

LAKE CENTER

23101 LAKE CENTER,
LAKE FOREST



**A 51,000 SF. CLASS A
OFFICE BUILDING**

LPCWEST
LINCOLN PROPERTY COMPANY

IN THE HEART OF SOUTH ORANGE COUNTY

MINUTES FROM EVERYTHING COASTAL
ORANGE COUNTY HAS TO OFFER.
CONVENIENT OFFICE AT
ITS FINEST.

PACIFIC
OCEAN

NEWPORT
BEACH

JOHN WAYNE
AIRPORT
ORANGE COUNTY

SOUTH
COAST
PLAZA

TUSTIN

IRVINE
SPECTRUM
CENTER

IRVINE

LAGUNA
HILLS

LAKE CENTER
23101 LAKE CENTER,
LAKE FOREST

- Abundant retail & restaurants closely +
- 6** HOTELS WITHIN 500FT
- 7** MEDICAL CENTERS WITHIN 5 MILES
- 6** GYMS WITHIN 1 MILE
- 6** SPAS WITHIN 1 MILE

RETAIL/RESTAURANTS



DEL TACO
SUBWAY
PICK UP STIX
McDonald's
BEST BUY

RETAIL/RESTAURANTS



Beijing Noodle House
TAQUERIA
DE ANDA-GRILL
Umai
DönerG
IHOP
Dibo Sian
THANH BINH
INKA GRILL
Starbucks
nektar
Pavera



BAKE PARKWAY

ROCKFIELD BLVD.

LAKE FOREST DRIVE



Elegant Lobby Re-Design



Great Visibility



Lake Forest Executive Center is one of the few office buildings in the area with prominent freeway frontage, offering ease of ingress/egress and optimal signage opportunities.

Prime Location



The property is situated near the 5, 405 and 133 freeways which are major thoroughfares throughout Orange County. Additionally, the property is in close proximity to abundant executive & employee housing, and nearby an ample selection of retail & food amenities.

Move-in Ready Office Spaces



Move-In ready office spaces are ready and available equipped with new carpet, paint, lighting, ceiling tiles and break-rooms.



A place for your best work.

Lake Forest Executive Center is a simple and efficiently designed office building located in the heart of South County, with unmatched freeway visibility and ease of access.

3

STORIES

51,136

RSF



Modern

**Sleek
Exterior**



On-site Amenities

- Limited Suite Exclusive
Exterior Terrace Space
- Outdoor seating areas
- New Ownership and
Management dedicated to best
in class service

Location & Nearby Amenities

Beyond the ample selection of close by retail, hotel and food amenities, our tenants enjoy 42 miles of coastal living filled with sun-soaked Mediterranean weather year-round.

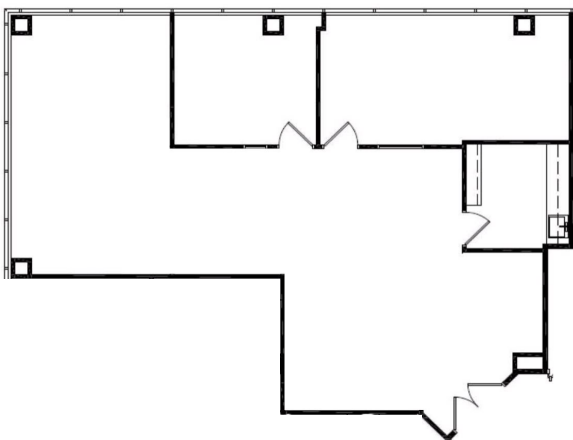
- Crystal Cove State Park
(10 miles)
- Laguna Coast Wilderness Park
(5 miles)
- Great Park (2 miles)
- Fashion Island (12 miles)
- South Coast Plaza (11 miles)
- UC Irvine (9 miles)
- John Wayne Airport (11 miles)

Floor Plans

All move in ready

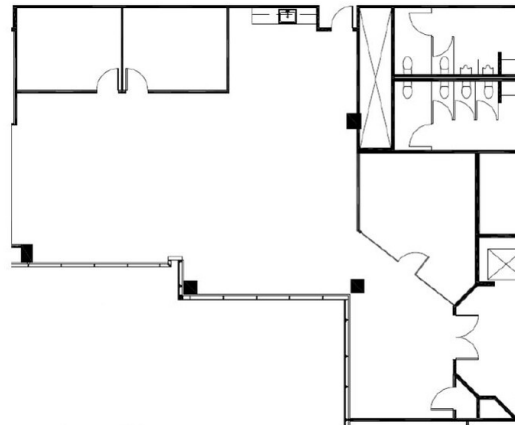
Suite 160

1,923 RSF



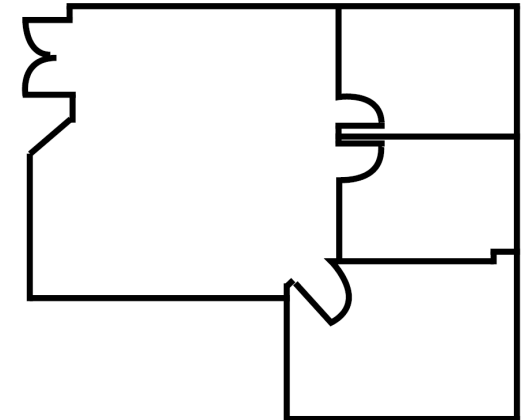
Suite 300

2,757 RSF



Suite 320

1,362 RSF





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For Leasing Information, Please Contact:



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