

ROCKFIELD

LAKE FOREST | CALIFORNIA

- LAST CHANCE TO OWN!
- CONTROL YOUR EXPENSES!
- ELEVATOR SERVED
- SURROUNDED BY NEW DEVELOPMENT
- LOCATED IN UP-AND COMING CITY OF LAKE FOREST

IRVINE ADJACENT WITHOUT THE HIGH PRICES!



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

ALLEN BASSO
Senior Vice President
CalBRE 01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Vice President
CalBRE 01888743
949.790.3157
edarnell@leeirvine.com

MALLORY MOORE
Associate
CalBRE 02030584
949.790.3108
mmore@leeirvine.com



23832

ROCKFIELD BLVD.

LAKE FOREST

MODERN OFFICE CONDOS FOR SALE ±1,326 - ±4,675 SF



- South County's Premiere Worry-Free and Maintenance-Free Office + Medical Condo Development
- Contemporary office spaces to meet the current and existing user needs
- Extensive common area and exterior remodel completed
- Modern office condos for sale ranging from ±1,326 SF up to ±4,675 SF
- New hardscape and landscape throughout
- Redesigned courtyard with open collaborative outdoor seating areas
- Tranquil outdoor water feature
- Close proximity to The Spectrum, Five Lagunas and Lake Forest Gateway Center
- Immediate access to the 5, 405 and 133 Freeways
- Available now office suites
- Flexible layouts, sizes, and financing
- Elevator Served Buildings



BAKER RANCH DEVELOPMENT



THE GREAT PARK



IRVINE SPECTRUM



LOS OLIVOS MARKETPLACE



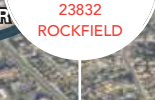
BARCELONA HOMES



MAJOR HOTEL DEVELOPMENTS



LAKE FOREST GATEWAY CENTER



23832 ROCKFIELD

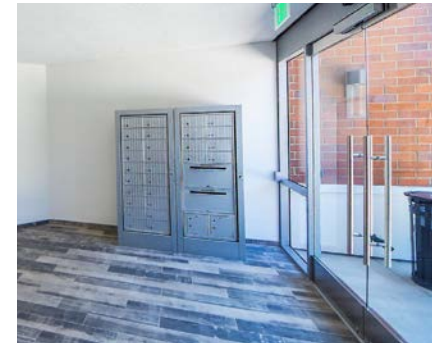
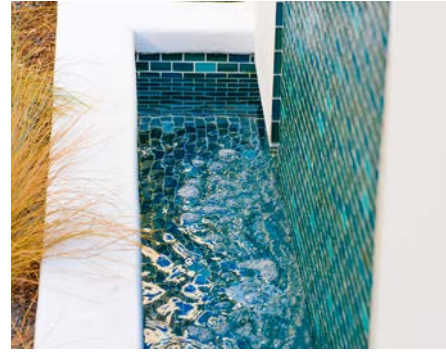
CITY OF LAKE FOREST

AMENITIES NEAR NEW DEVELOPMENTS:

- THE GREAT PARK - 12 MIN
- THE IRVINE SPECTRUM - 9 MIN
- 405 & 5 FREEWAY - 3 MIN
- 133 FREEWAY - 10 MIN
- HOLIDAY INN - 1 MIN
- LAKE FOREST GATEWAY - 1 MIN



