

Laguna Hills Office Park

23191 LA CADENA • LAGUNA HILLS, CA 92651

EXTERIOR
ENTRANCE OFFICE
SUITES





OFFICE SUITES FOR LEASE

Suite Sizes from: $\pm 1,535$ SF to $\pm 3,806$ SF



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OFFICE PARK**

**23191 LA CADENA
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PROPERTY OVERVIEW

High-image recently renovated single-story building with numerous retail amenities and exceptional freeway access to the 405, 5, 133, and 73 freeways. Common restroom, individual exterior suite signage.

SUITE 101 ($\pm 2,271$ SF):

Ground floor exterior entrance suite, Five (5) window line offices, Four (4) interior offices, glass conference room, break room with dishwasher and sink. Exterior Suite Signage Available.

SUITE 101 A ($\pm 1,995$ SF):

Ground floor exterior entrance suite, Four (4) window line offices, Four (4) interior offices, glass conference room, break room with dishwasher and sink. Exterior Suite Signage Available.

SUITE 103 ($\pm 1,535$ SF):

Own Exterior Front Entrance, Building Signage Available, Kitchen with Sink and Window Line Conference Room, Approx. Four (4) Offices, Open Area, Exterior Suite Signage Available.

SUITES 101 & 103 ($\pm 3,806$ SF):

Ground floor exterior entrance suite, Seven (7) window offices, Six (6) interior offices, glass conference room, two break rooms with sinks and dishwasher, common restroom. Exterior Suite Signage Available.

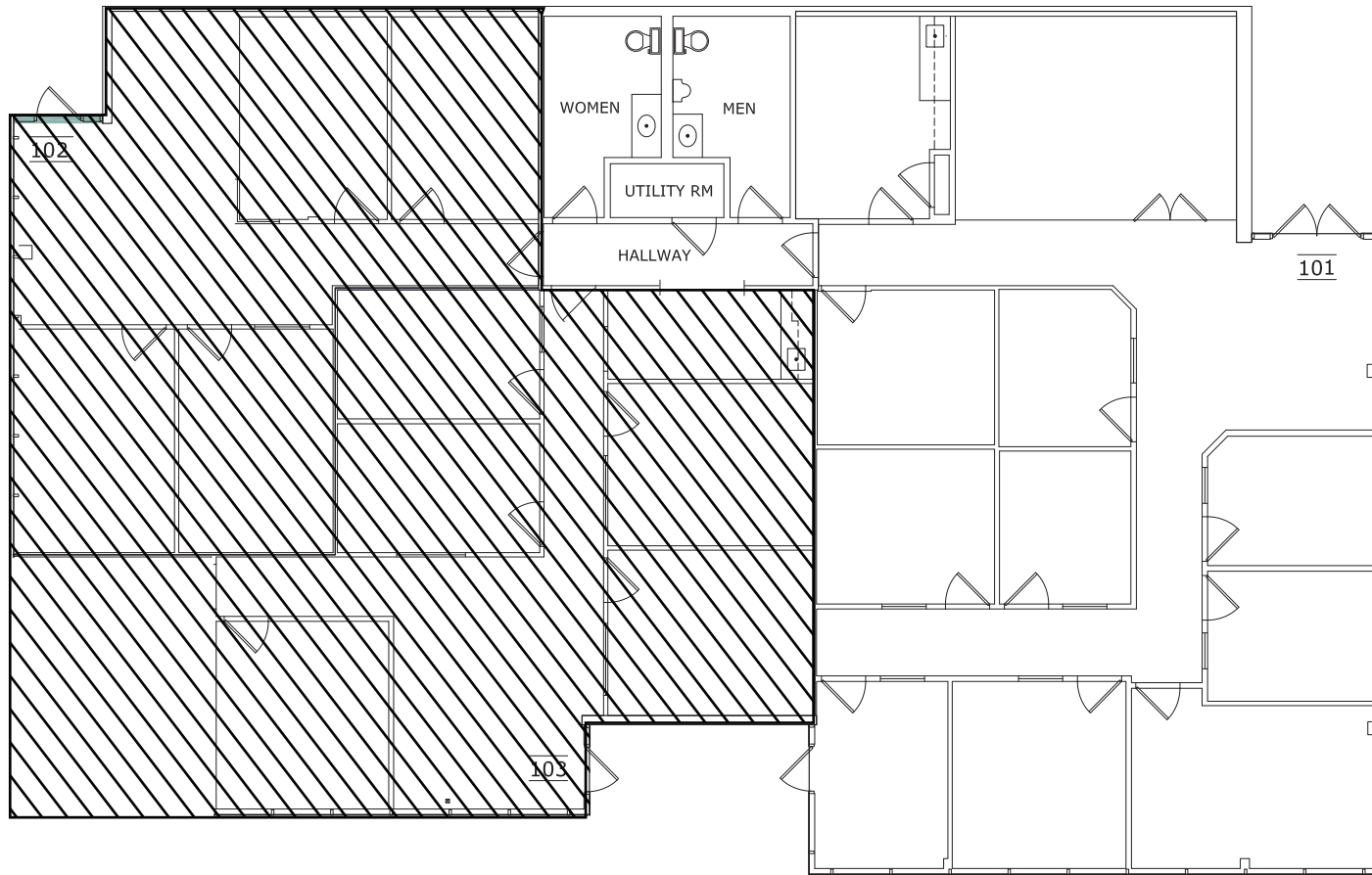
**Asking Rate: Year 1 Rate: \$1.75 FSG
Year 2 Rate: \$2.00 MG**

