

# FOR LEASE

## KOLL SAVI BUSINESS CENTER

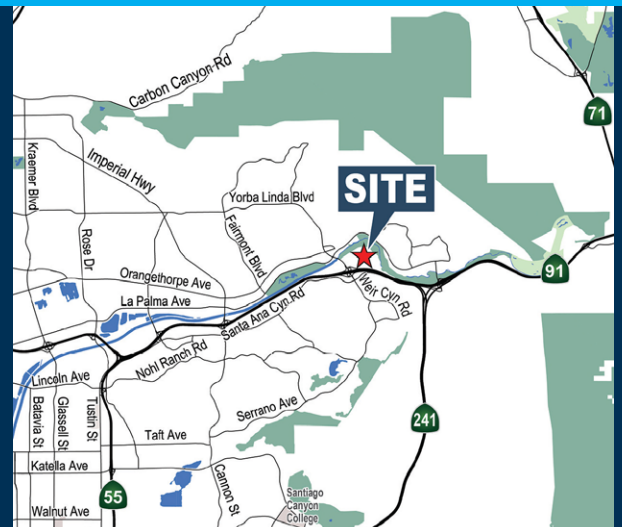


22800 SAVI RANCH PARKWAY

YORBA LINDA, CALIFORNIA

### PROPERTY FEATURES

- Corporate Image Office Property
- Suites Available From  $\pm$  1,200 to  $\pm$  15,000 SF
- Approximately 3 Acre Property Providing Ample No Cost Parking
- Elevator Served High Image Building
- Direct Access to the Riverside (91) Freeway at Weir Canyon Road & Immediate access to South Orange County (241)
- Adjacent to many amenities including retail services, restaurants and hotels



# Voit

REAL ESTATE SERVICES

**Barry Walshe**  
Vice President | Partner  
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Lic. #01991785

**Mike Boomer**  
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22800 SAVI RANCH PARKWAY, YORBA LINDA, CA

2-STORY HIGH IMAGE OFFICE BUILDING | ±48,794 TOTAL RENTABLE SQUARE FEET

UNDER NEW OWNER AND MANAGEMENT

MAJOR RENOVATIONS UNDERWAY, INCLUDING NEW ROOF, NEW HVAC  
AND COMMON AREA IMPROVEMENTS

FLOOR	SUITE	TOTAL SF	LEASE RATE PSF	COMMENTS
2	216	± 1,344 SF	\$2.25 FSG	2 private offices, reception, conference room, small open area
2	219	± 1,837 SF	\$2.25 FSG	3 private offices, conference room, IT room, open area
2	204	± 2,390 SF	\$2.25 FSG	Corner unit, private offices, conference room, open area
2	206	± 2,665 SF	\$2.25 FSG	Private offices
1	110	± 6,500 SF to 12,724 SF	\$2.25 FSG	Building signage, prestigious off lobby entrance, private offices, large open area, break room, possibly divisible

<b>FULL SERVICE GROSS</b>	Rent includes all utilities and janitorial service
<b>TENANT IMPROVEMENT:</b>	Negotiable
<b>PARKING:</b>	Ample free surface parking, 4:1,000 ratio
<b>TO TOUR:</b>	Call Mike Boomer (714) 935-2344 or Barry Walshe (714) 935-2309
<b>AMENITIES:</b>	Located within a 200 Acre Master Planned Complex



