

# 24432

MUIRLANDS BLVD, LAKE FOREST

**FOR SALE**



**READY NOW MEDICAL SUITES**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## EXECUTIVE SUMMARY



### ADDRESS

24432 Muirlands Blvd, Lake Forest



### PRICE

\$625 PSF



### NUMBER OF STORIES

Two (2)



### MEDICAL SUITE FOR SALE

±1,223 - 3,371 SF



### YEAR BUILT

1984



### ELEVATOR

Served



## PROPERTY FEATURES

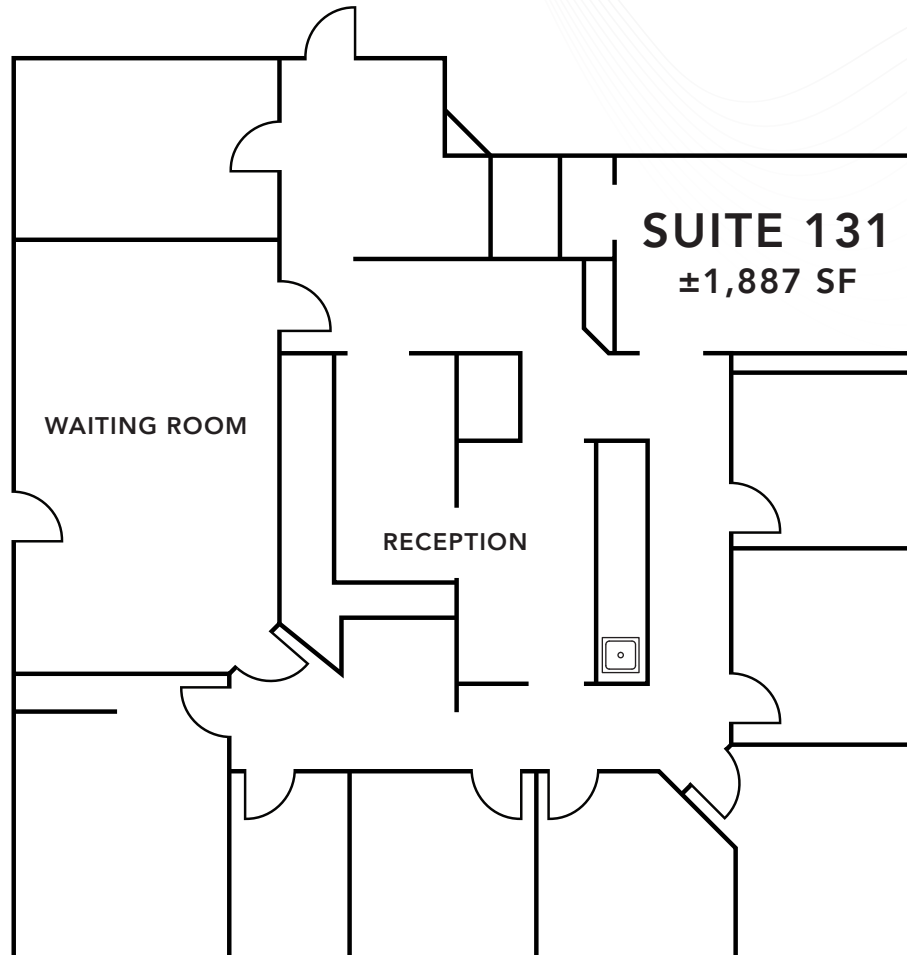
- Ready Now Medical Suites Ranging From ±1,223 SF to ±3,371 SF
  - **SUITE 131:** ±1,887 SF (\$1,179,375)
  - **SUITE 223:** ±1,223 SF (\$764,3375)
  - **SUITE 227:** ±2,088 SF (\$1,305,000)
  - **SUITE 221/223:** ±3,371 SF (\$2,106,875)
  - **SUITE 223/227:** ±3,311 SF (\$2,069,375)
- **ASSOCIATION DUES:** \$0.62/SF/month
- Common Area Interior and Exterior Renovations Underway
- Great Window Line
- In-Suite Restrooms
- 4.93:1,000 Parking Ratio (55 Surface Spots)
- Close Proximity to Memorial Care Hospital, Retail, and Residential
- Nearby Access to the 5 Freeway
- Professionally Managed Medical Building



