

## Mill Creek

23291 Mill Creek Dr, Laguna Hills, CA 92653

### James Minnis

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# Mill Creek

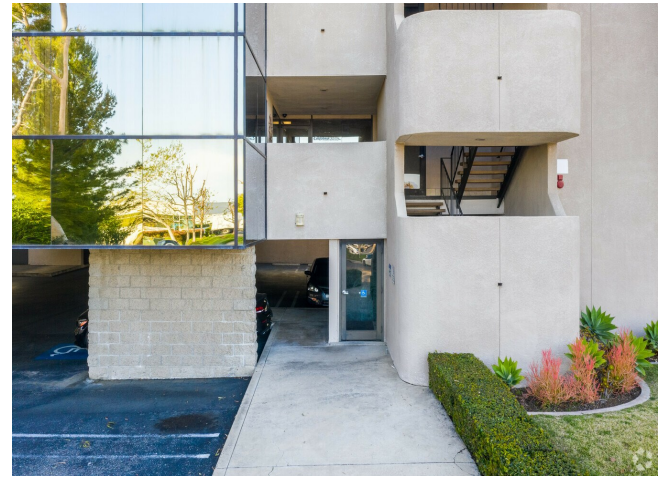
Upon Request

The property is located in the city of Laguna Hills in South Orange County, California. Near the intersection of Lake Forest Drive and Moulton Parkway, an area of high-image corporate free-standing offices. A two-story class B two/three-tenant office building that is configured with two floors of office space and covered parking on the ground floor. The property is comprised of approximately 12,658+/- square foot modern glass-lined professional office building. With 39 total on-site parking spaces, 30 of which are covered. All floors are accessible via staircases or elevator. Immediate access to the 5-and 405...

- Elevator Access
- Large Open Office Space
- Conference Rooms
- Break Rooms
- I.T. Rooms
- Private Restrooms (ADA Compliant)

For more information visit:

<https://www.loopnet.com/Listing/23291-Mill-Creek-Dr-Laguna-Hills-CA/33317601/>



Rental Rate: Upon Request

Min. Divisible: 2,083 SF

Property Type: Office

Building Class: B

Rentable Building Area: 12,658 SF

Year Built: 1988

Walk Score ®: 40 (Car-Dependent)

Transit Score ®: 22 (Minimal Transit)

Taxes: \$0.20 USD/SF/MO

Operating Expenses: \$0.78 USD/SF/MO

Rental Rate Mo: Upon Request

## 2nd Floor Ste 200

Space Available	2,083 - 5,432 SF
Rental Rate	Upon Request
Date Available	January 01, 2025
Service Type	Negotiable
Space Type	New
Space Use	Office
Lease Term	Negotiable