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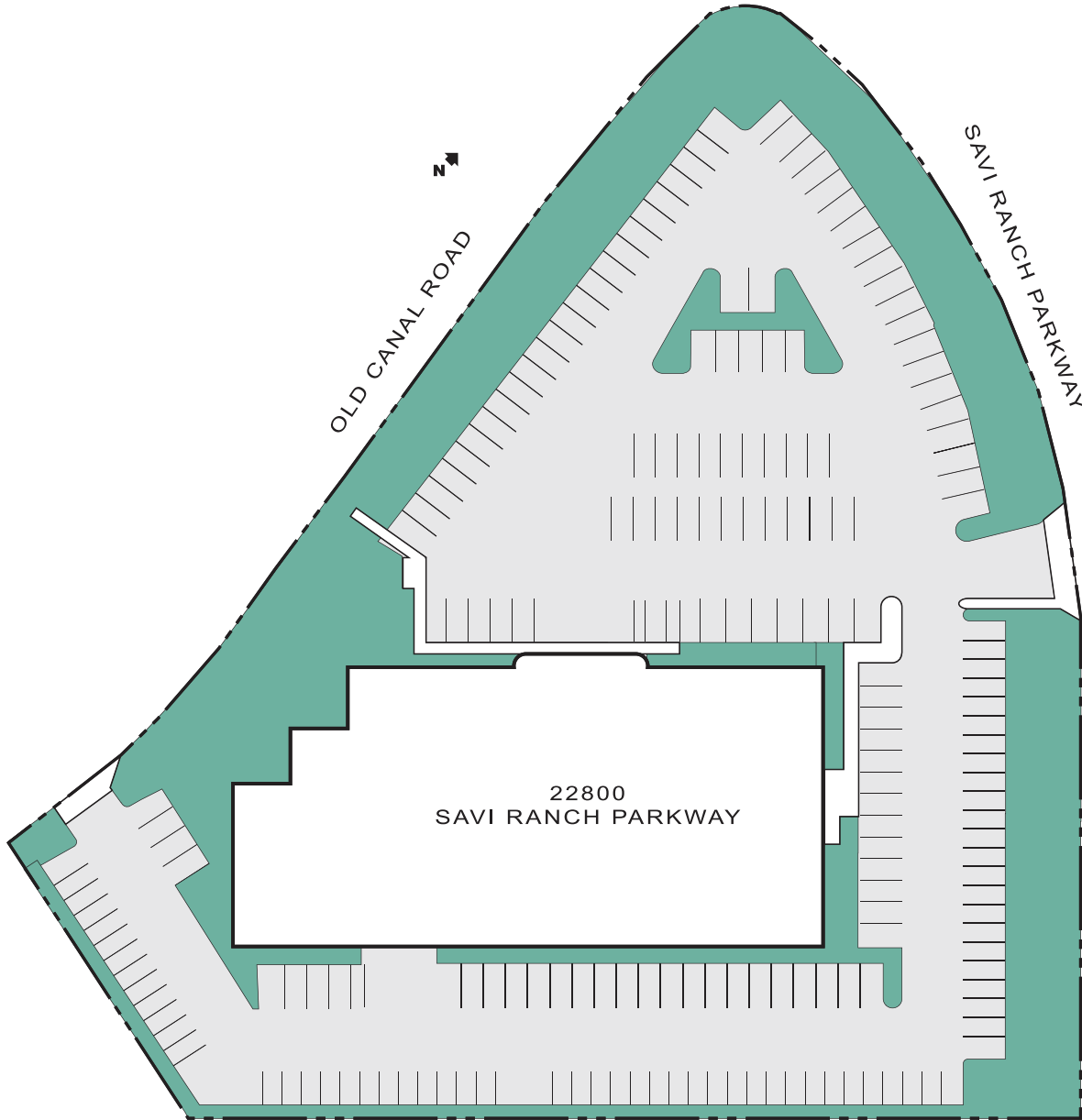
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### SITE PLAN