CARTER HARRINGTON
SVP/Principal
Lic. #01762924
949.724.4710

charrington@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

FLOOR PLAN - SUITE 101- ±2,271 SF



SUITE 101 (±2,271 SF):

Ground floor exterior entrance suite, Five (5) window line offices, Four (4) interior offices, glass conference room, break room with dishwasher and sink. Exterior Suite Signage Available.

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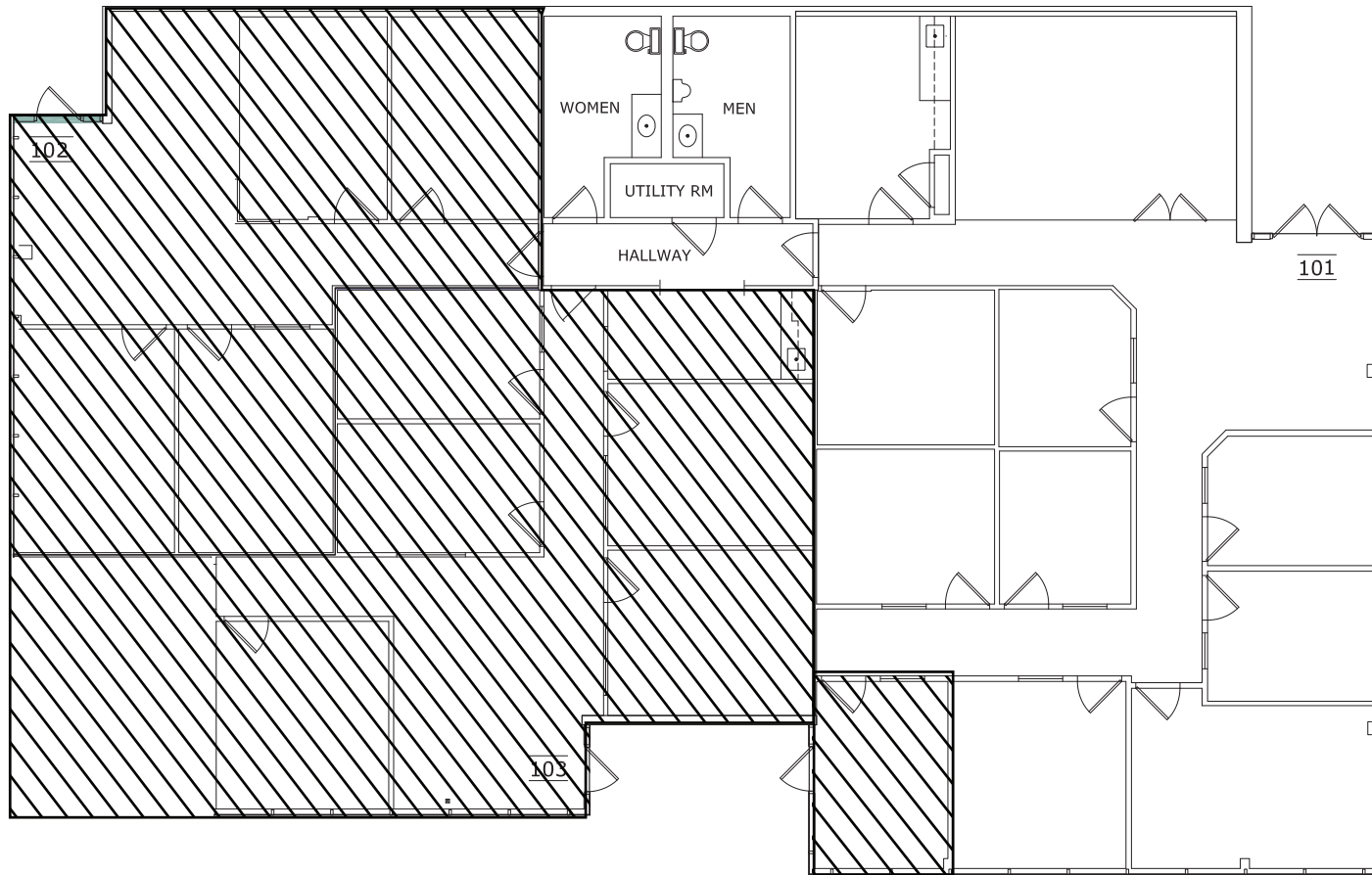
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FLOOR PLAN - SUITE 101 A - ±1,995 SF



