



# FOR SUBLEASE

SUITE 106 | 4,835 SQ. FT. INDUSTRIAL/FLEX

## LAKE FOREST BUSINESS CENTER

20512 CRESCENT BAY DRIVE, LAKE FOREST, CALIFORNIA 92630

CHRIS DEASON  
949.263.5347

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REAL ESTATE SERVICES

# AVAILABILITY

| ADDRESS   | SUITE | TOTAL<br>SIZE<br>SQ. FT. | ASKING<br>RATE<br>PSF | MONTHLY<br>BASE<br>RENT | SUBLEASE<br>EXPIRATION | COMMENTS   |
|---|-------|--------------------------|-----------------------|-------------------------|------------------------|--|
| 20512 Crescent Bay<br>Drive, Lake Forest,<br>California 92630 | 106   | ±4,835                   | \$1.85 NNN            | \$8,944.75              | 1/31/28                | Reception, 4 offices, coffee bar, open office<br>area, restrooms in office and warehouse, 1<br>ground level loading door.<br><br><b>THIS SUITE IS NOT DIVISIBLE.</b> |

*There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.54 per square foot, subject to change.*



## CHRIS DEASON

Senior Vice President | Partner

949.263.5347 • cdeason@voitco.com • Lic #01031828

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REAL ESTATE SERVICES

2020 Main Street, Suite 100  
Irvine, CA 92614  
[www.VoitCo.com](http://www.VoitCo.com)

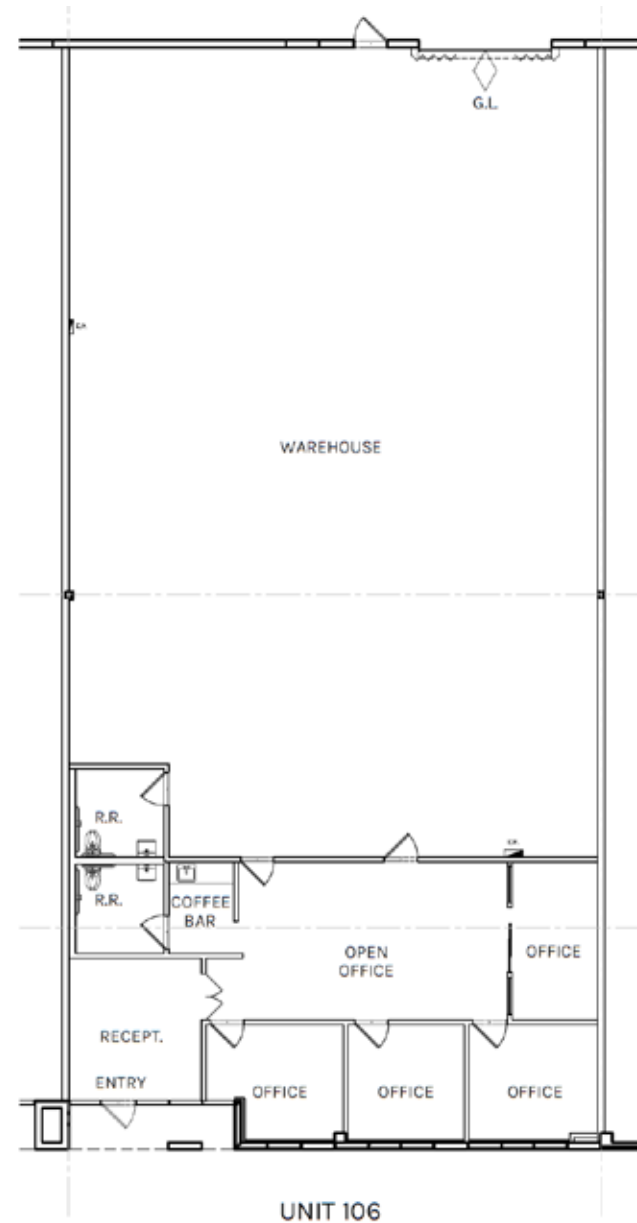
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# FLOOR PLAN

## SUITE 106 4,835 SQ. FT.

### Building #20512

- ±1,266 SF OF OFFICE
- ONE (1) GROUND LEVEL DOOR
- ±22' WAREHOUSE CLEARANCE
- FULLY SPRINKLERED
- ±200 AMPS OF POWER (VERIFY)
- ABUNDANCE OF FREE SURFACE PARKING



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# SITE PLAN



**Ground Level Loading**



**Professionally Managed Business Park (on-site)**



**±4,835 SF of Office/Industrial Space**



**Excellent Access to Freeways**  
(405, 5, 241, 133)



**Functional Site Loading and Circulation**



**Major Cross Streets:  
Bake Pkwy & Commercentre**

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