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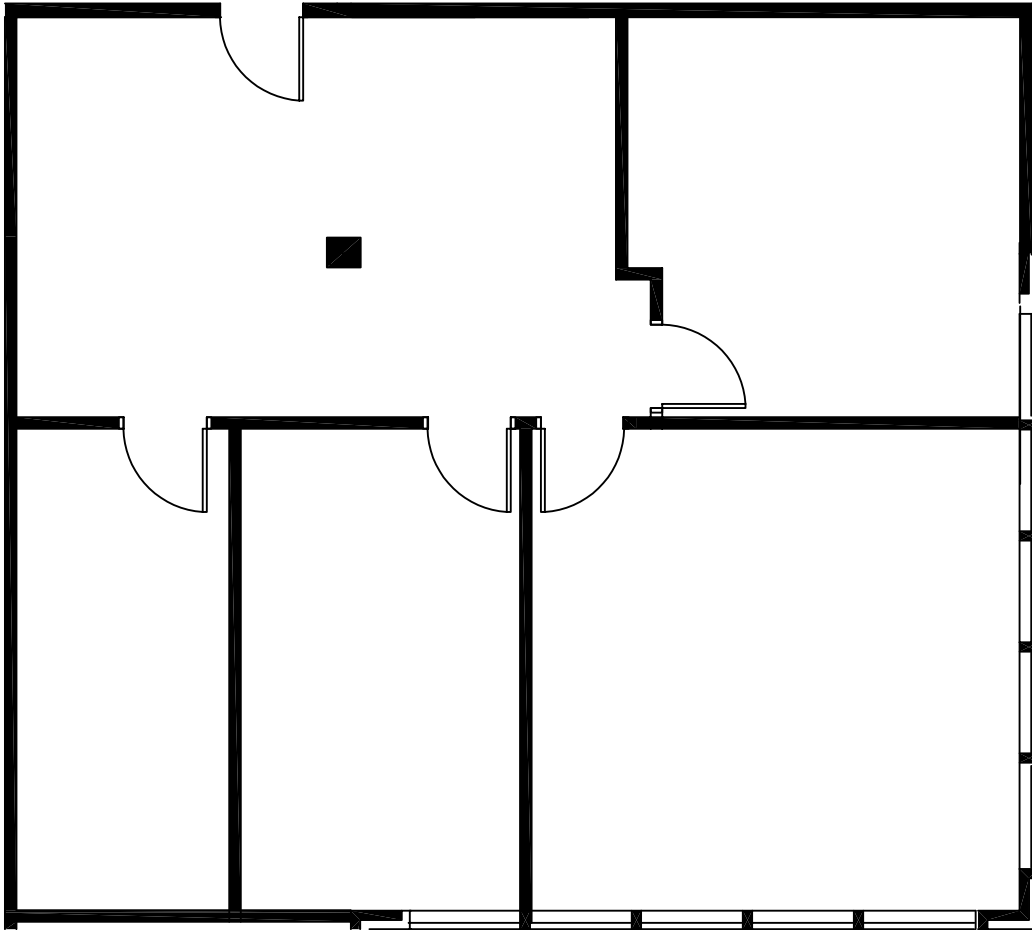
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### SUITE 216 | ±1,344 SF



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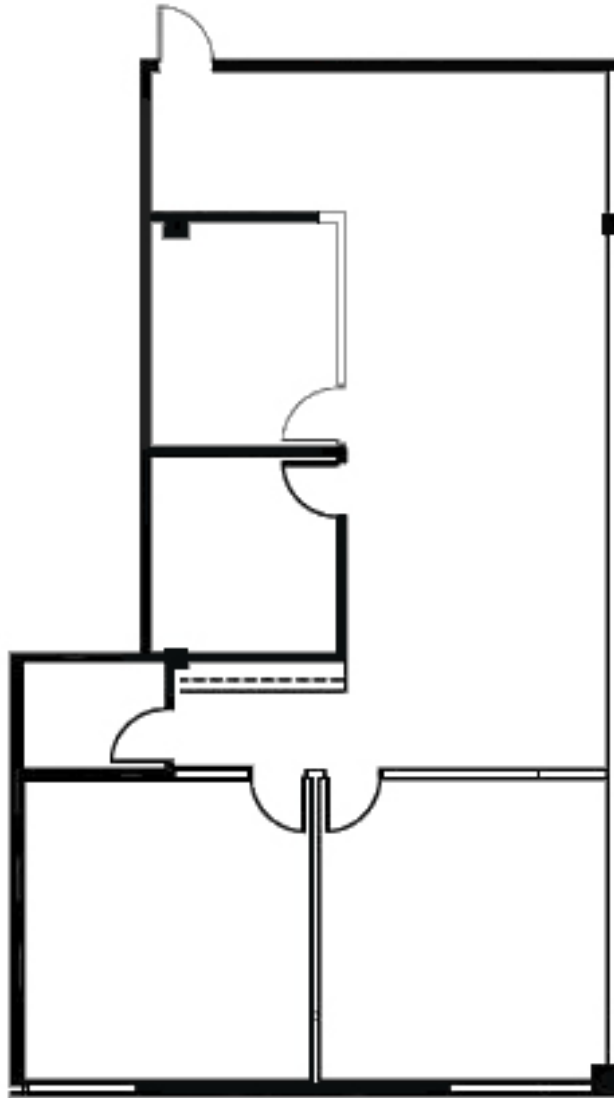
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**SUITE 219 | ±1,837 SF**