SUITE 101 A (±1,995 SF):

Ground floor exterior entrance suite, Four (4) window line offices, Four (4) interior offices, glass conference room, break room with dishwasher and sink. Exterior Suite Signage Available

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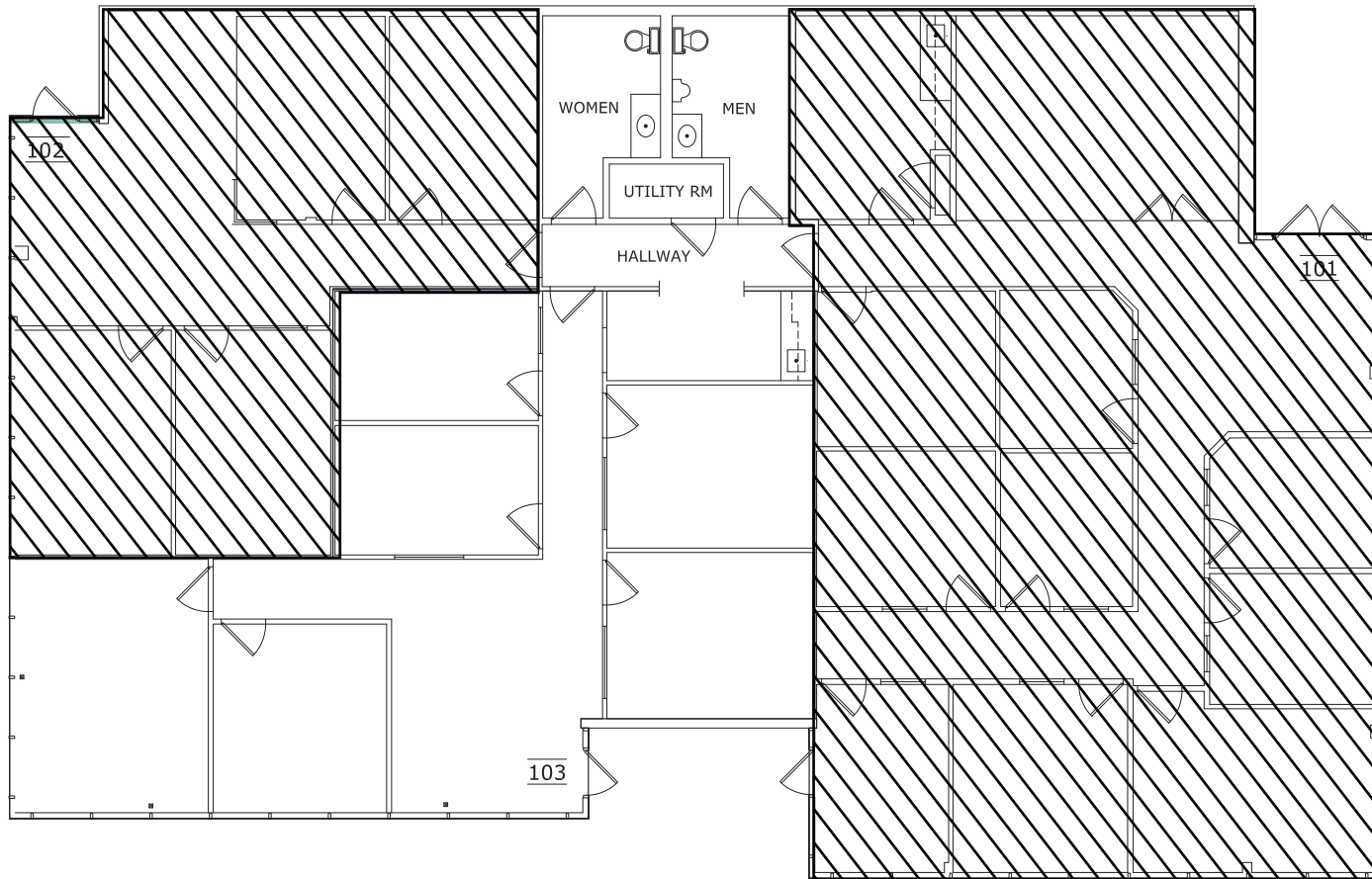
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FLOOR PLAN - SUITE 103 - ±1,535 SF



SUITE 103 (±1,535 SF):

Own Exterior Front Entrance, Building Signage Available, Kitchen with Sink, Approx. Six (6) Offices, Open Area, Exterior Suite Signage Available.

