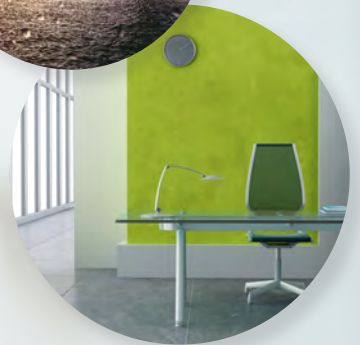
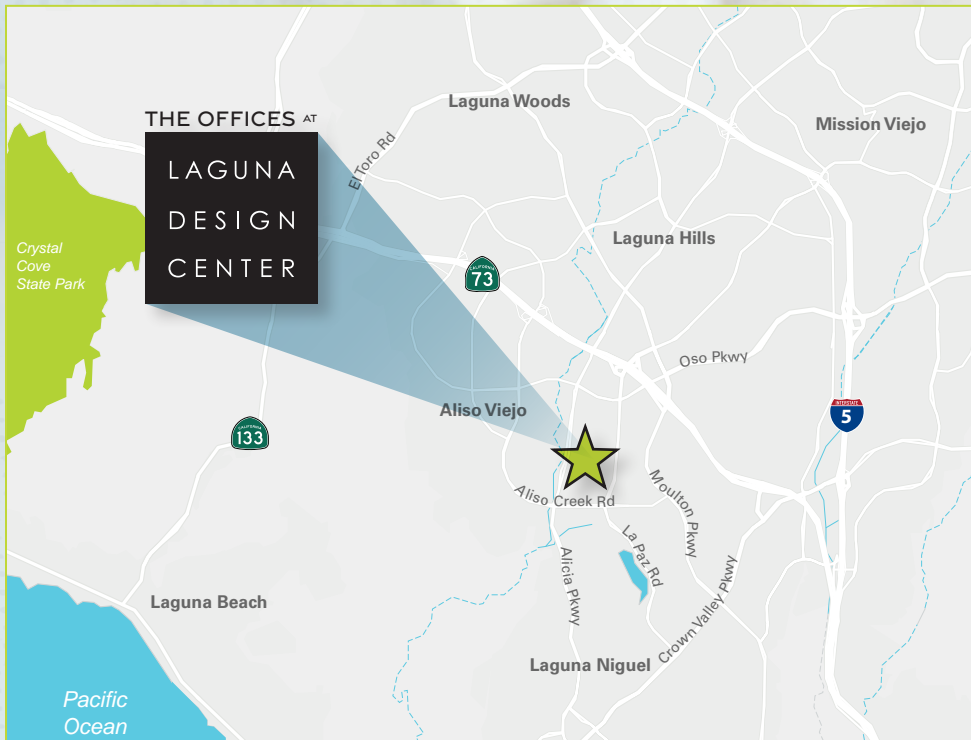
SUITE	SIZE	ASKING RATE	TIMING
200*	1,776 SF	\$2.15 FSG	IMMEDIATE
205*	921 SF	\$2.15 FSG	IMMEDIATE
260	3,234 SF	\$2.15 FSG	IMMEDIATE