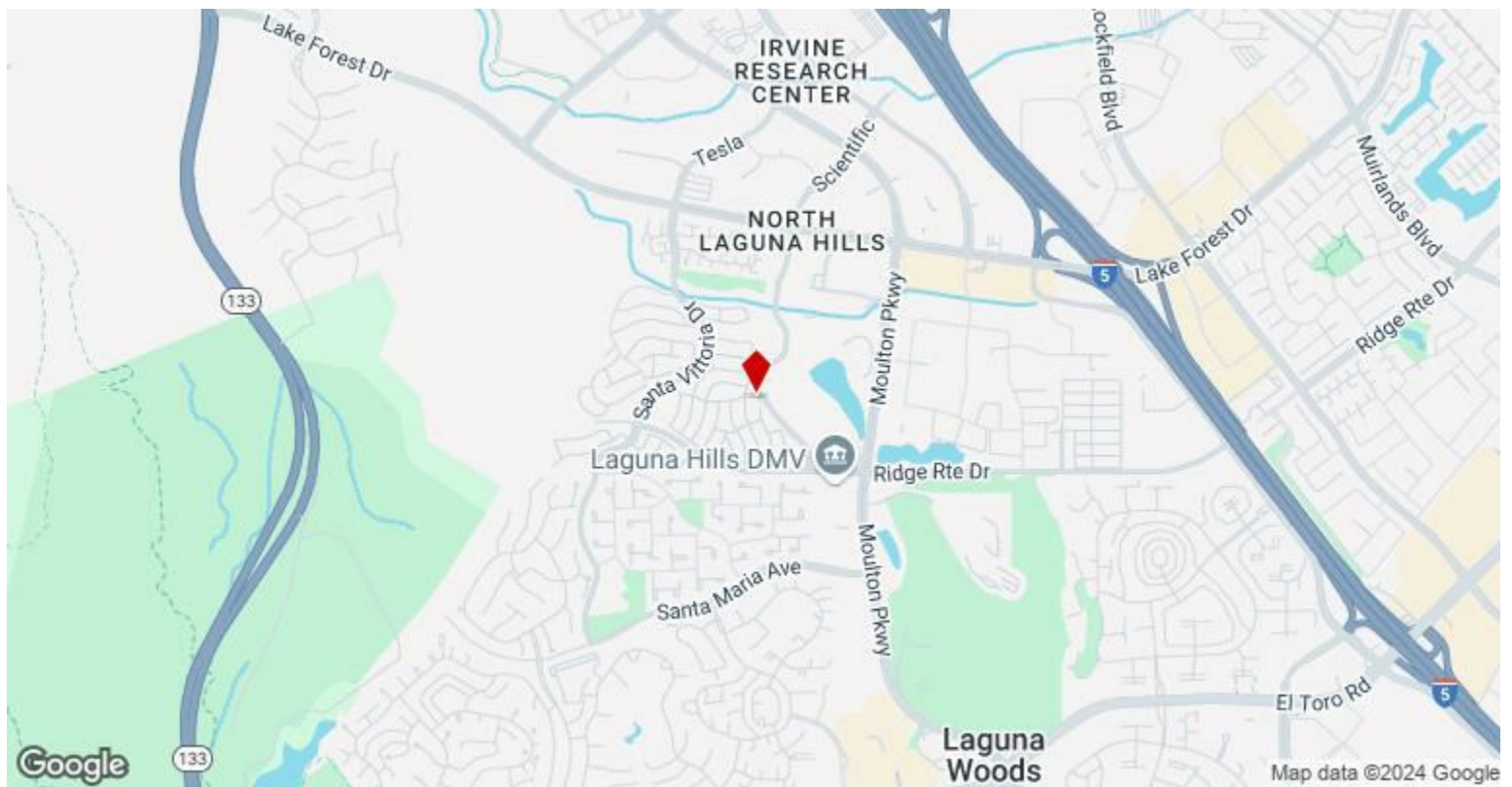
A professional office building with extensive upgrades to Elevator, Parking Area, and Second Floor (anticipated to be complete January 1, 2025), panoramic views of Saddleback Valley. See space highlights and floor plan for more unit details.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
California Dental Network, Inc	-	



