



27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE

CBRE

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CLASS A OFFICE LOCATED IN THE HEART OF SOUTH ORANGE COUNTY

PROPERTY OVERVIEW



- + Most Prestigious Class A Office located in Mission Viejo in the heart of South Orange County
- + Two four story office buildings totaling +/- 232,000 SF
- + Structured and surface parking available, including EV charging stations
- + Fitness facility with showers/locker rooms on-site
- + Fiber optic capability with conduit inter-connectivity between buildings
- + Lush landscaping, outdoor seating areas and putting green
- + On-site property management
- + Security services provided
- + Adjacent to significant retail and restaurants at The Kaleidoscope, The Shops at Mission Viejo and centers along Crown Valley Parkway
- + Minutes to Mission Hospital Mission Viejo
- + Exceptional 5 Freeway building signage and visibility



 PUTTING GREEN



TAKE A VIRTUAL TOUR OF OUR AMENITY-RICH PROPERTY



 FITNESS CENTER



 OUTDOOR WALKWAY



 LOUNGE & OPEN KITCHEN



 CONFERENCE ROOM

RECENT RENOVATIONS



-  New lobbies and entry doors
-  Refreshed restrooms
-  Enhanced wayfinding and exterior signage
-  New exterior building lighting
-  Conference center and tenant lounge
-  Refreshed fitness facility with showers/locker rooms
-  Enhanced parking structure aesthetics
-  New exterior paint refresh



27101 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
*140	1,994 SF	2 offices, large open area
**150	2,174 SF	4 private offices, open area for workstations, small kitchen area, conference room, reception area
**170	1,832 SF	4 private offices, breakroom, open area for work stations, conference room
*180	3,411 SF	5 offices along the glass-line, conference room, open kitchen, IT room, storage/copy room,open area
**190	2,055 SF	5 private offices, break area, open area for workstations, conference room
200	9,898 SF	Double door entry, reception area, 9 window offices, kitchen and open area
300	3,687 SF	Spec Suite Conference room, open break room, 6 private offices, IT/storage area
310	2,167 SF	Spec Suite Open break room, 3 private offices
320	2,897 SF	Spec Suite Conference room, open break room, 5 private offices, IT/storage room
370	1,934 SF	Spec Suite Conference room, open break room, 3 private offices
400	30,710 SF	Full floor opportunity - 2 double-door entries, 5 conference rooms, 2 kitchens, 44 offices, storage, open area 

*Suites 140 & 180 contiguous to 5,405 SF

**Suites 150, 170 & 190 contiguous to 6,061 SF



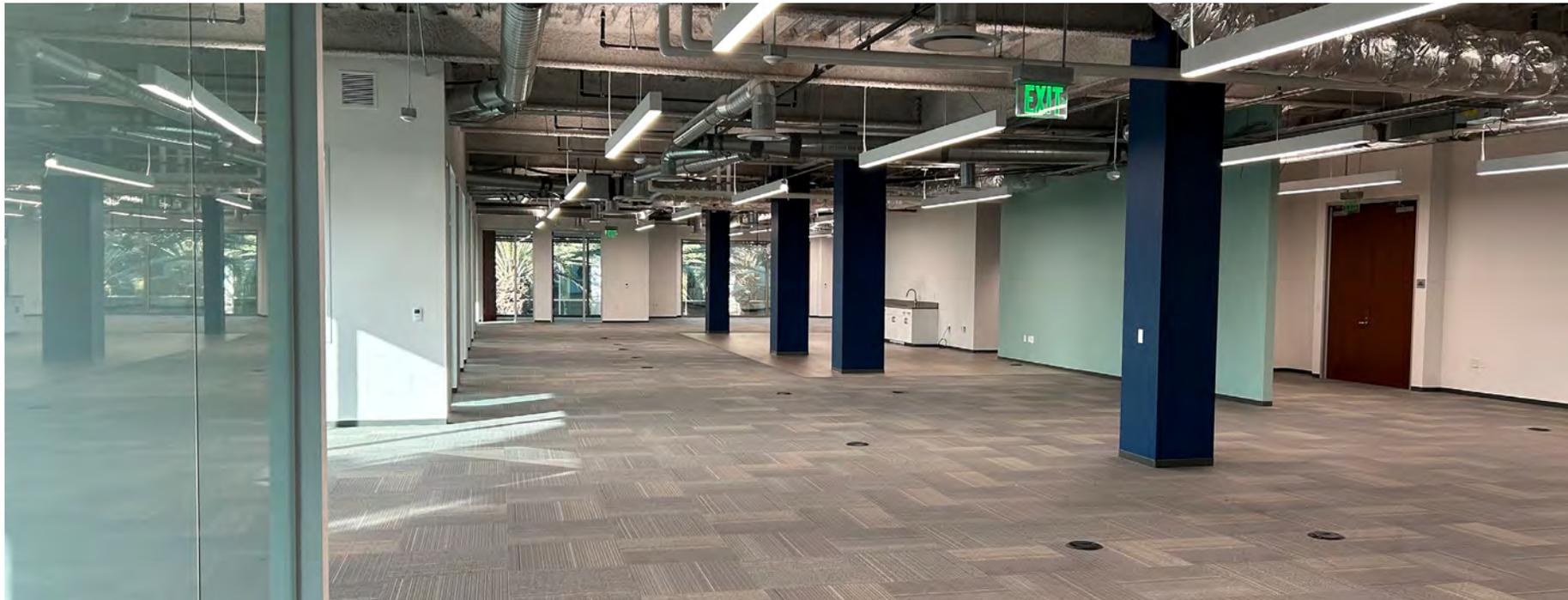
27201 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
110	3,512 SF	Double-door entry, 9 offices along the glass line, conference room, work room, kitchen, IT/storage room and open area for workstations
120	2,549 SF	5 window line private offices- kitchen and open area
140	1,817 SF	Available 1/1/27 3 private offices, conference room, break room, open area
235	1,375 SF	4 private offices, conference room and kitchen area
270	2,923 SF	Spec Suite 7 offices, IT/storage area, open kitchen, open area for workstations
320	3,517 SF	Creative office with 2 private offices & open area for workstations
400	18,393 SF	Double-door entry off the lobby, reception area, 30 offices, 1 conference room, kitchen, and open area 
470	1,365 SF	Conference room, kitchen, 2 private offices