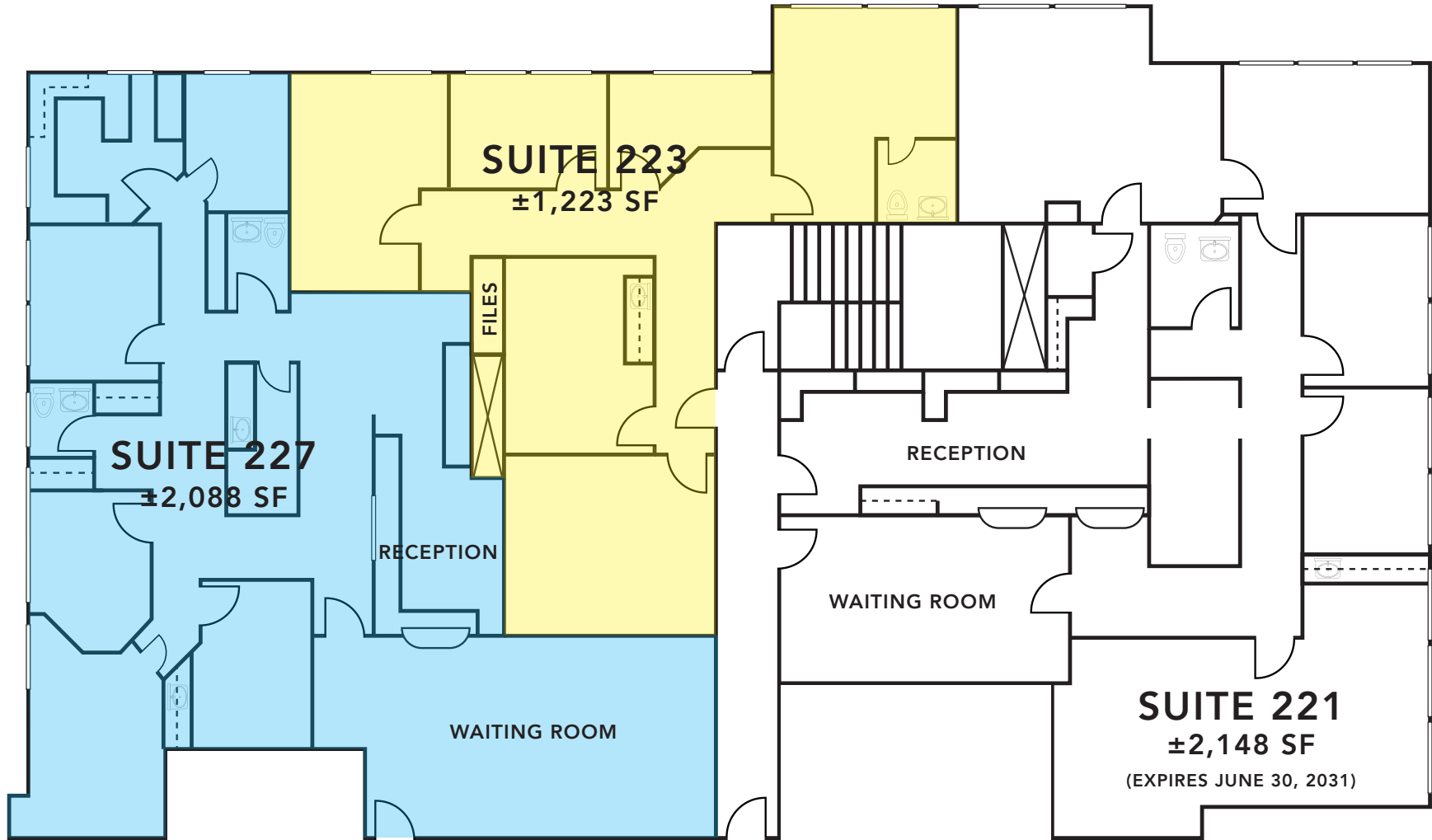
# INTERIOR PHOTOS



**FLOOR PLAN**



**FLOOR PLAN**



**NEARBY AMENITIES**

**FOREST RIDGE PLAZA**



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