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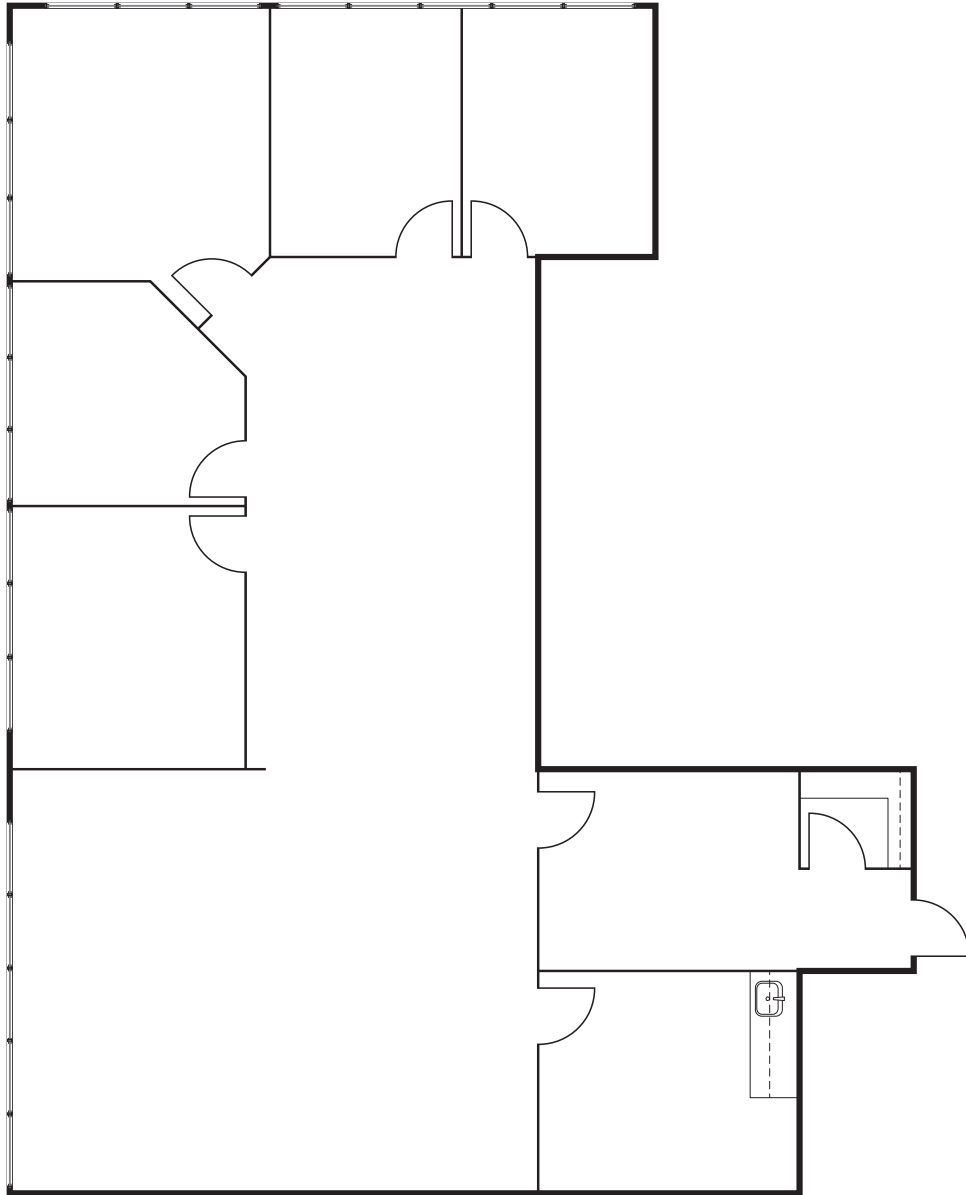
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22800 SAVI RANCH PARKWAY, YORBA LINDA, CA