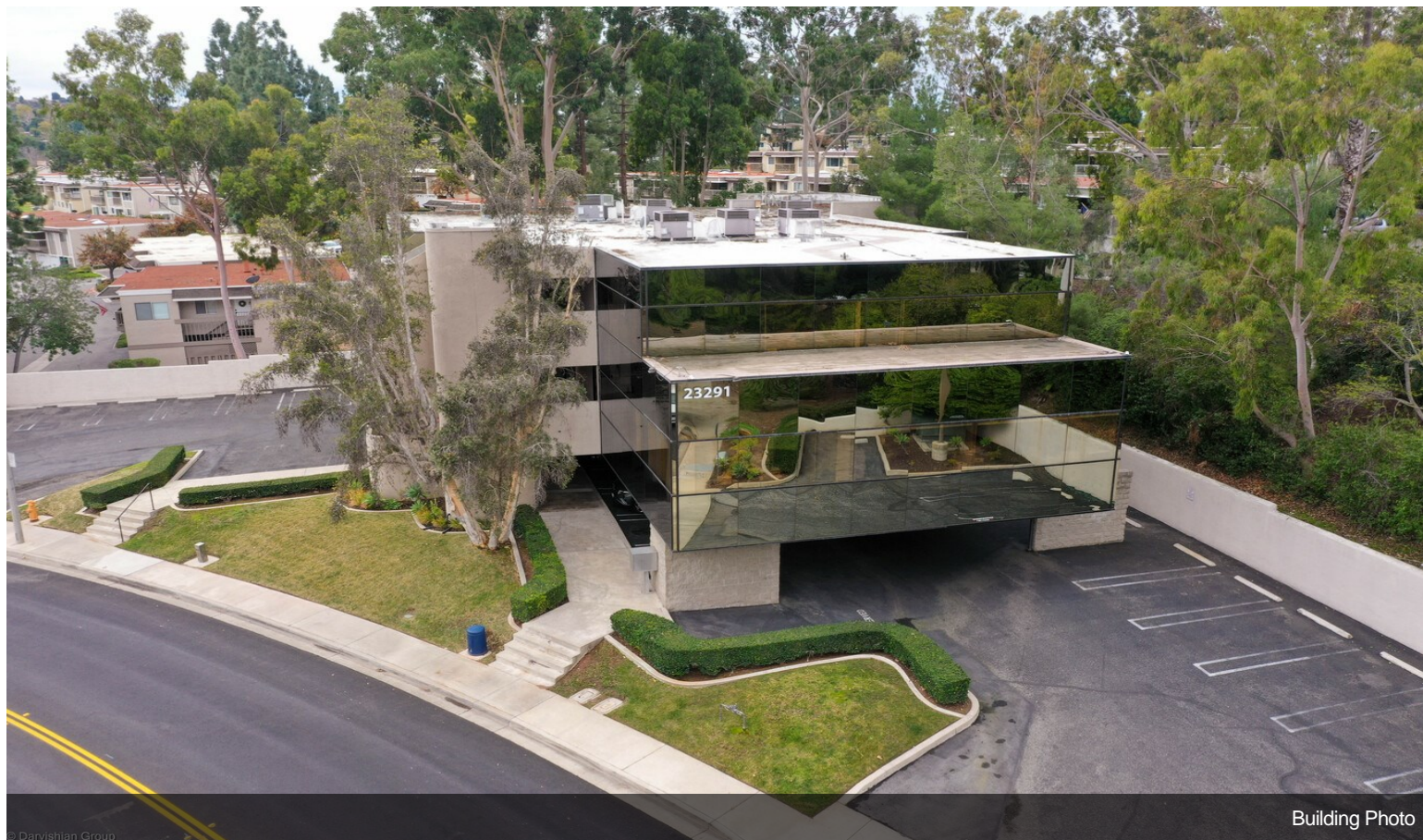
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# Property Photos