VISIT WEBSITE 

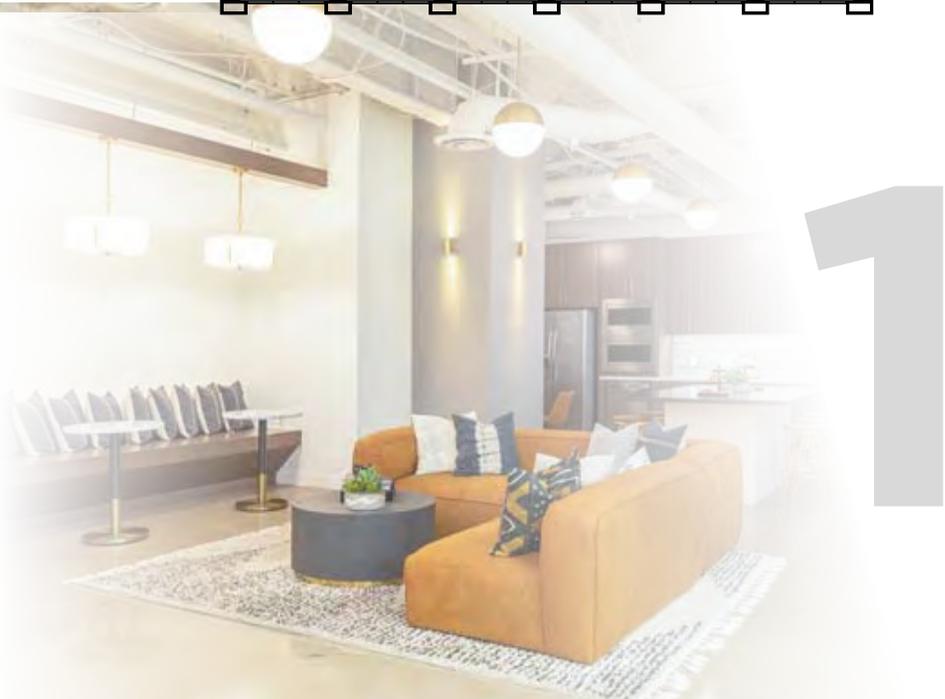
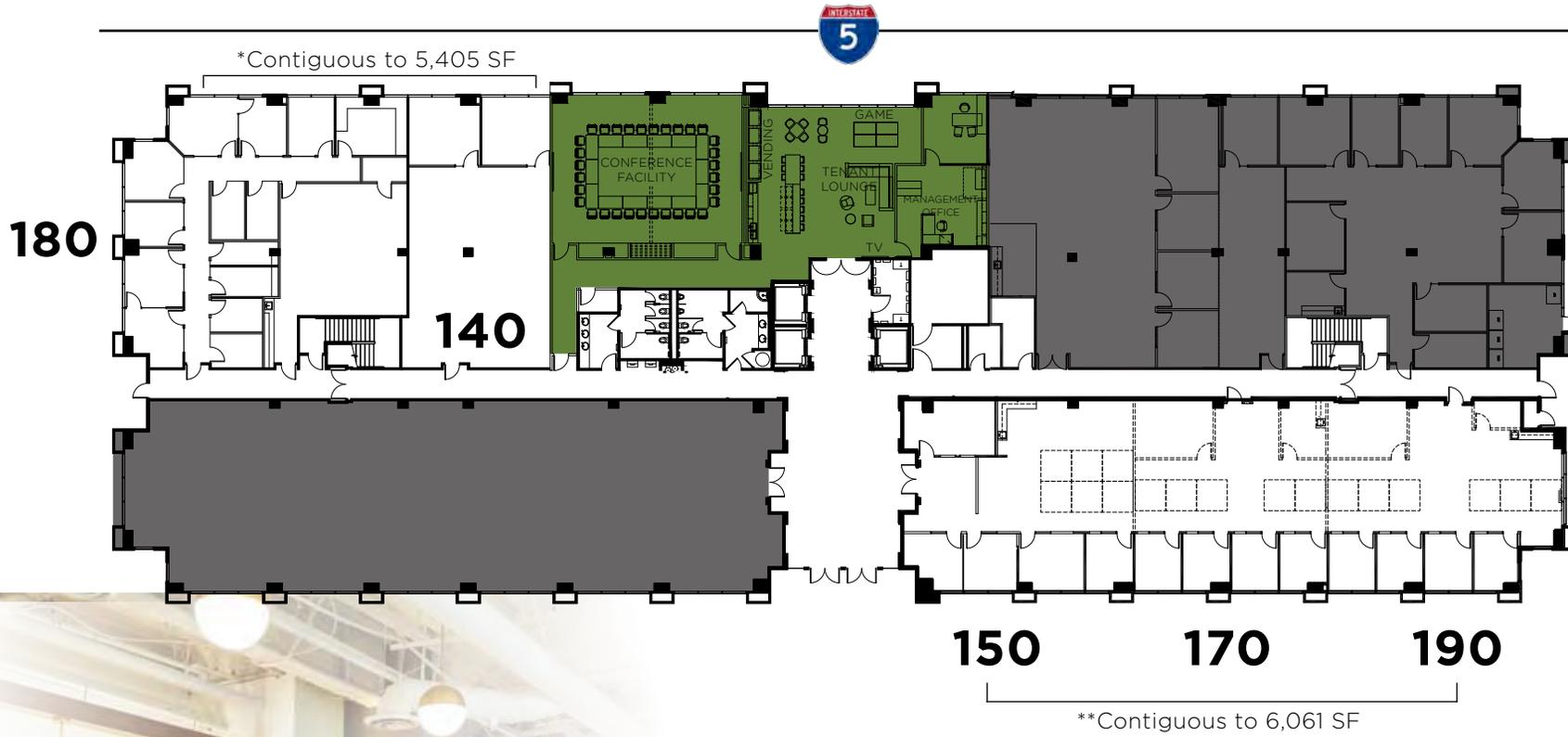


