



**SPERRY**  
COMMERCIAL

**FOR SALE**

**23113-23117**

**PLAZA POINTE DRIVE  
LAGUNA HILLS, CA 92653**

**OWNER/USER OPPORTUNITY**



**Exclusively Offered by:**



**Russ Smith**  
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# EXECUTIVE SUMMARY



23113 & 23117 Plaza Pointe Drive are an excellent opportunity for an owner/user to acquire office space for their business. 23113 Plaza Pointe will be available for immediate occupancy, and 23117 Plaza Pointe is currently 100% leased.

Businesses can control occupancy costs and benefit from a core real estate investment and take advantage of attractive financing terms, such as down payments as low as 10% through SBA loan programs.

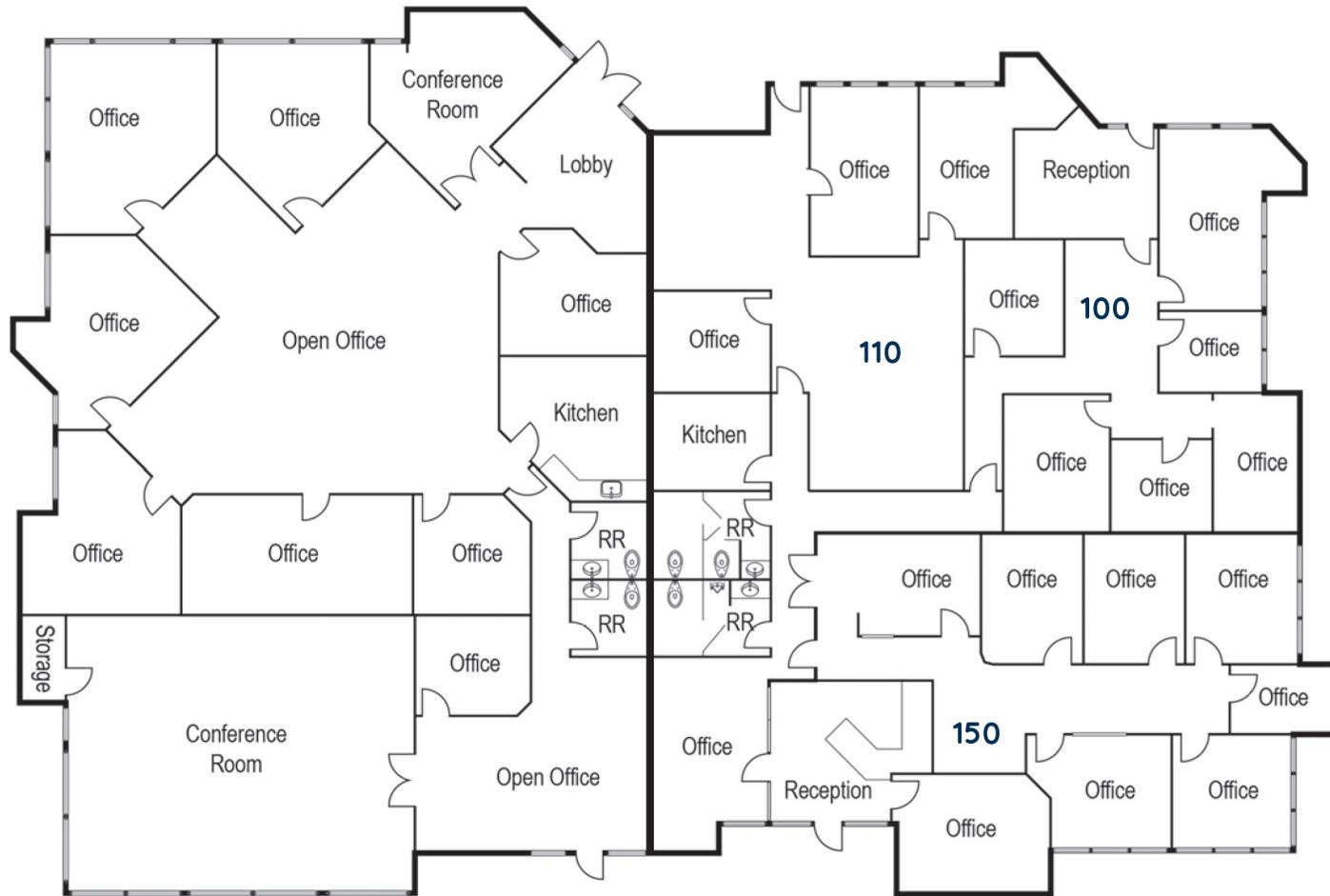
<b>Price:</b>	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	\$4,475,000
<b>Size:</b>	<b>23113 Plaza Pointe Dr.</b>	5,418 SF
	<b>23117 Plaza Pointe Dr.</b>	5,500 SF
	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	10,918 SF
<b>Occupancy</b>	<b>23113 Plaza Pointe will be delivered vacant upon close of escrow. 23117 Plaza Pointe is 100% leased, call broker for details.</b>	
<b>Association Dues:</b>	<b>23113 Plaza Pointe Dr.</b>	\$1,284.41 / Month
	<b>23117 Plaza Pointe Dr.</b>	\$1,284.41 / Month
	<b>23113 &amp; 23117 Plaza Pointe Dr.</b>	\$2,568.82 / Month
<b>Zoning;</b>	<b>MXU - Mixed Use</b>	
<b>Parking:</b>	<b>Free and in Common at a ratio of 4:1,000</b>	



# PROPERTY PICTURES



# FLOOR PLANS



**23113 FLOOR PLAN**  
**TOTAL 5,418 SF**

**23117 FLOOR PLAN**  
 Suite 100 1,752 SF  
 Suite 110 1,583 SF  
 Suite 150 2,165 SF  
**TOTAL 5,500 SF**

# AMENITIES MAP