## 23811 ALISO CREEK ROAD

SUITE	SIZE	ASKING RATE	TIMING
181	8,305 SF	\$2.15 FSG	IMMEDIATE

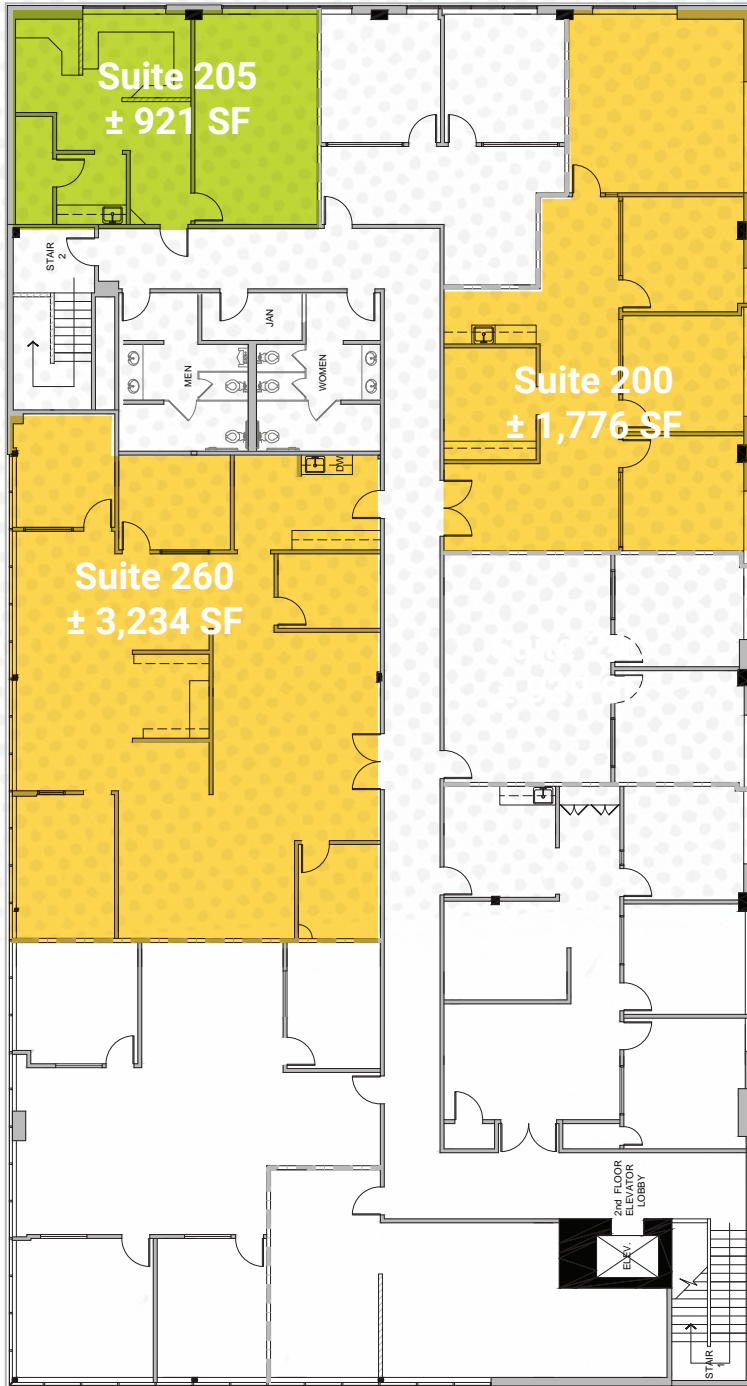
\*Suites 200, 202, & 205 contiguous to ± 3,312 SF