○ AVAILABLE

● TENANT LOUNGE & CONFERENCE CENTER

Suite 140 1,994 SF*
Suite 150 2,174 SF**
Suite 170 1,832 SF**

Suite 180 3,411 SF*
Suite 190 2,055 SF**



FLOOR PLAN - 27101

VISIT WEBSITE 

FLOOR PLAN - 27101

○ AVAILABLE

● FITNESS CENTER

Suite 200

9,898 SF



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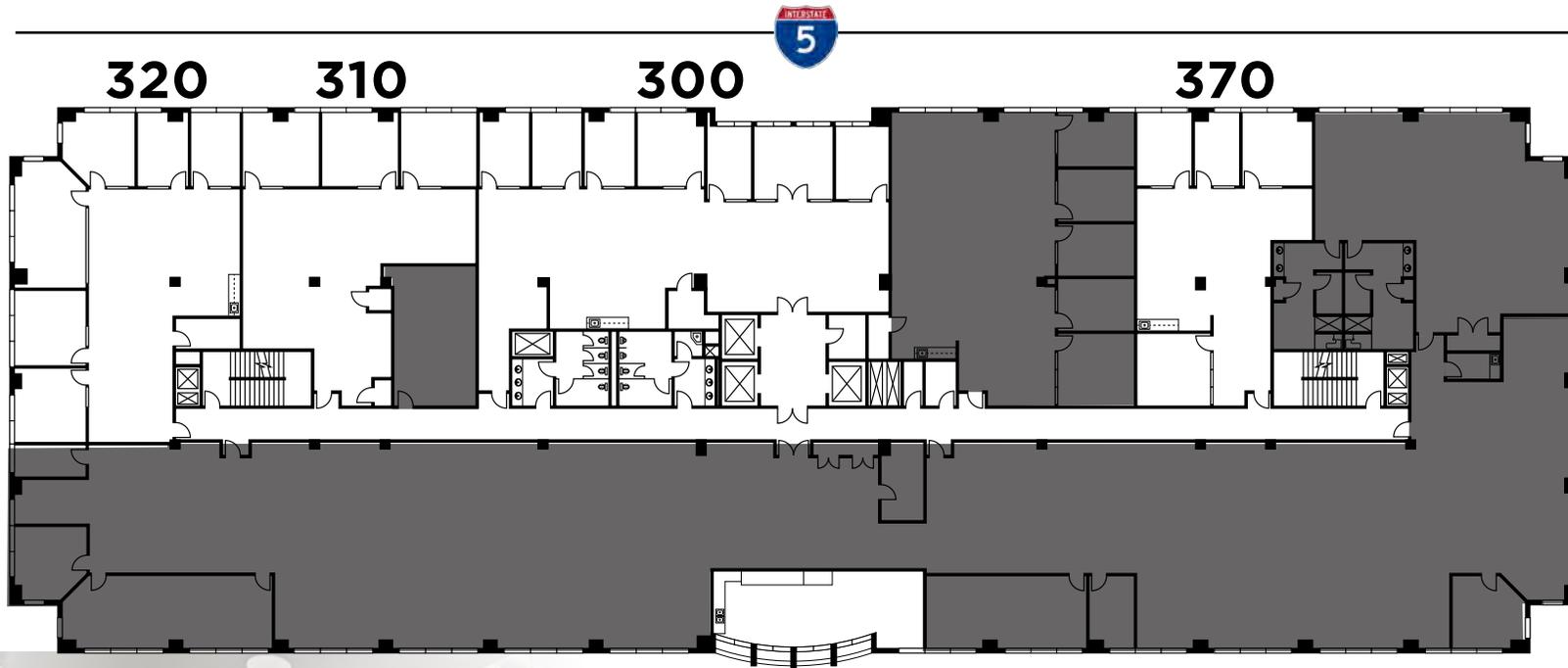


