

MISSION RIDGE



Class A Office Located in the Heart of South Orange County

27101 & 27201 PUERTA REAL
MISSION VIEJO CA

CBRE

PROPERTY OVERVIEW

- + Most Prestigious Class A Office located in Mission Viejo in the heart of South Orange County
- + Two four story office buildings totaling +/- 232,000 SF
- + Structured and surface parking available, including EV charging stations
- + Fitness facility with showers/locker rooms on-site
- + Fiber optic capability with conduit inter-connectivity between buildings
- + Lush landscaping, outdoor seating areas and putting green
- + On-site property management
- + Security services provided
- + Adjacent to significant retail and restaurants at The Kaleidoscope, The Shops at Mission Viejo and centers along Crown Valley Parkway
- + Minutes to Mission Hospital Mission Viejo
- + Exceptional 5 Freeway building signage and visibility



27101 PUERTA REAL

SUITE	SIZE (SF)	DESCRIPTION
110	4,365 SF	5 offices, conference room, kitchen, work/storage room
120	2,988 SF	6 offices, conference room, kitchen, open area
280	4,678 SF	Double-door entry, 5 offices, conference room, kitchen, storage room, open area
300	6,812 SF	Double-door entry off the lobby, 7 offices, 2 conference rooms, 2 kitchens, work room, open area
400	30,129 SF	Full floor opportunity - 2 double-door entries, 5 conference rooms, 2 kitchens, 44 offices, storage, open area

27201 PUERTA REAL

SUITE	SIZE (SF)	DESCRIPTION
200	13,031 SF	Double-door entry off the lobby, 20 offices, 2 conference rooms, kitchen, work room, reception, open area
350	7,368 SF	Double-door entry, 11 offices, conference room, private bathroom with shower
400	18,698 SF	Double-door entry off the lobby, reception area, 30 offices, 1 conference room, kitchen, open area