EXTERIOR PHOTOS



LOCAL AMENITIES

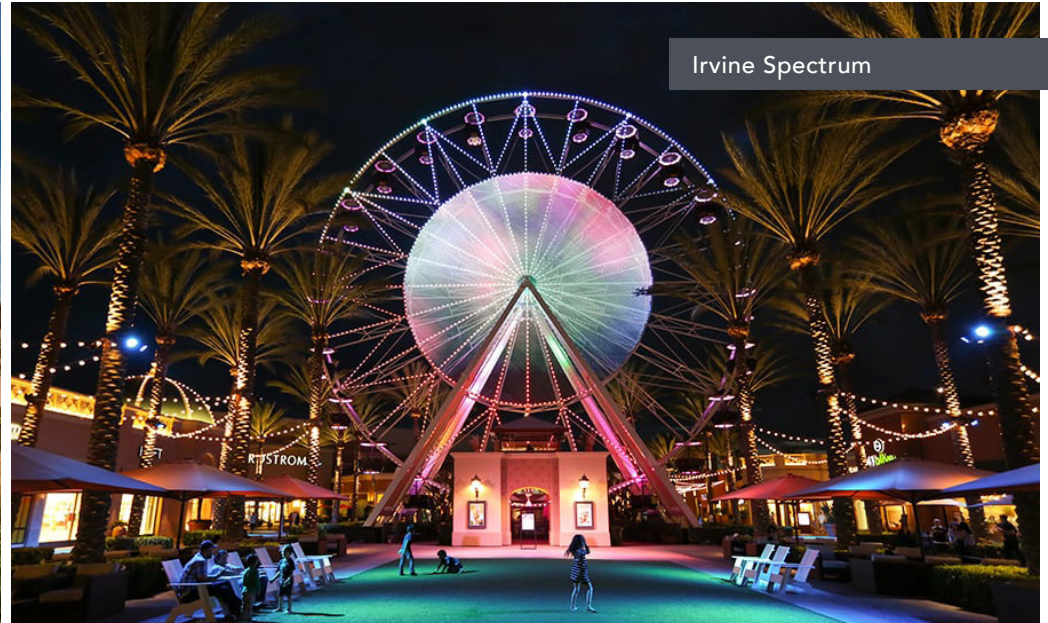
3 New Hotels Under Construction



Lake Forest Gateway



Baker Ranch Development



Irvine Spectrum

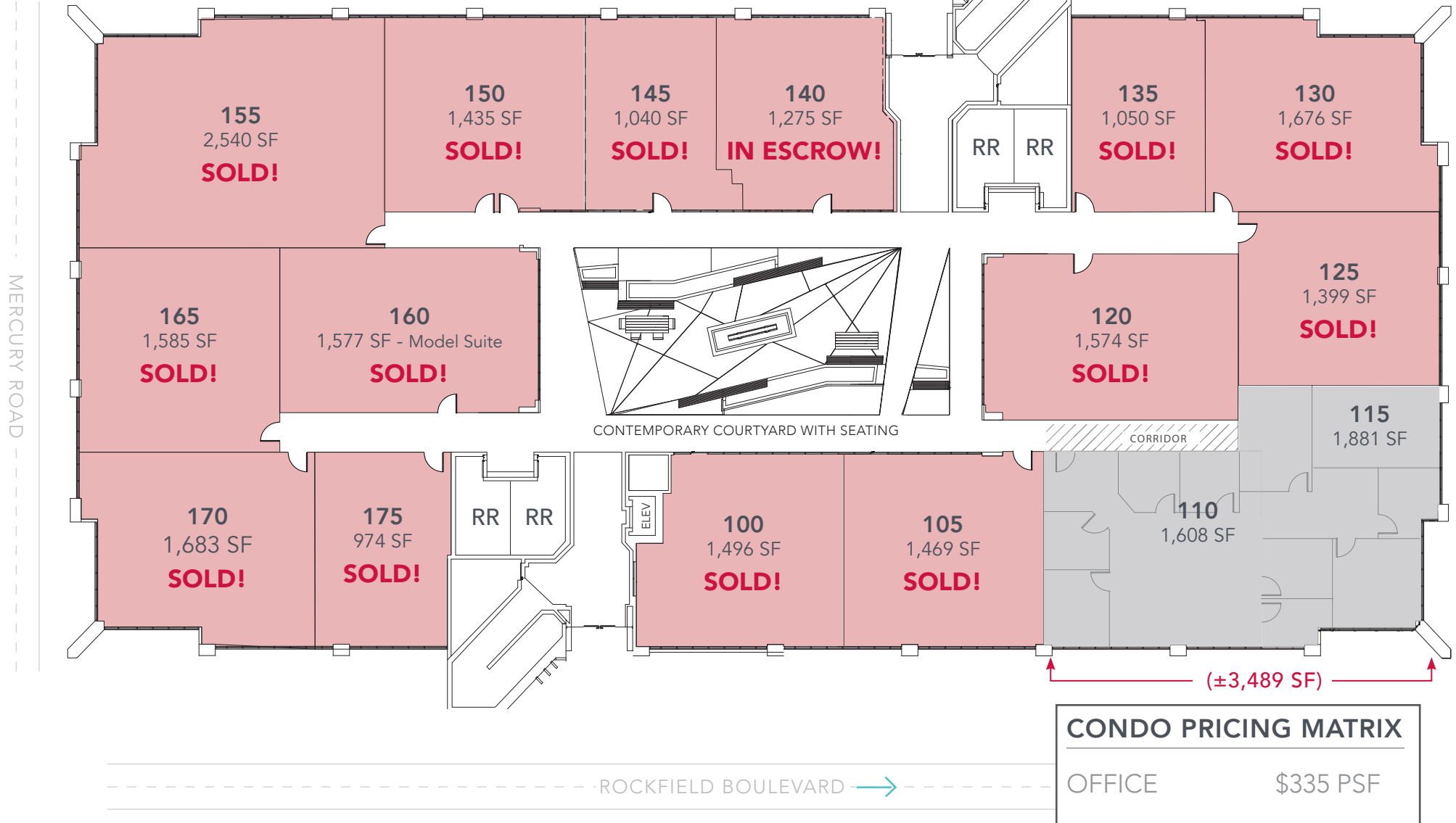


FIRST FLOOR AVAILABILITY

● MOVE IN READY

● AVAILABLE NOW - SHELL

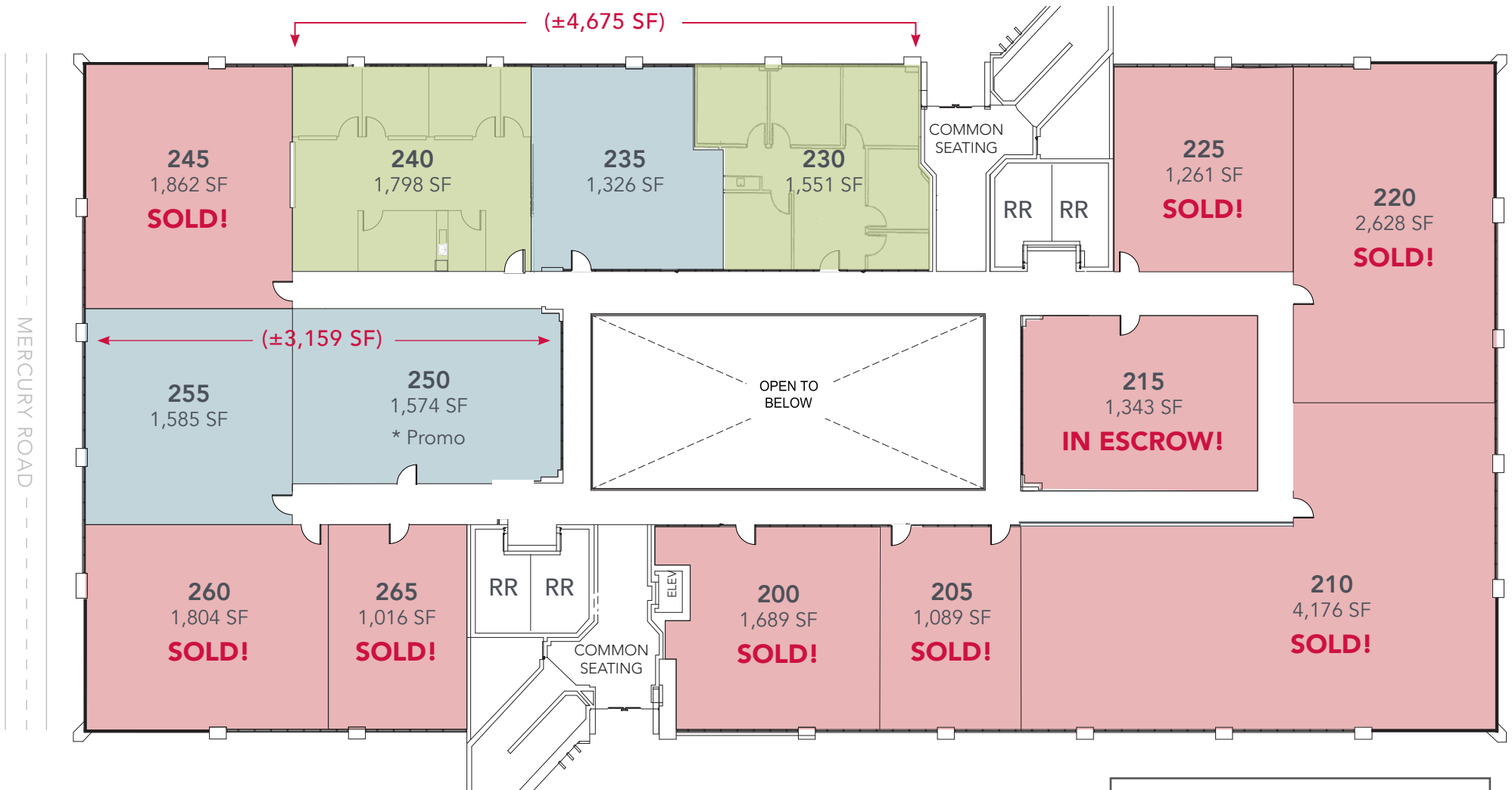
● AVAILABLE SOON



CONDO PRICING MATRIX	
OFFICE	\$335 PSF

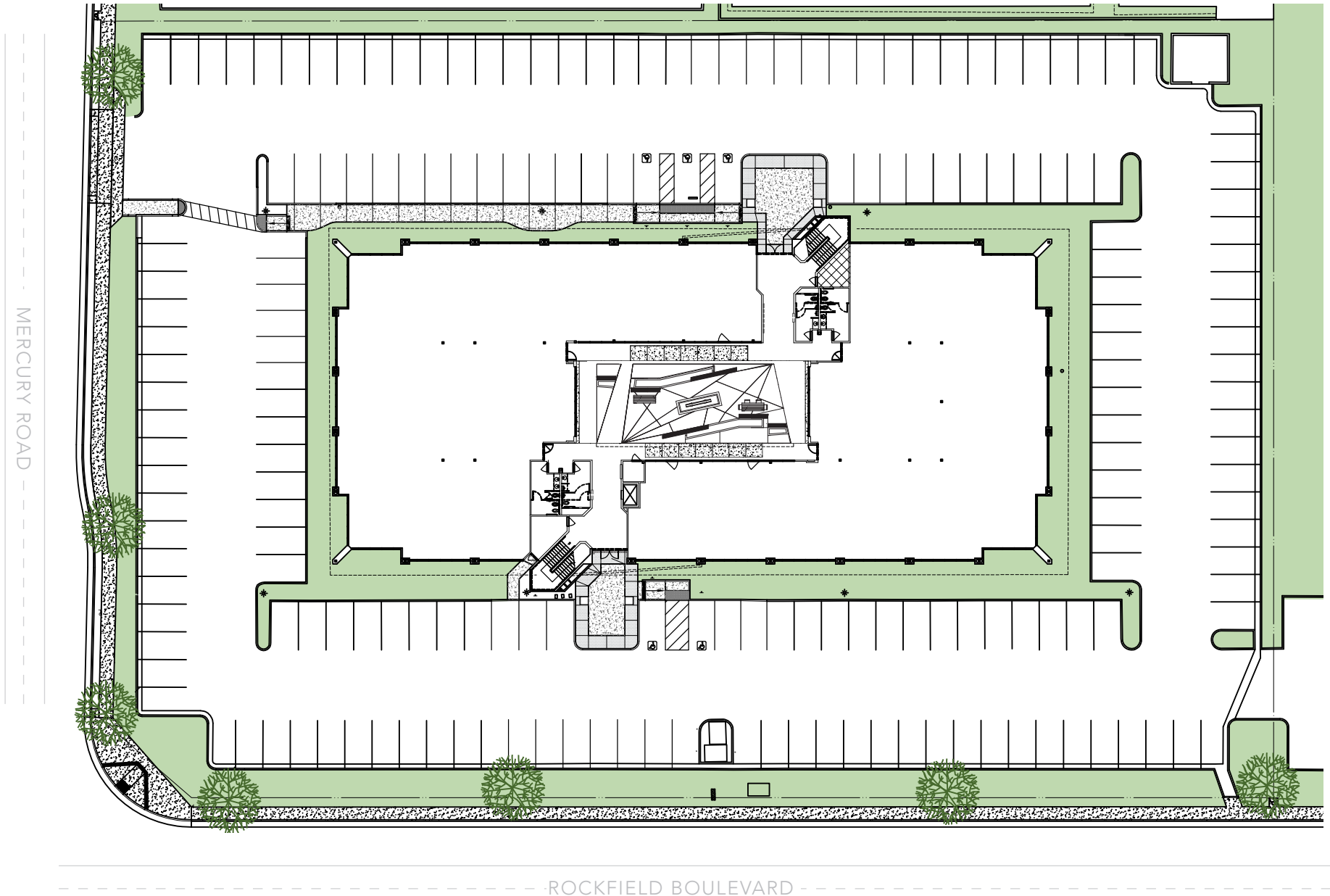
SECOND FLOOR AVAILABILITY

● MOVE IN READY ● AVAILABLE NOW - SHELL ● AVAILABLE SOON



OFFICE	\$335 PSF
PROMO	\$299 PSF

PROPERTY SITE PLAN