# LOCATION



# 23807

2ND FLOOR



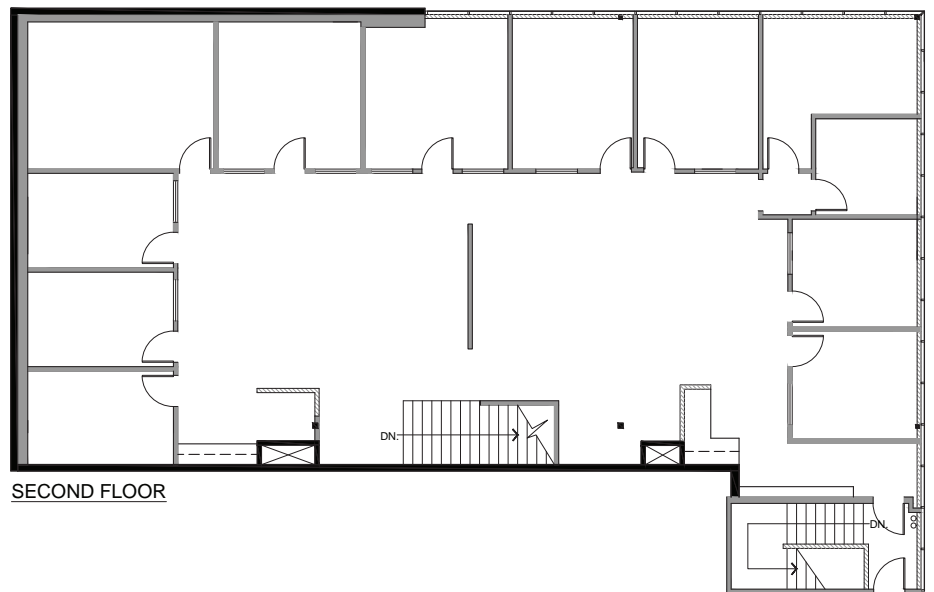
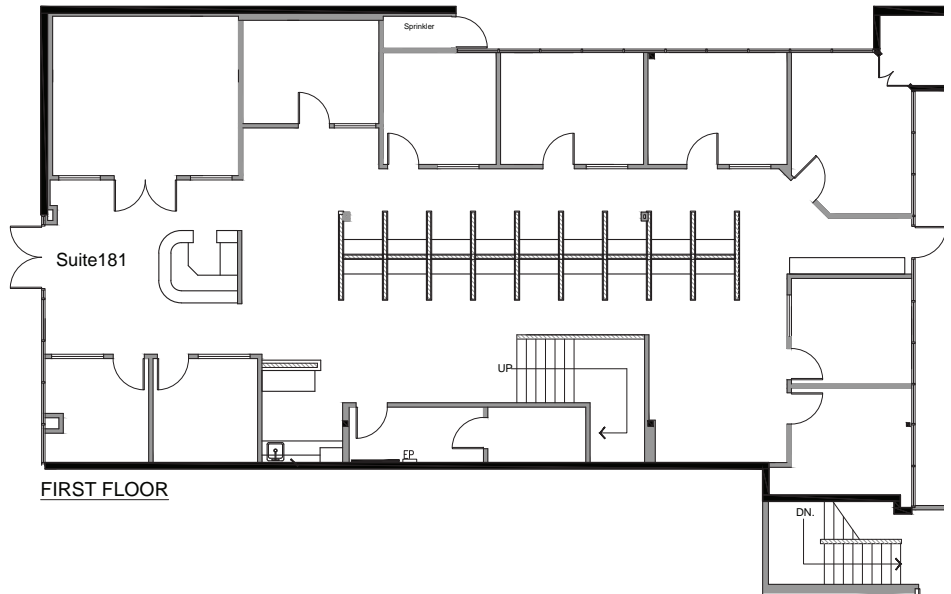
**Suites 200, 202 & 205**  
contiguous to ± 3,312 SF





# 23811

## FLOORPLAN



LAGUNA DESIGN CENTE

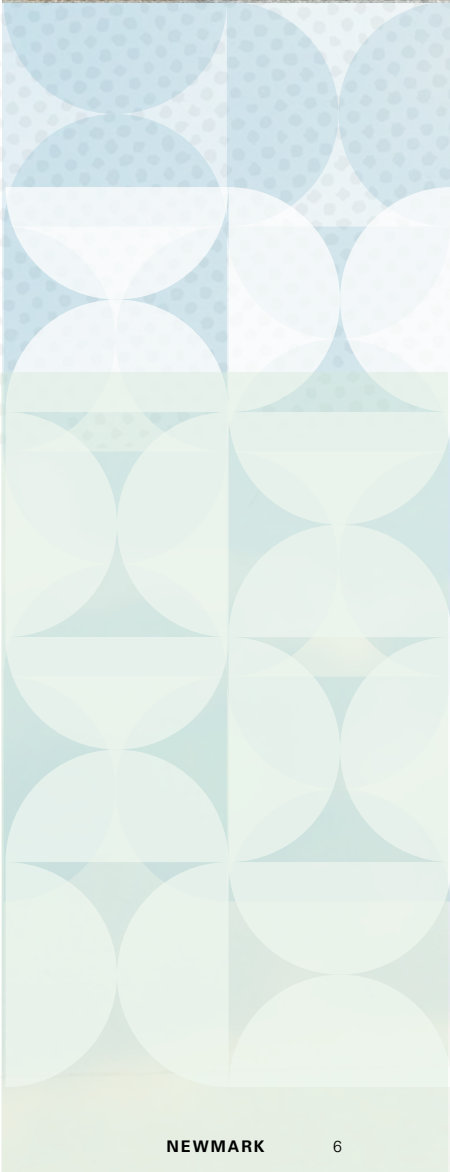
Suites 181  
± 8,305 SF

THE OFFICES AT

LAGUNA  
DESIGN  
CENTER



BAKER KNAPP & TUBBS	177
AVAILABLE	120
HARSEY & HARSEY	175
HARSEY & HARSEY OUTDOOR	176
AVAILABLE	181



THE OFFICES <sup>AT</sup>

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CENTER

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