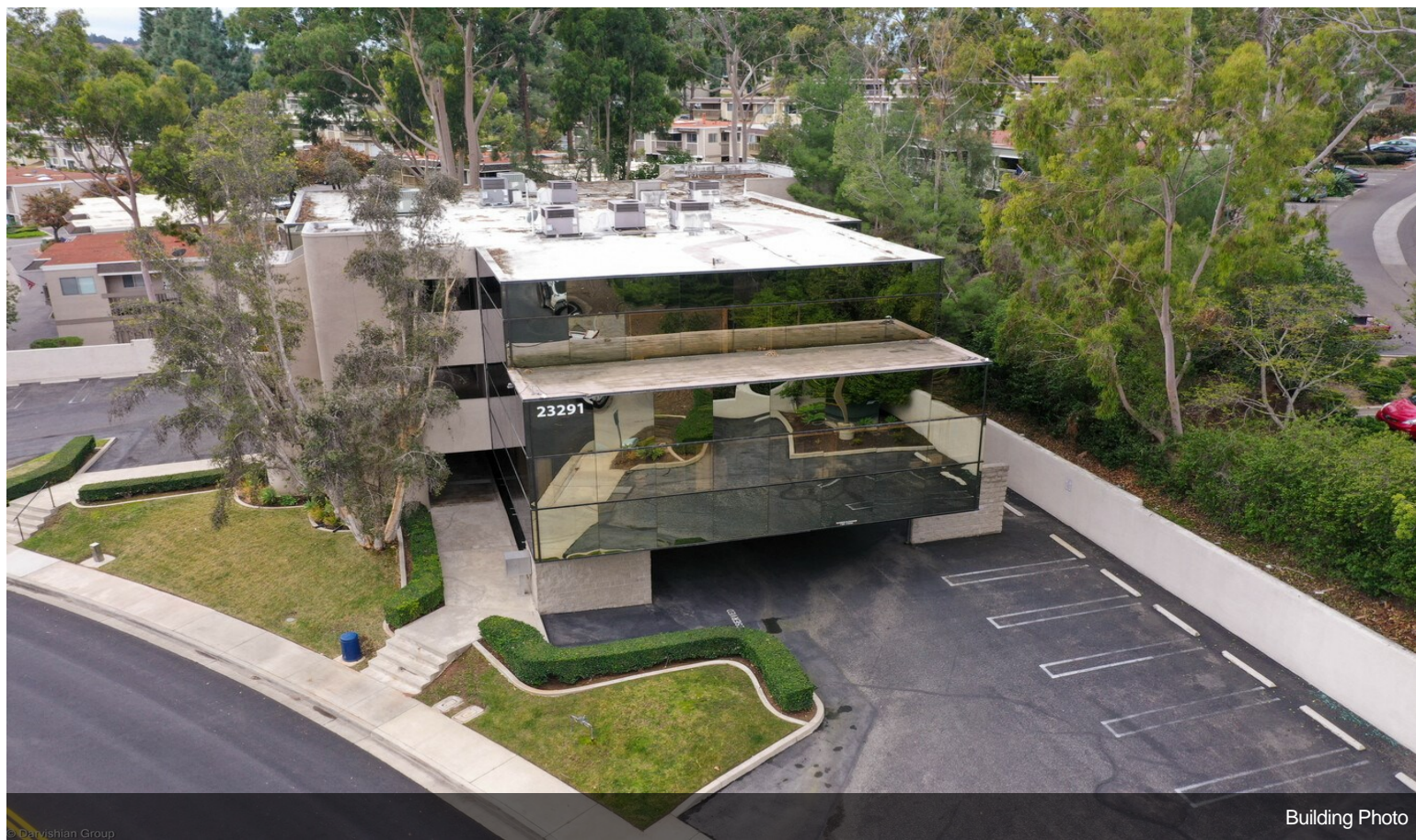


Building Photo

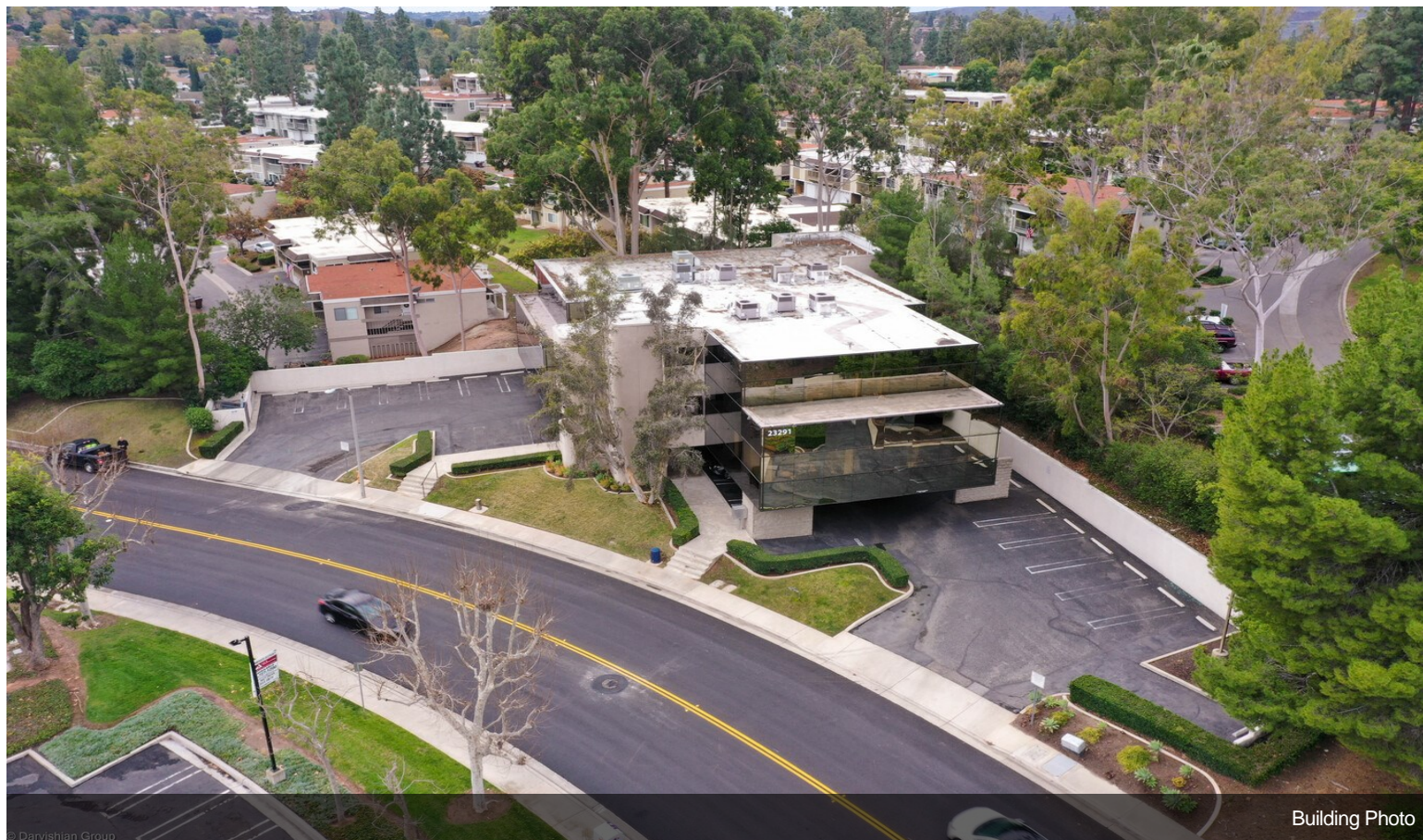