The cities and communities of Orange County offer a range of residential choices, from exclusive homes with breathtaking views of the Pacific Ocean to modest homes in captivating designed communities. The County totals **948** square miles, 42 miles of immaculate beaches, 2 major harbors, vast wilderness parks and open space, top-rated attractions, world-class shopping and a wide range of cultural arts.

Orange County is a worldwide tourist destination attracting more than **38 million visitors each year**. Orange County is home to Disneyland, Knott's Berry Farm, miles of famous beaches and coastline, and the largest convention center in the west (Anaheim Convention Center). Tourist spending swelled to a record \$7.31 billion, supporting nearly 83,000 local jobs.

With a population of more than 3 million residents (8.5% of California's population), Orange County is the second largest county in California, trailing behind Los Angeles and just surpassing San Diego County, and ranks as the fifth most populated county in the nation. Orange County's population has increased by approximately 29% since 1990 and growth is expected to continue with population projections over 3.6 million by 2030. Compared to the United States overall, Orange County has a slightly younger population that is significantly more affluent and better educated. Superlative demographics continue to attract businesses to Orange County.



3,124,130
RESIDENTS

1,026,508
HOUSEHOLDS

37%
COLLEGE EDUCATED

\$644,300
AVERAGE HOME PRICE

RECREATION

Anaheim Packing District
Balboa Island
OC Great Park
Heisler Park
Disneyland
California Adventure
Knott's Berry Farm
OC Fairgrounds

SHOPPING

Irvine Spectrum
South Coast Plaza
Fashion Island
Pacific City
Mission Viejo Mall
The District
Main PLace Mall
The Lab Anti-Mall

EXCLUSIVE GOLF CLUBS

Pelican Hill Golf Club
Newport Beach Country Club
Oak Creek Golf Course
Strawberry Farms Golf Course
Shady Canyon Golf Club
Santa Ana County Club
Rancho San Joaquin Golf Course
Tijeras Creek Golf Club



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