VISIT WEBSITE 

○ AVAILABLE

Suite 300	3,687 SF
Suite 310	2,167 SF
Suite 320	2,897 SF
Suite 370	1,934 SF

FLOOR PLAN - 27101



3

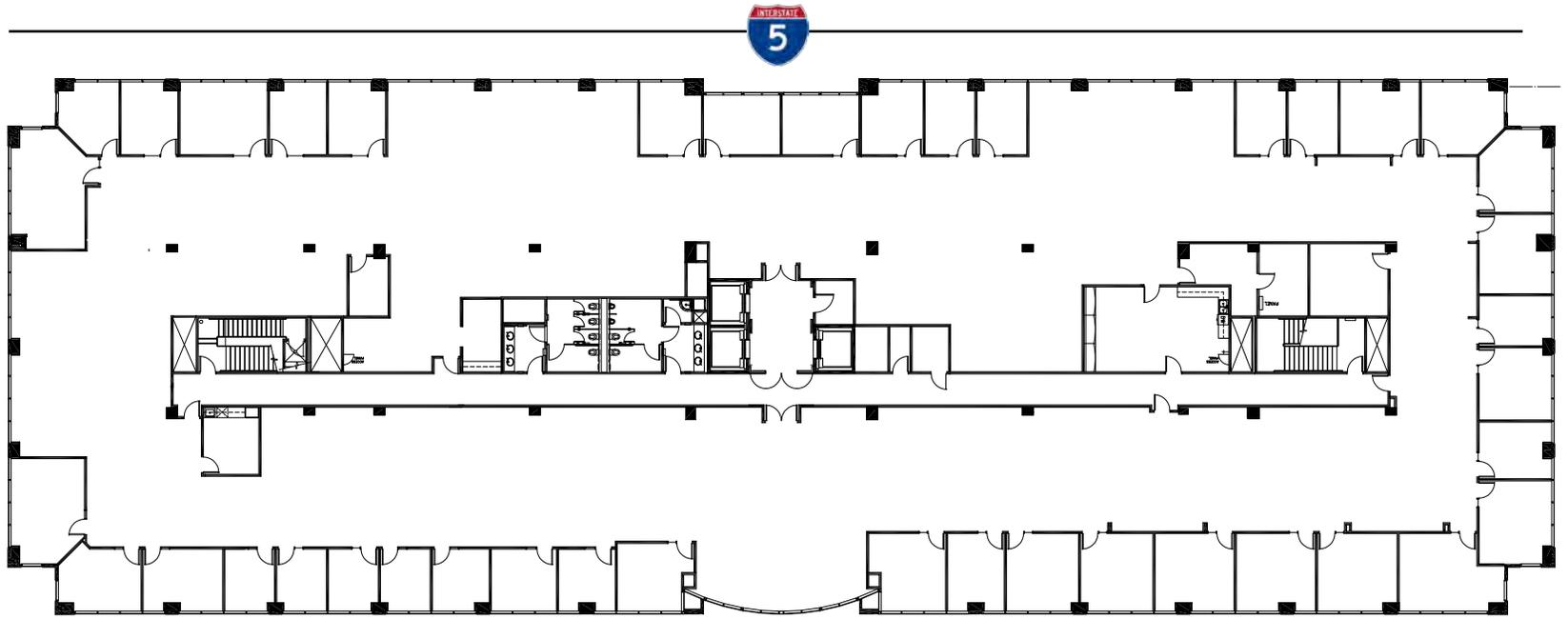
VISIT WEBSITE 

FLOOR PLAN - 27101

○ AVAILABLE

Suite 400 30,710 SF

[TAKE A VIRTUAL TOUR](#) 