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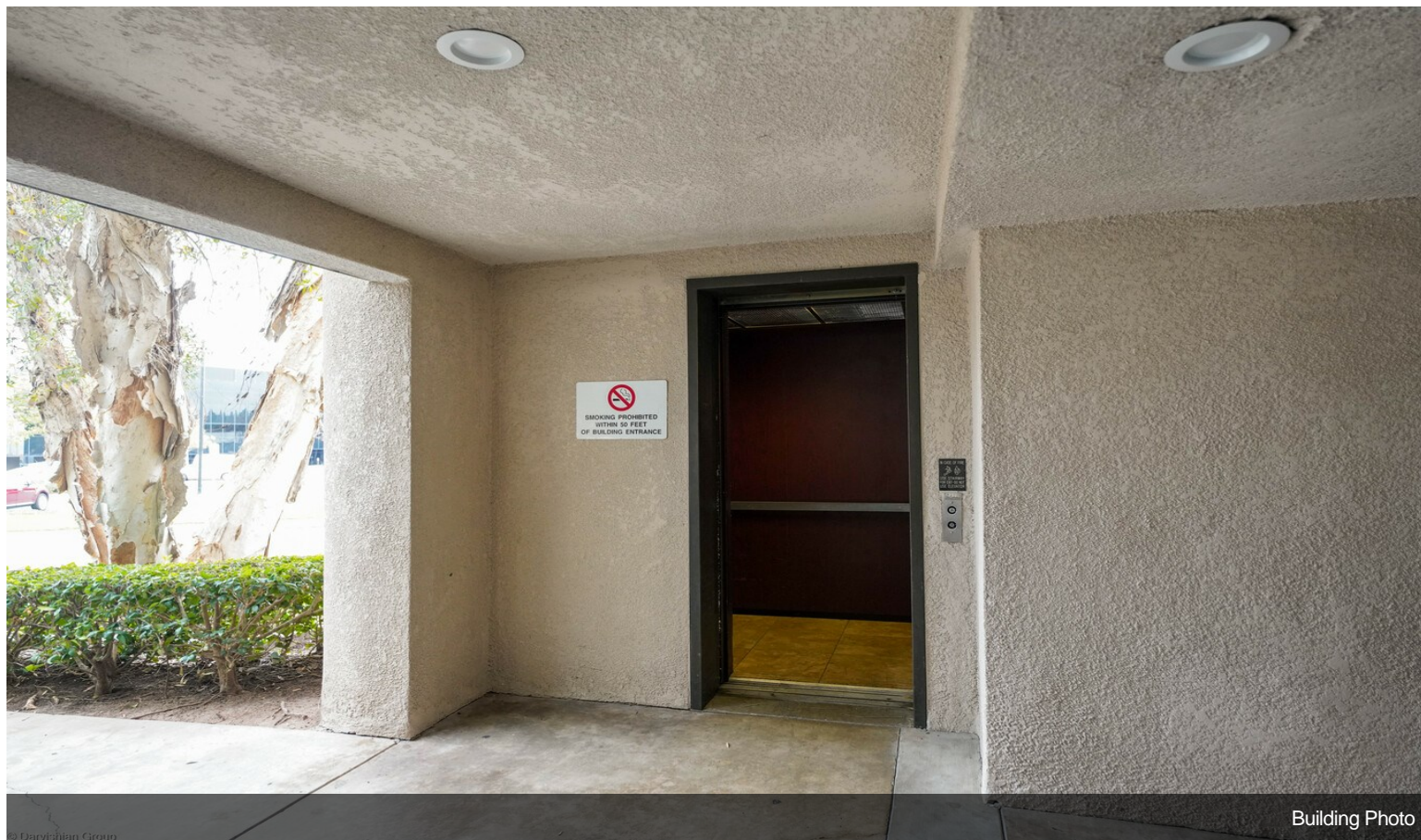
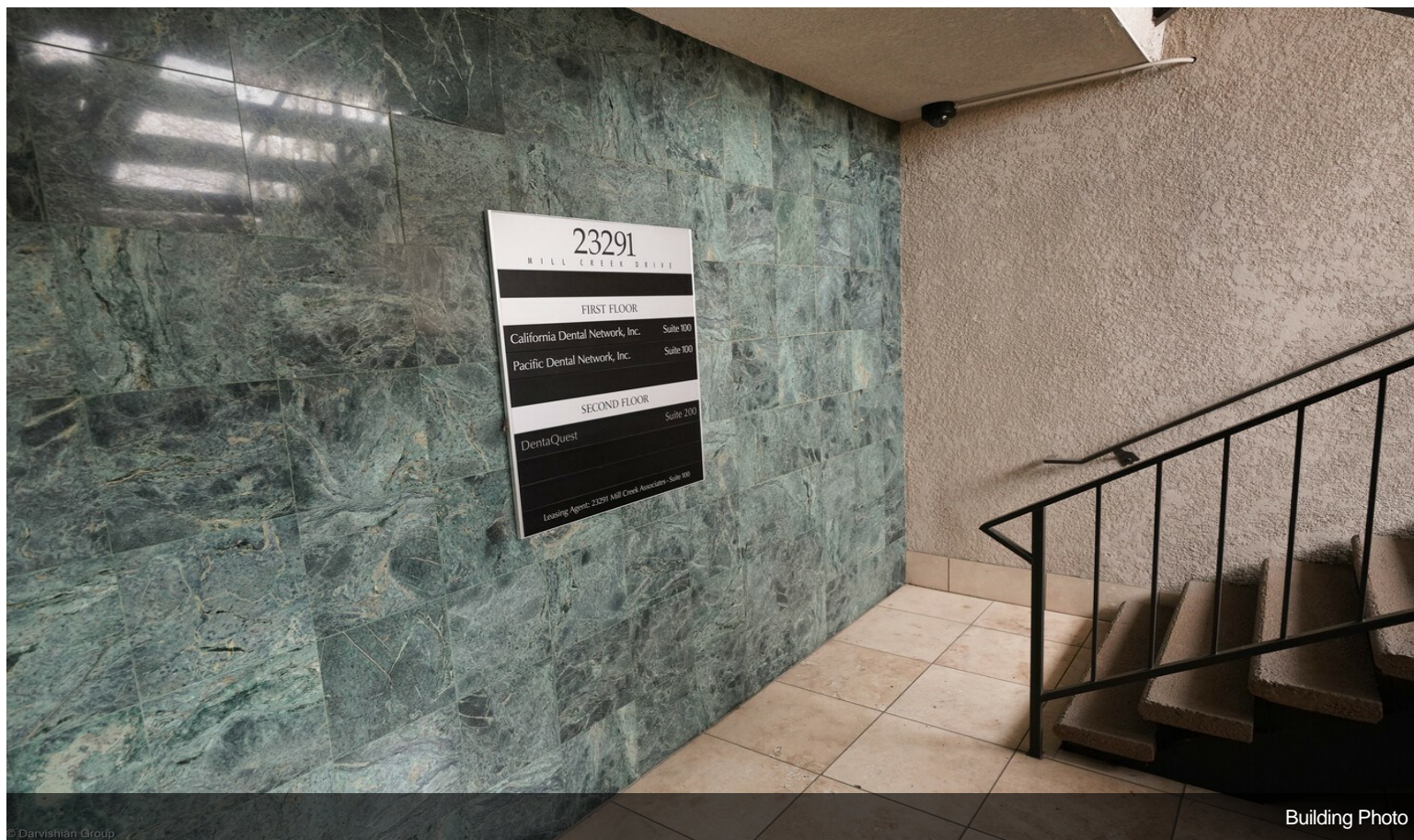