**SUITE 204 | ±2,390 SF**



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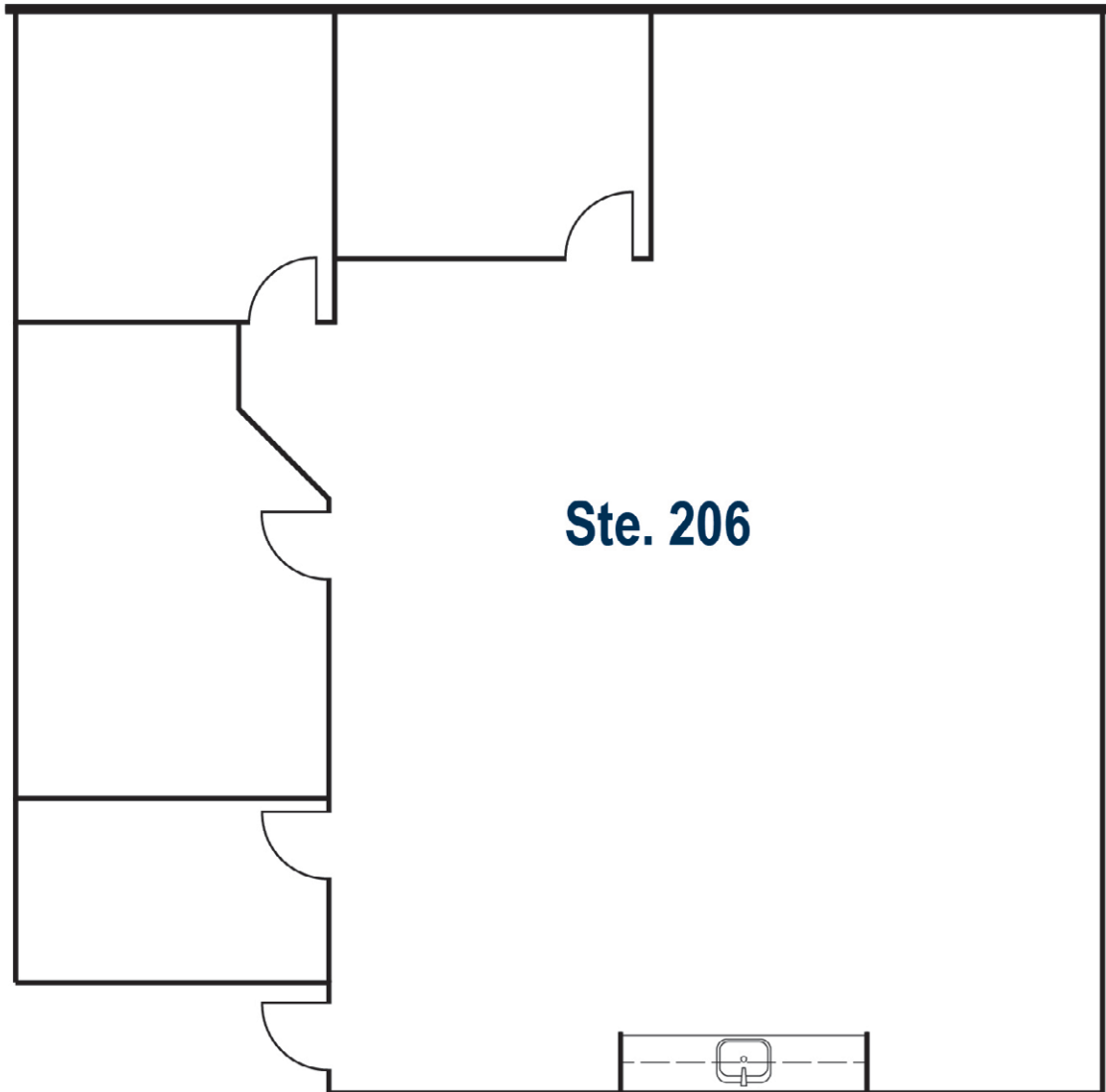
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### SUITE 206 | ±2,665 SF