FLOOR PLAN 2

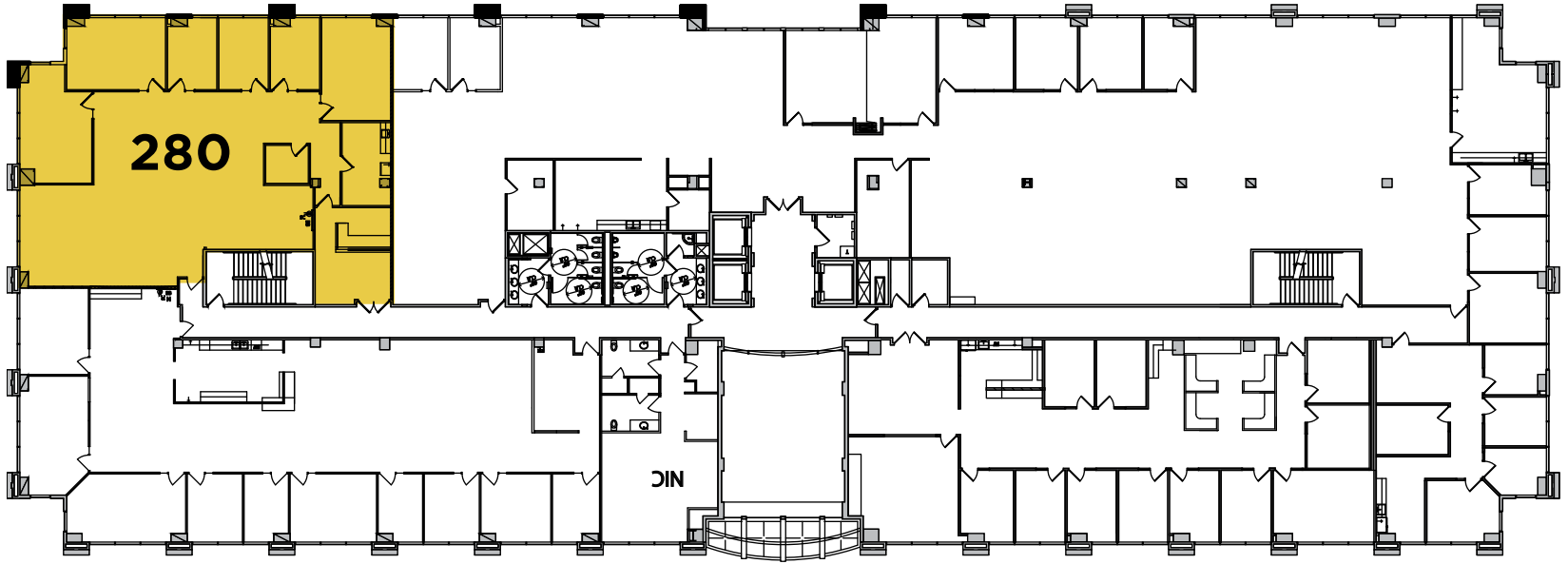
● AVAILABLE

● TENANT LOUNGE & CONFERENCE CENTER



FLOOR PLAN 2

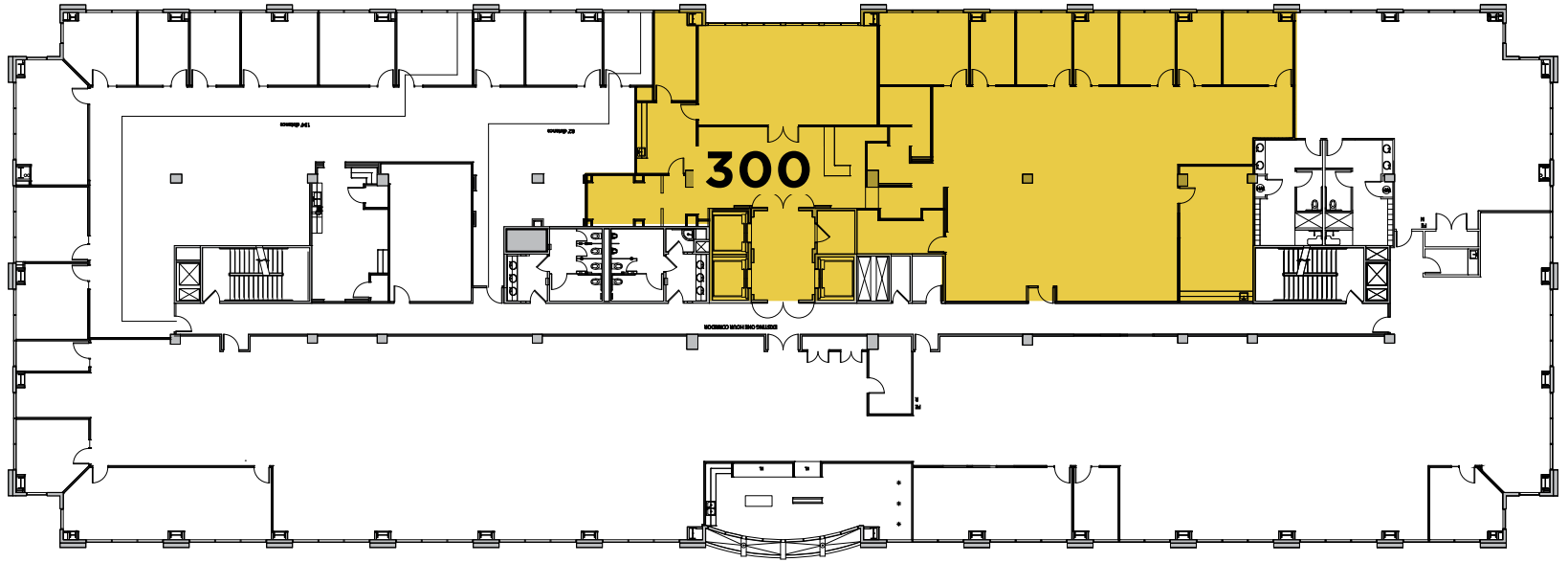
● AVAILABLE



2

FLOOR PLAN 2
7
1
0
1

● AVAILABLE

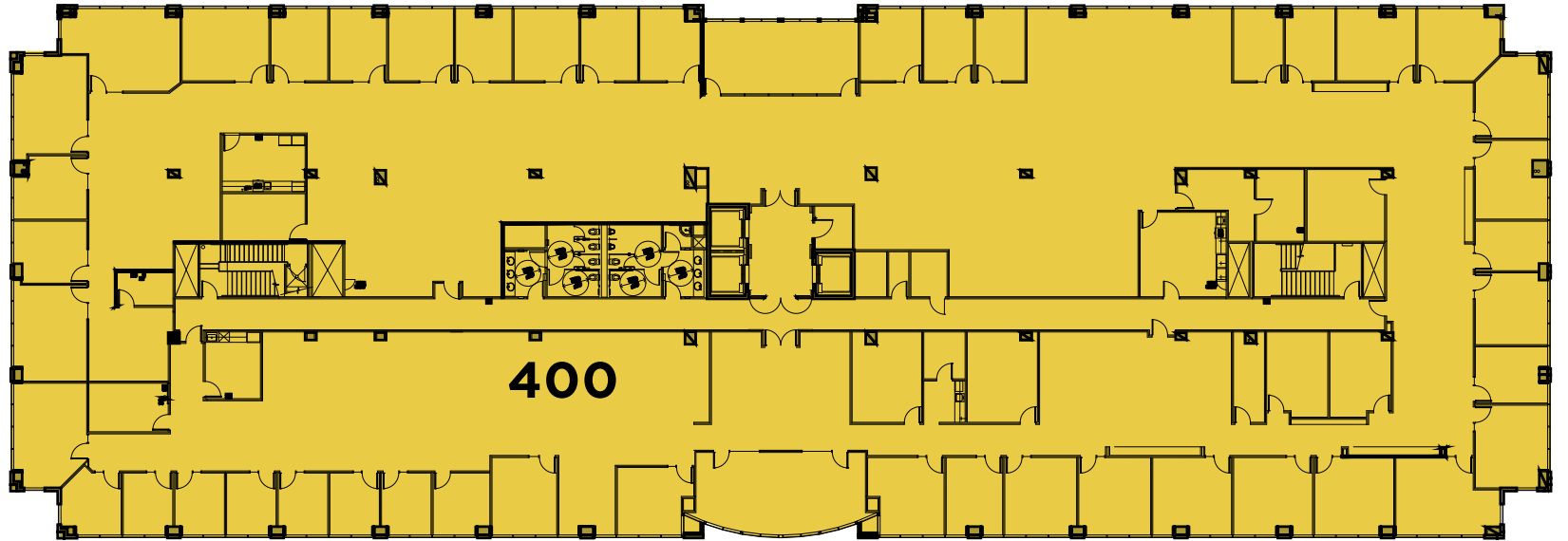