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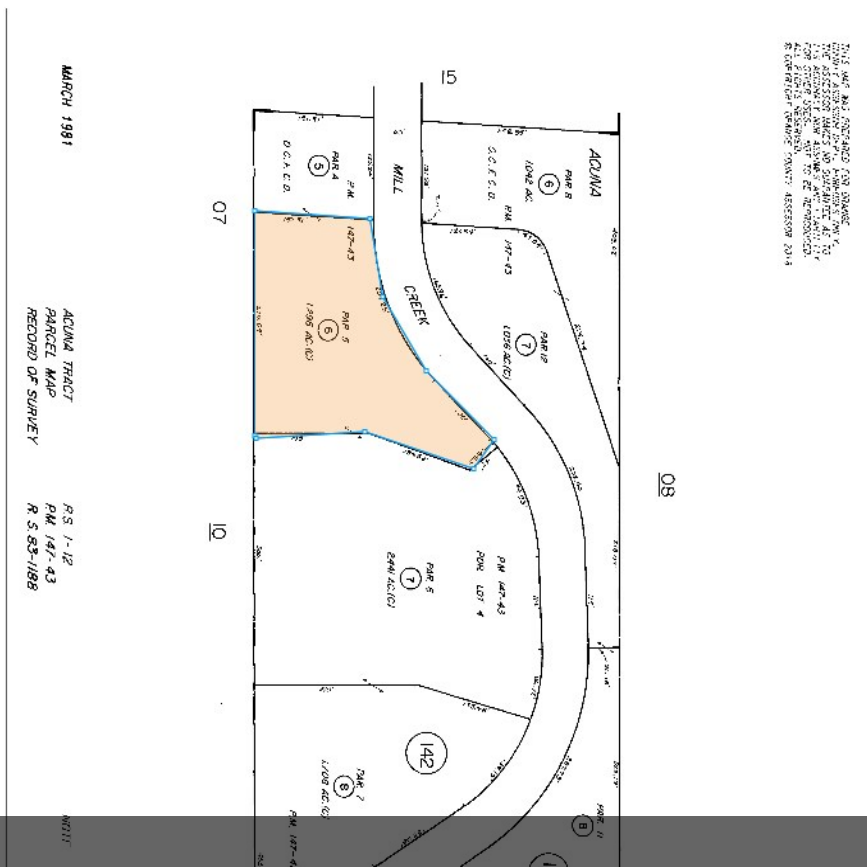