400

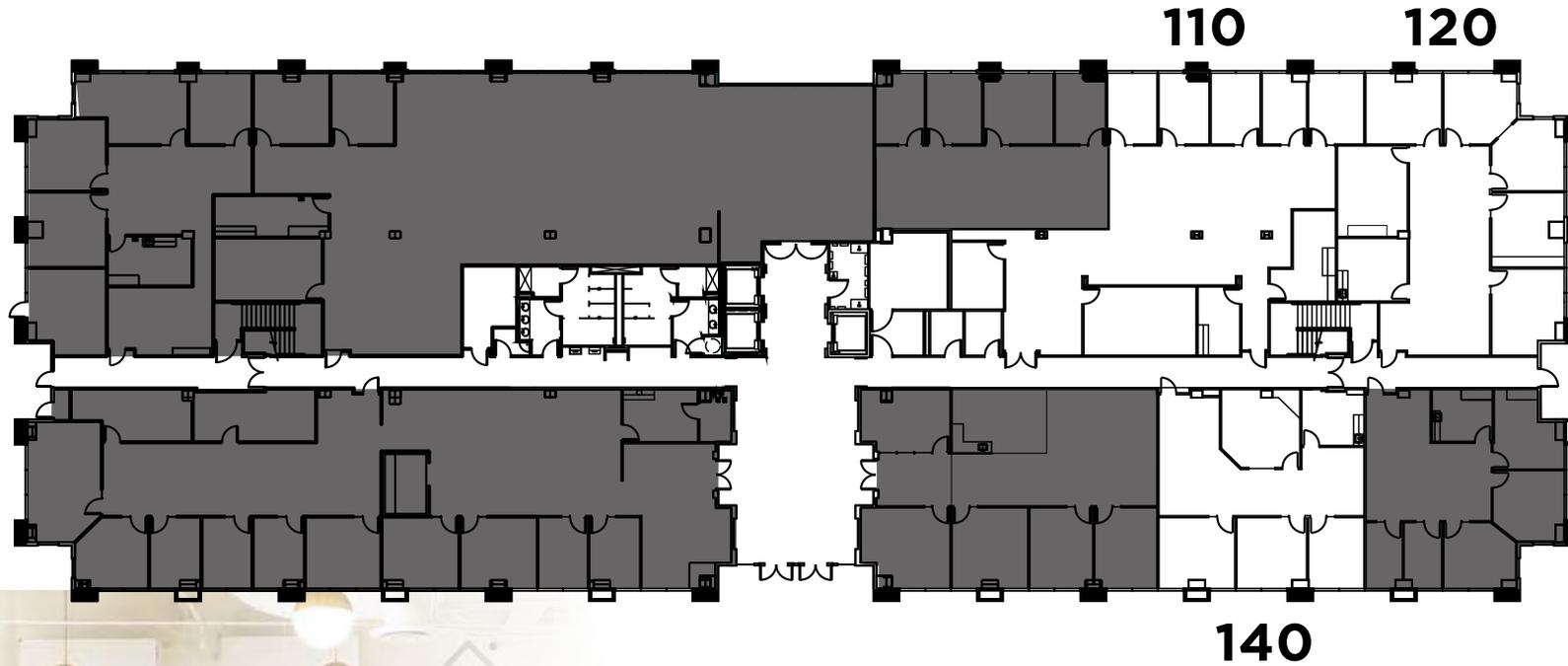
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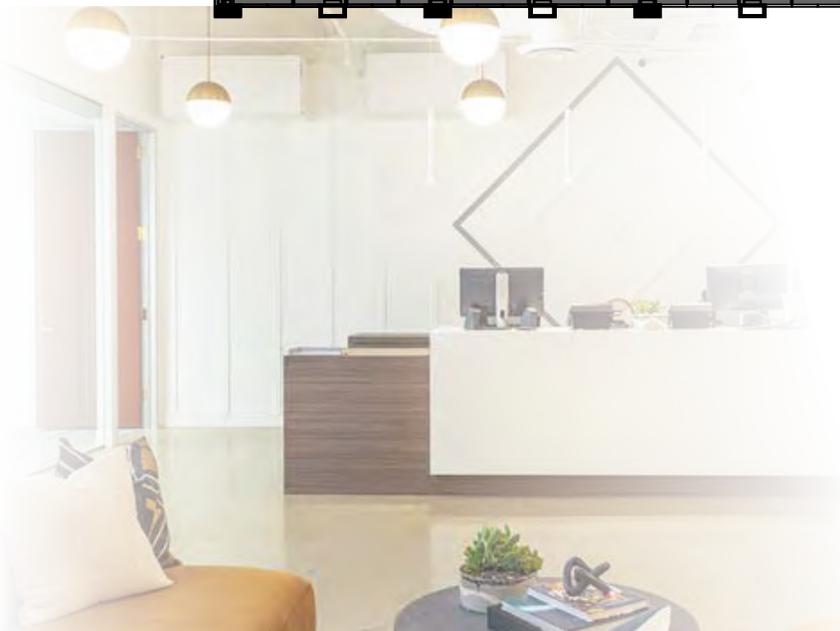
[VISIT WEBSITE](#) 