3

FLOOR PLAN

2
7
1
0
1

● AVAILABLE

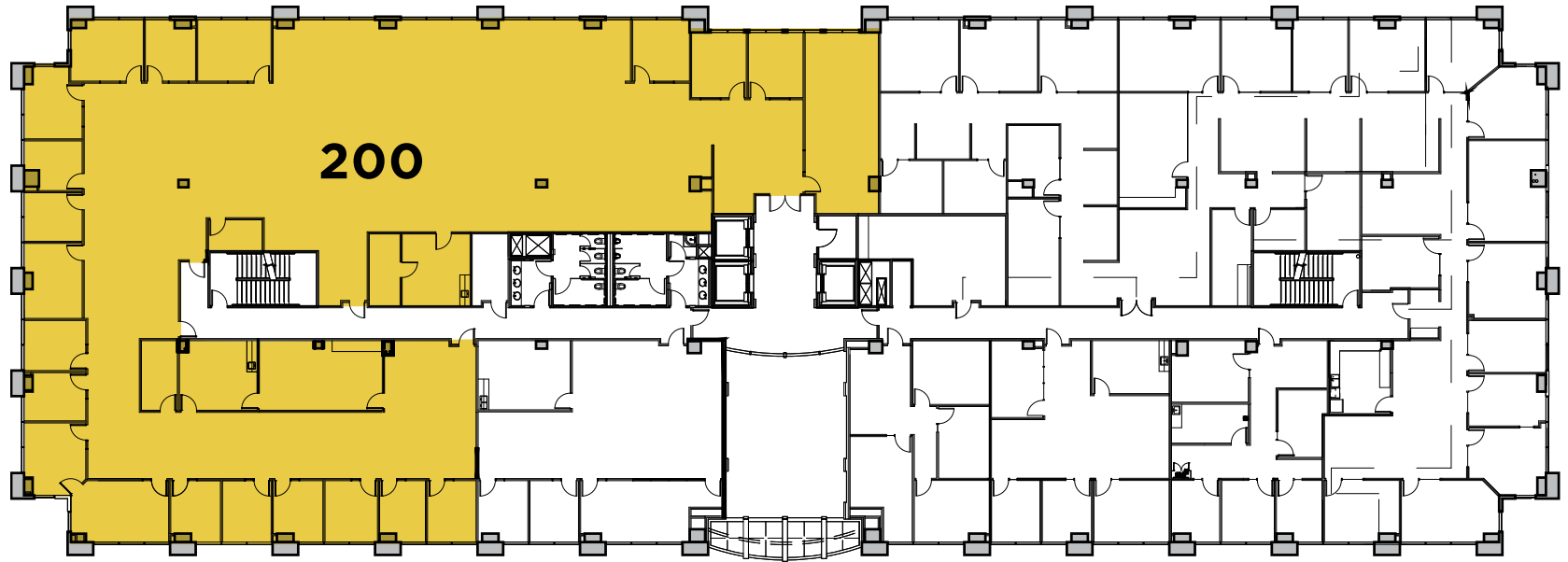


4

FLOOR PLAN

2
7
2
0
1

● AVAILABLE

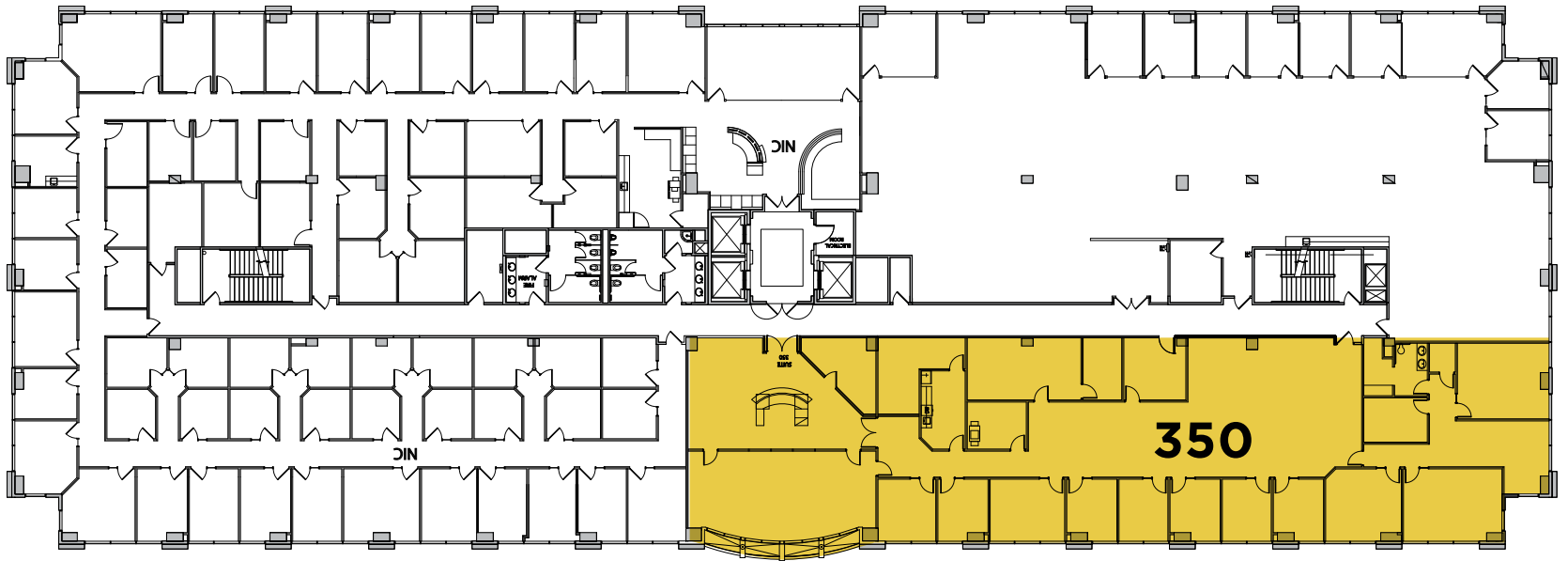


2

FLOOR PLAN

2
7
2
0
1

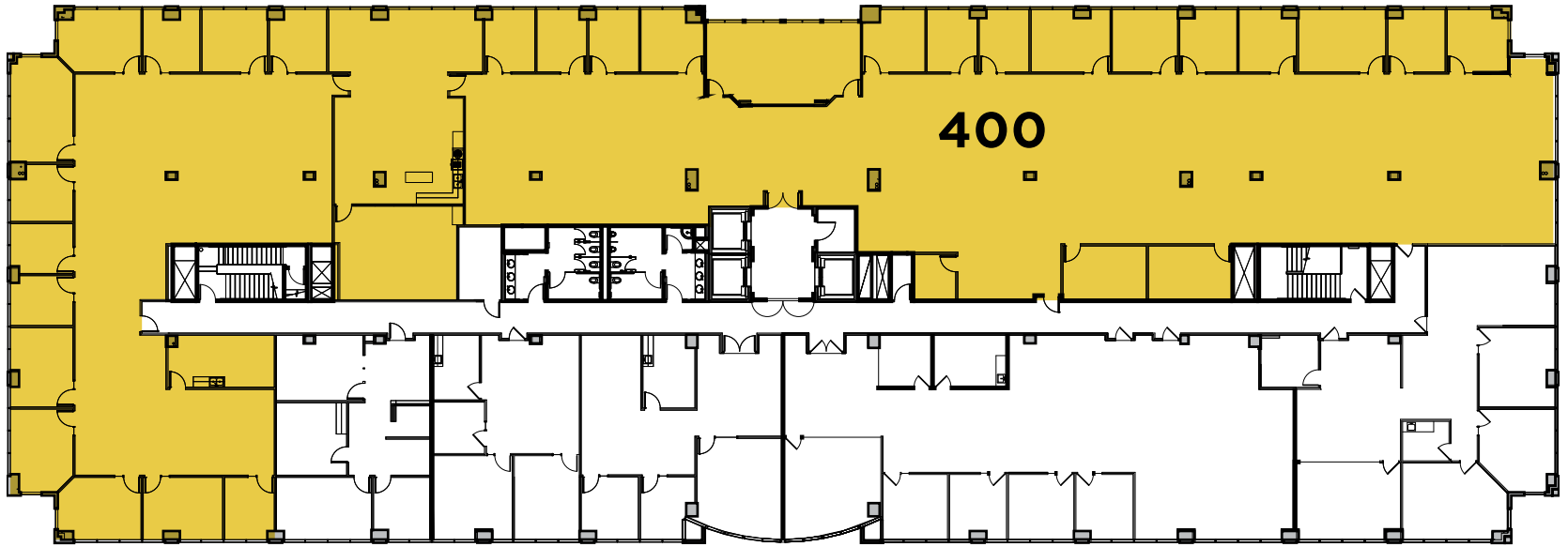