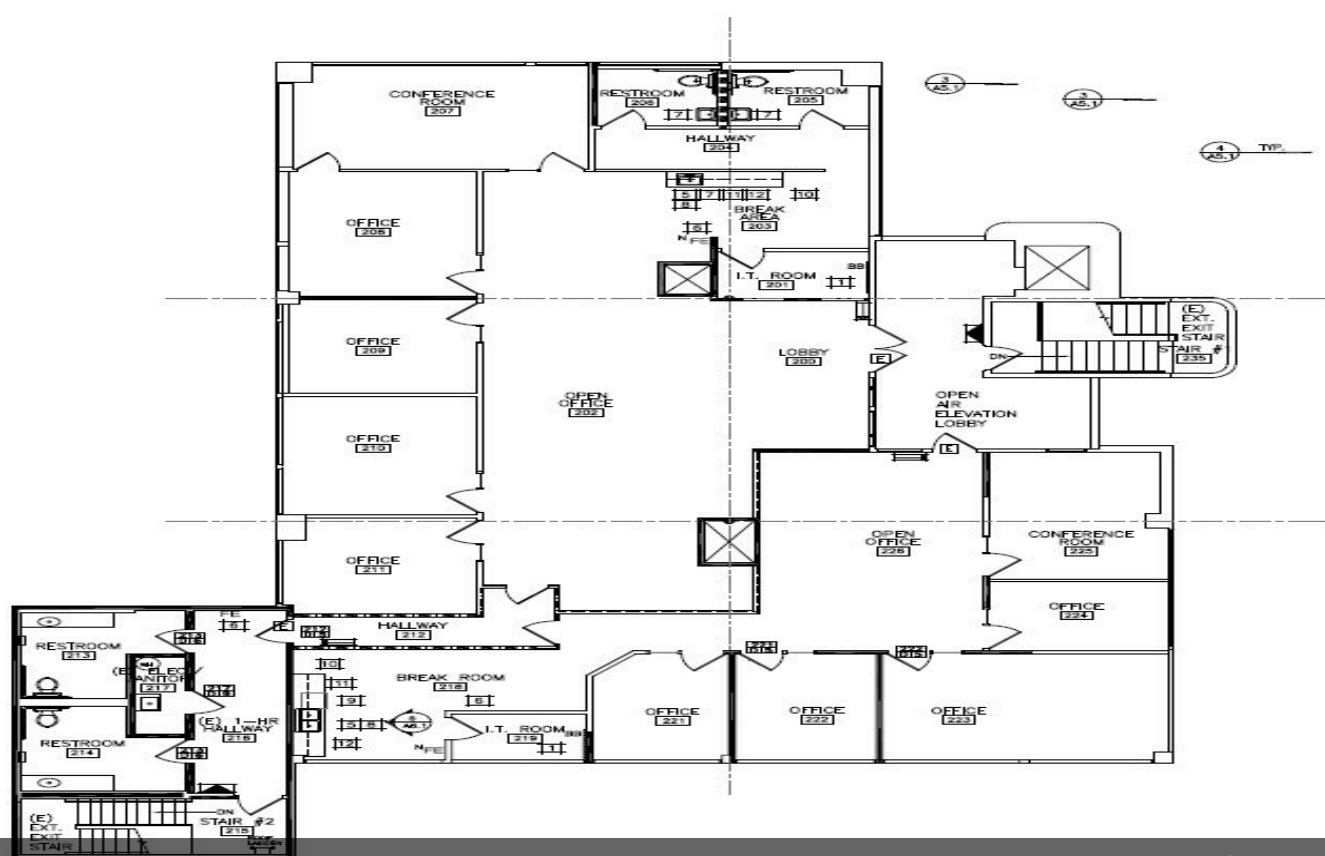
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Plat Map



Ste 200 - Floor Plan