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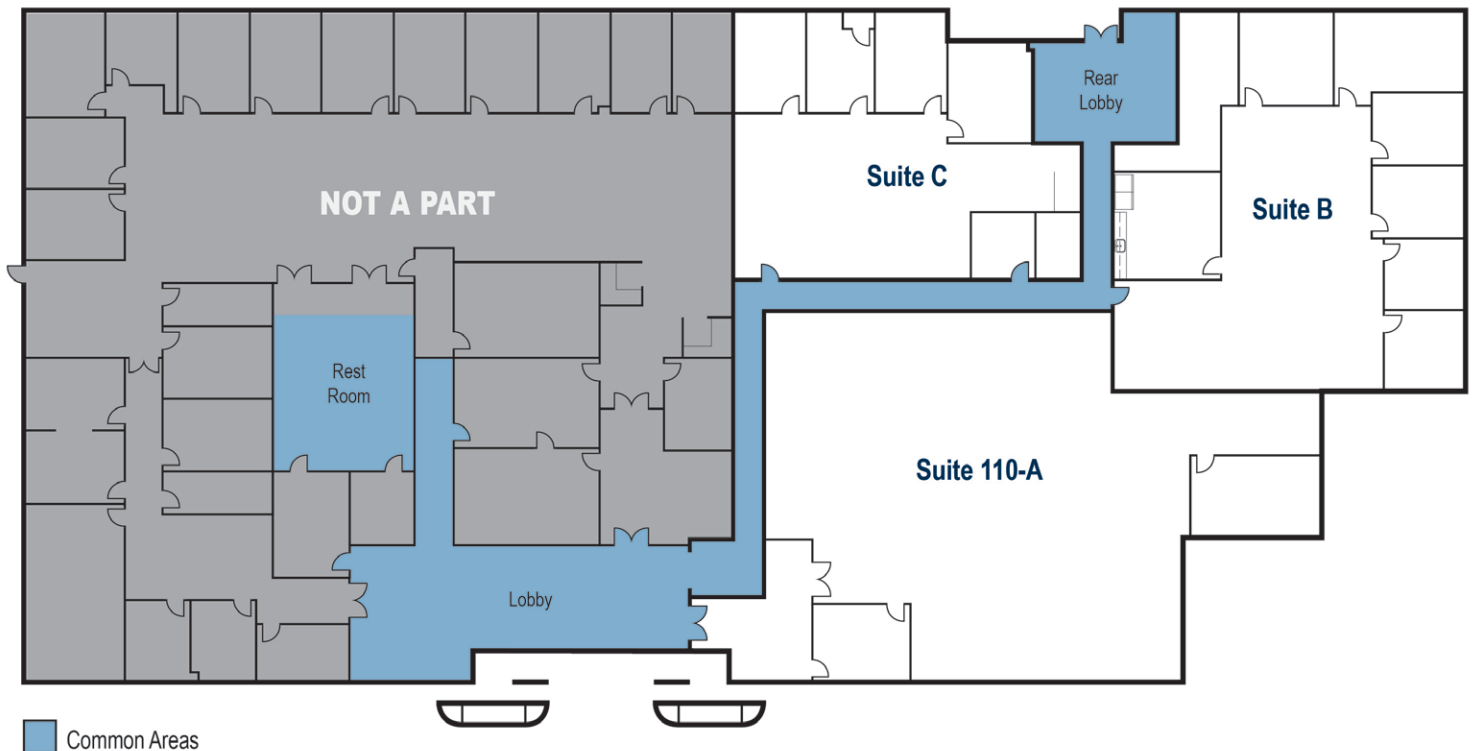
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### SUITE 110 HYPOTHETICAL | ±6,500 SF TO 12,724 SF