● AVAILABLE



3

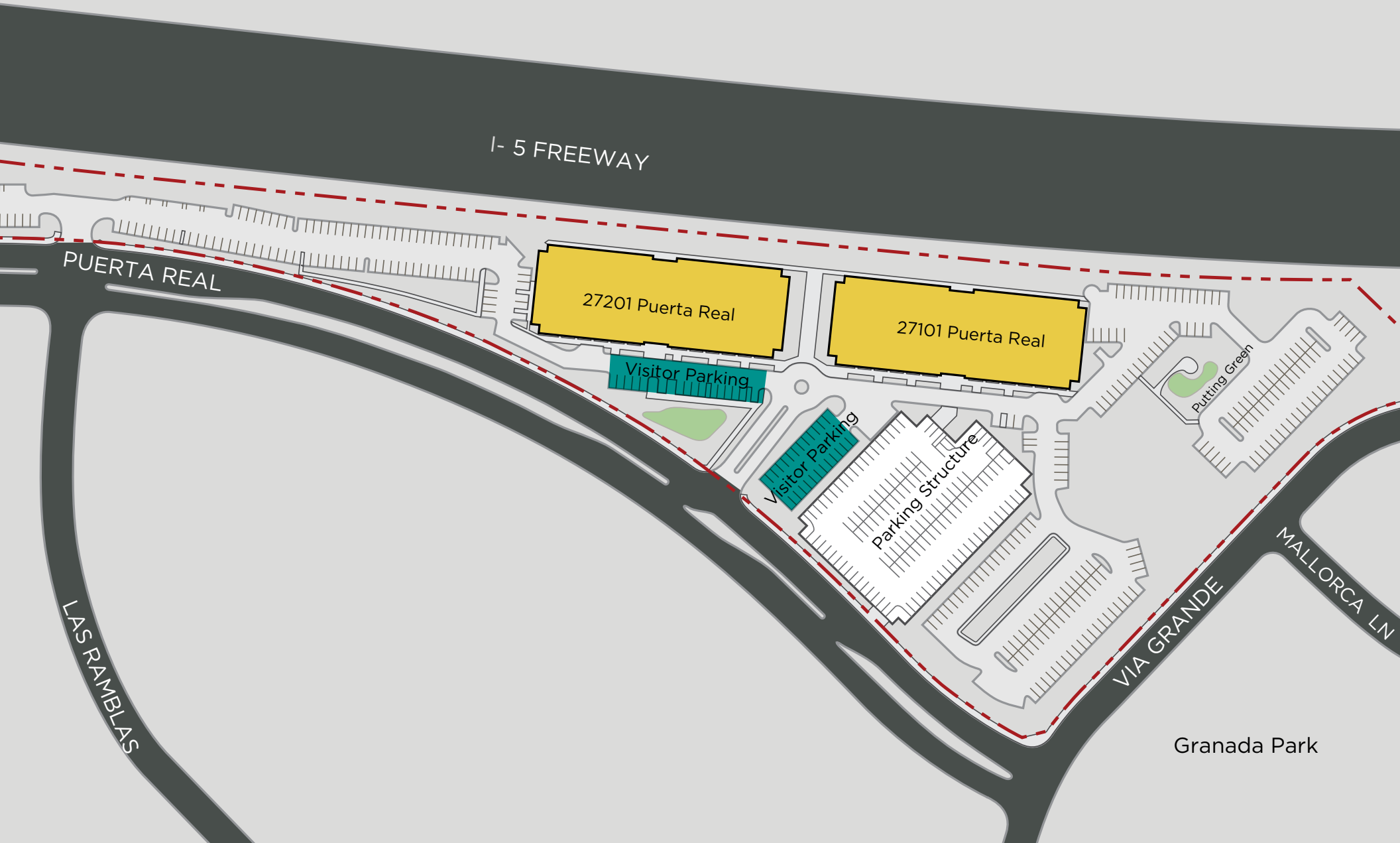
FLOOR PLAN 2021

● AVAILABLE



4

SITE PLAN



I-5 FREEWAY

PUERTA REAL

27201 Puerta Real

27101 Puerta Real

Visitor Parking

Visitor Parking

Parking Structure

Putting Green

LAS RAMBLAS

VIA GRANDE

MALLORCA LN

Granada Park

MAP

MISSION RIDGE

ALLISON KELLY

Senior Vice President

Lic. 01417664

+1 949 725 8474

allison.kelly@cbre.com

JUSTIN HILL

Senior Vice President

Lic. 01424426

+1 949 809 4064

justin.hill@cbre.com

SIMON DILLON

First Vice President

Lic. 01010564

+1 949 725 8668

simon.dillon@cbre.com

REID WEAVER

Associate

Lic. 01995422

+1 949 725 8688

reid.weaver@cbre.com

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