

SMITH | FRYER | WATTS

HIGH IMAGE PROFESSIONAL OWNER/USER OFFICE CONDO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

FOOTHILL BUSINESS PARK

26501 RANCHO PKWY. SOUTH, SUITE 201 | LAKE FOREST | ±2,115 SQUARE FEET | **CALL FOR PRICING**

DAVE SMITH

SENIOR VICE PRESIDENT

LICENSE ID# 01195186

949.790.3134

DSMITH@LEEIRVINE.COM

MATT FRYER

SENIOR VICE PRESIDENT

LICENSE ID# 01333079

949.790.3122

MFRYER@LEEIRVINE.COM

TRAVIS WATTS

SENIOR ASSOCIATE

LICENSE ID# 01927498

949.790.3140

TWATTS@LEEIRVINE.COM

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

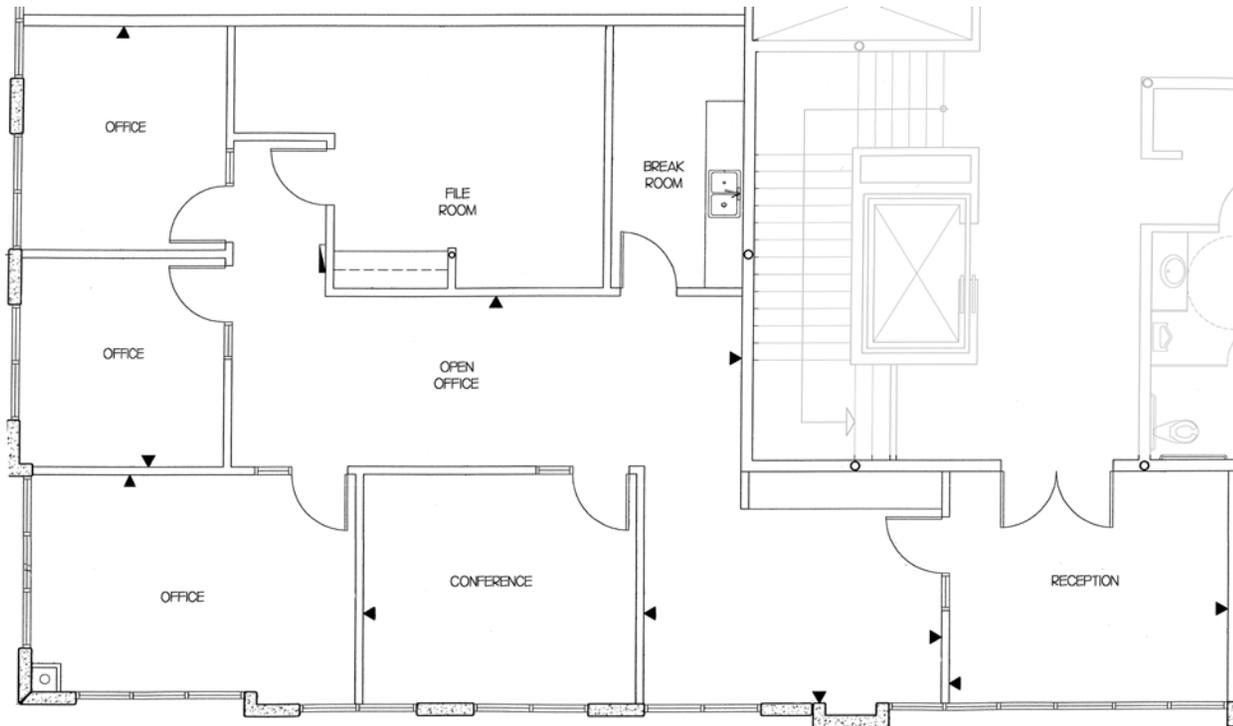
PROPERTY OVERVIEW

26501 RANCHO PKWY. SOUTH, SUITE 201 | LAKE FOREST, CA

- Rare ±2,115 SF Professional Office Condo – Corner Unit w/ Extensive Window Line.
- Part of a Larger ±17,414 SF Two Story Free Standing Elevator Served Bldg.
- Owner/User or Investment Opportunity.
- Flexible Zoning – Professional Office & Medical Users (Buyer to Verify).
- Modern Architecture & Newer Age Construction – Built in 2005.
- Efficient Layout, High Ceilings & Upgraded Interior Improvements.
- Three Large Executive Offices, Conference Room, Dedicated Reception Area, Small Open Area, File/Work Room & Kitchenette Double Door Entrance on 2nd Floor Directly Off Elevator Landing.
- Suite & Directory Signage Providing a Company Identity/Visibility.
- Furniture Systems Can Be Made Available.
- Views of the Saddleback Mountain Range.
- Free & Common Surface Parking (4:1,000 SF).
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Immediate Access to South Orange County's Major Freeways/Toll Roads.
- Aggressive SBA lending (10% down) & Conventional Lending (15-30% Down).
- Professionally Managed Business Park – Association Covers Roof Maintenance.
- **Asking Price: TBD - Call For Pricing**



FLOOR PLAN



26501

RANCHO PKWY

SUITE 201

LAKE FOREST, CALIFORNIA



INTERIOR & EXTERIOR IMAGES

26501 RANCHO PKWY. SOUTH, SUITE 201 | LAKE FOREST, CA



IRVINE
SPECTRUM
CENTER



FOOTHILL PLAZA

COURTYARD
BY MARRIOTT

ALTON PKWY

BAKER RANCH

26501
RANCHO PKWY SOUTH

FOOTHILL TOWNE CENTRE

LAKE FOREST DR

TOLL BROTHERS AT
THE MEADOWS

BAKE PKWY

CALIFORNIA
241

PORTOLA PKWY

THE VILLAGE

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