○ AVAILABLE

Suite 110 3,512 SF
Suite 120 2,549 SF
Suite 140 1,817 SF



FLOOR PLAN - 27201



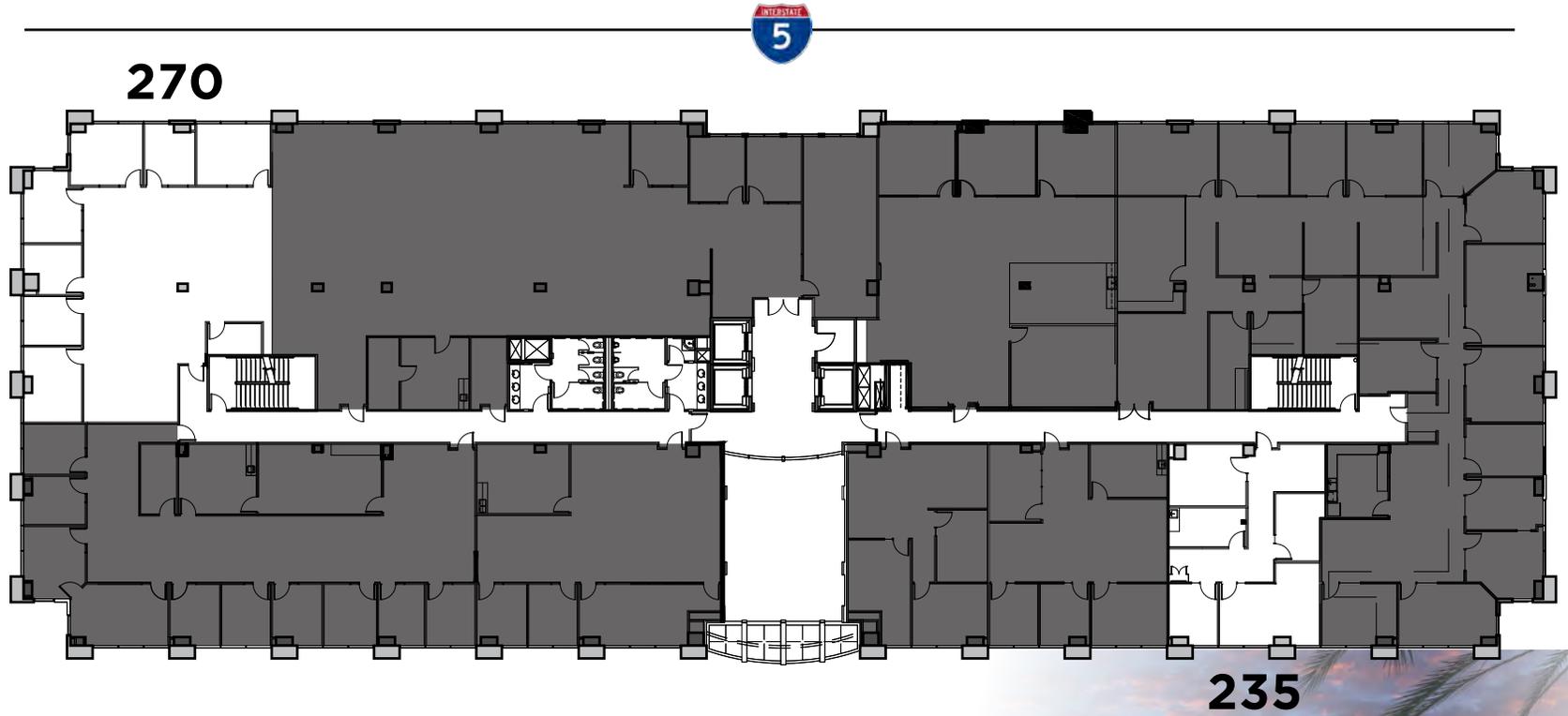
VISIT WEBSITE 

FLOOR PLAN - 27201

○ AVAILABLE

Suite 235 1,375 SF

Suite 270 2,923 SF



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VISIT WEBSITE 

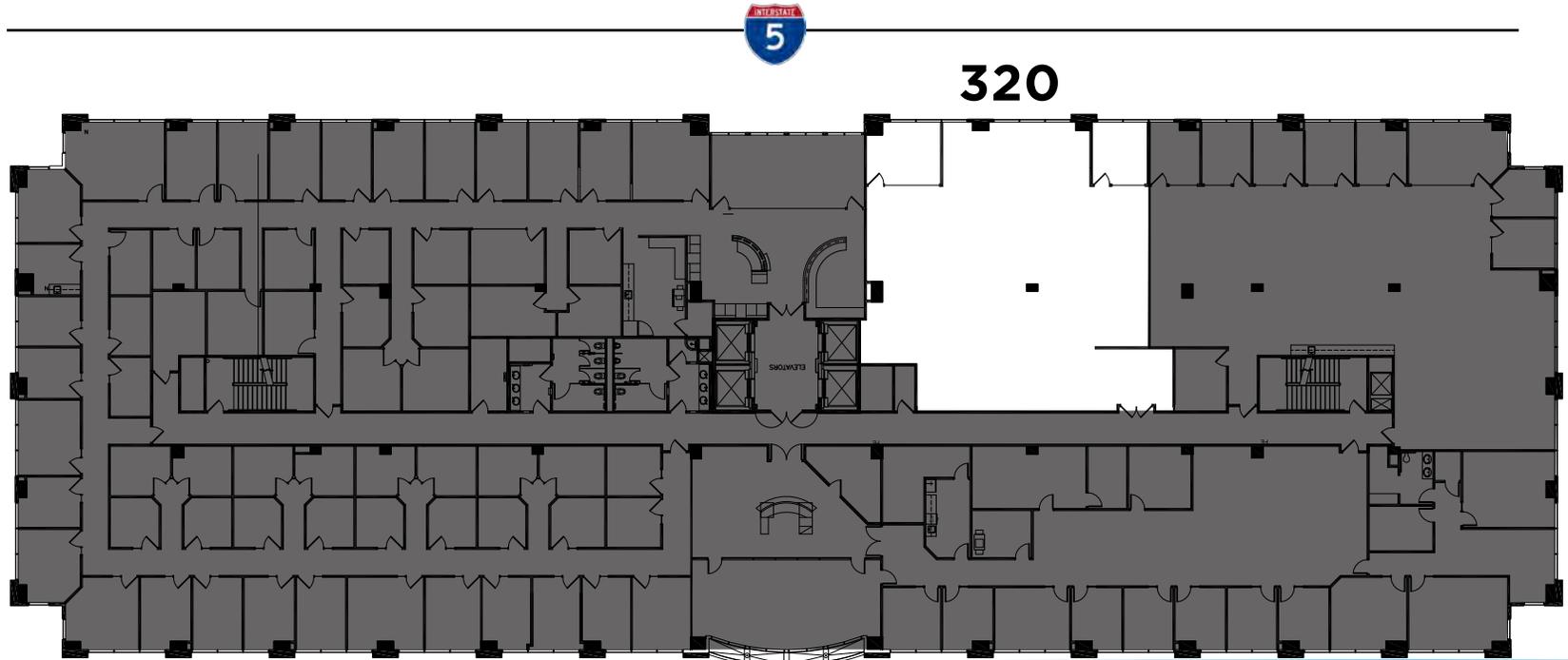


FLOOR PLAN - 27201