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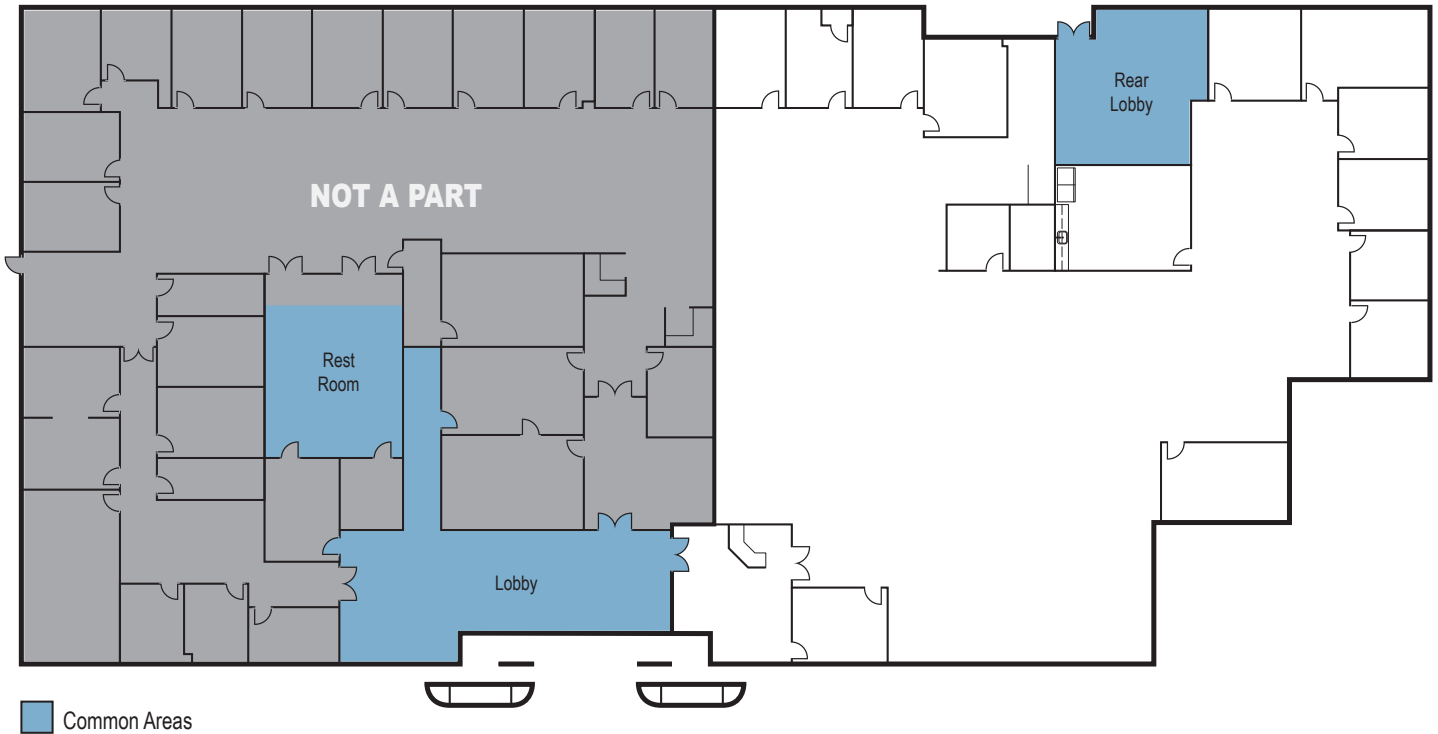


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### SUITE 110 | ±12,724 SF



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