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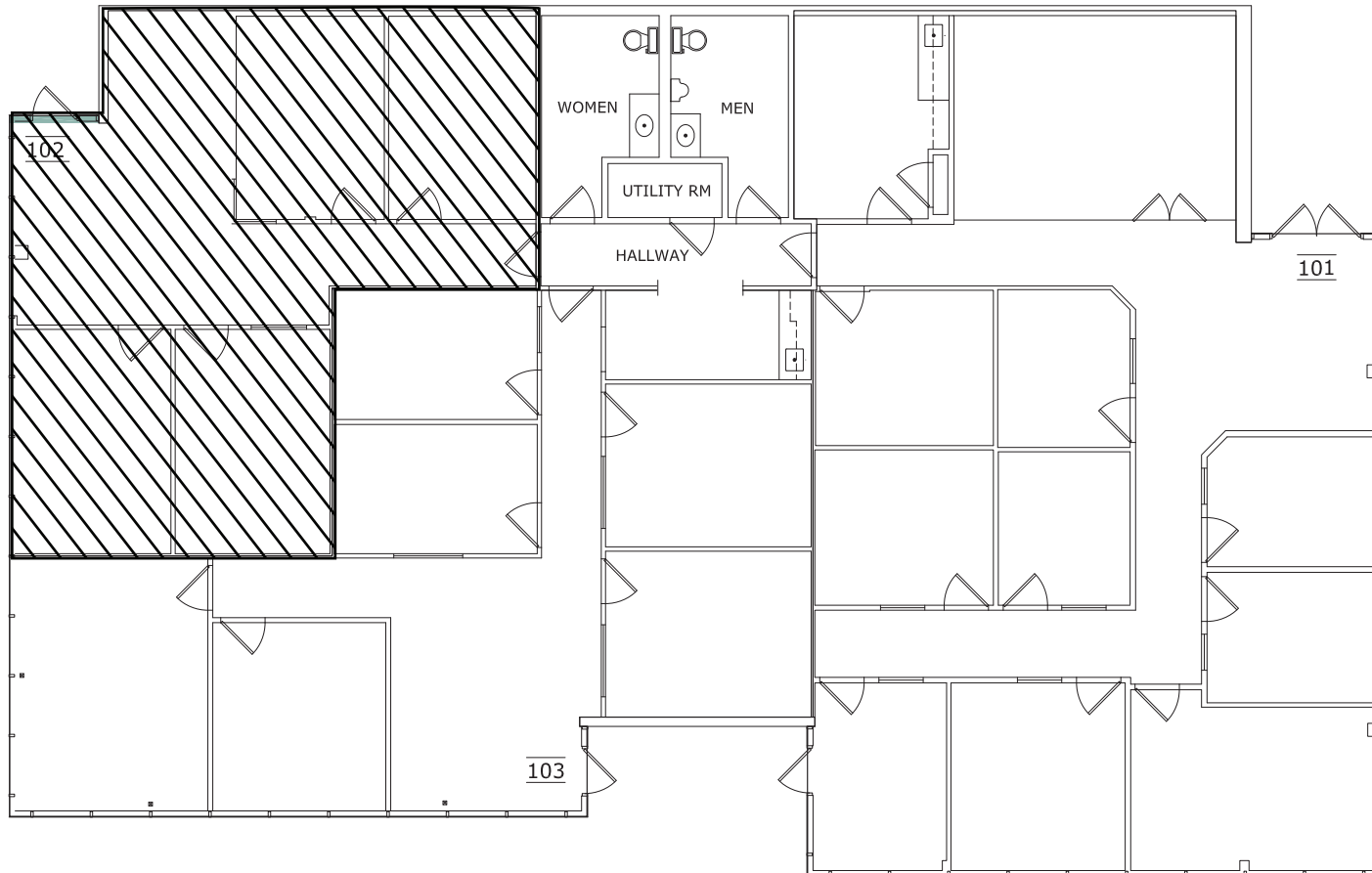
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FLOOR PLAN - SUITE 101 & 103 - ±3,806 SF



SUITES 101 & 103 (±3,806 SF):

Ground floor exterior entrance suite, Seven (7) window offices, Six (6) interior offices, glass conference room, two break rooms with sinks and dishwasher, common restroom. Exterior Suite Signage Available

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