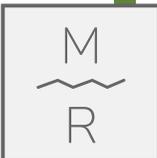
○ AVAILABLE

Suite 320

3,517 SF



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VISIT WEBSITE 

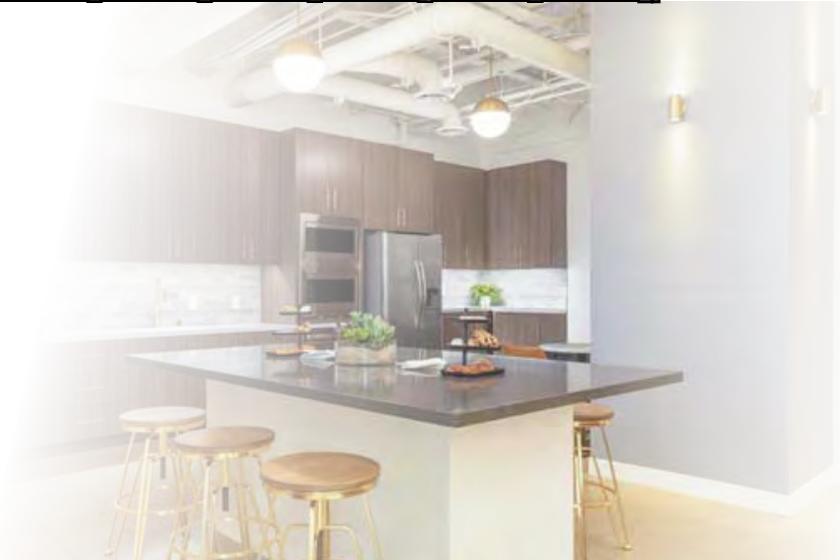
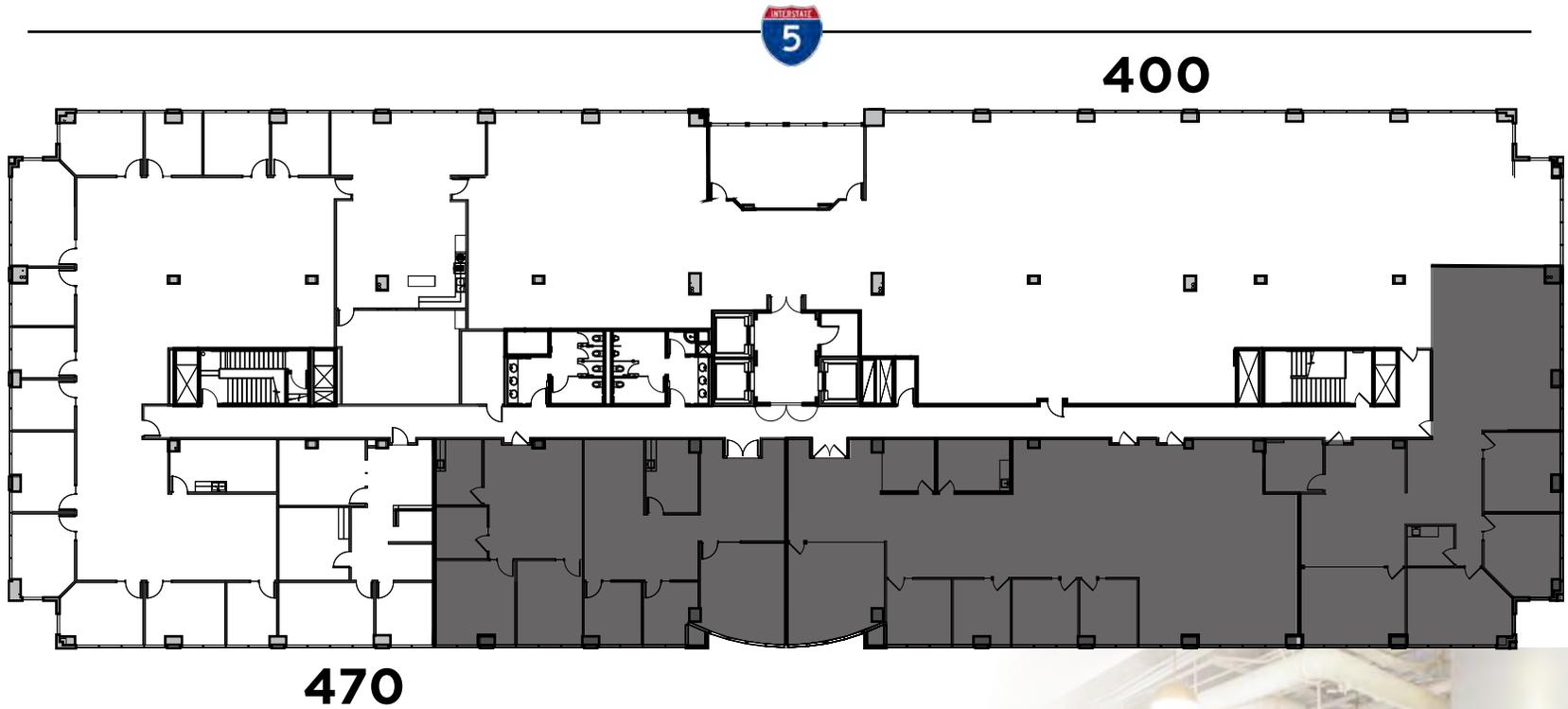
FLOOR PLAN - 27201

○ AVAILABLE

Suite 400 18,393 SF

TAKE A VIRTUAL TOUR 

Suite 470 1,365 SF



VISIT WEBSITE 

SITE PLAN





NORDSTROM



- 1 Puerta Real Shopping Center   
- 2 Courtyard by Marriott 
- 3 Kaleidoscope    
- 4 Mission Hospital 
- 5 The Shops at Mission Viejo   
- 6 Saddleback College 
- 7 United States Post Office 
- 8 College Center   
- 9 Rancho Medical Center  
- 10 Mission Viejo Towne Center   

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MISSION RIDGE



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