

# FOR LEASE

## LAGUNA HILLS BUSINESS PLAZA

22921 & 22931 Triton Way, Laguna Hills, CA 92653



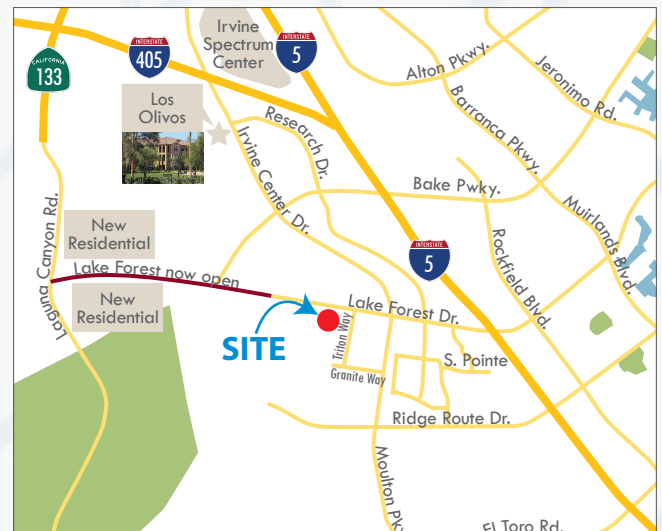
### AVAILABILITY

| Suite | Size     | Use     | Lease Rate* |
|-------|----------|---------|-------------|
| 133   | 3,235 SF | Medical | \$2.35 FSG  |

\*Utilities provided. Interior janitorial not provided.

### PROPERTY HIGHLIGHTS

- 2-story medical & office building
- Near newly developed luxury residential
- Major renovations just completed
- Near Irvine Spectrum Center and Los Olivos
- Lake Forest Drive expansion now open
- Turn key TIs available on long term leases
- On-site management
- Abundant parking
- Excellent access to the 405, 133 & 5 Freeways and Toll Roads



### CONTACT



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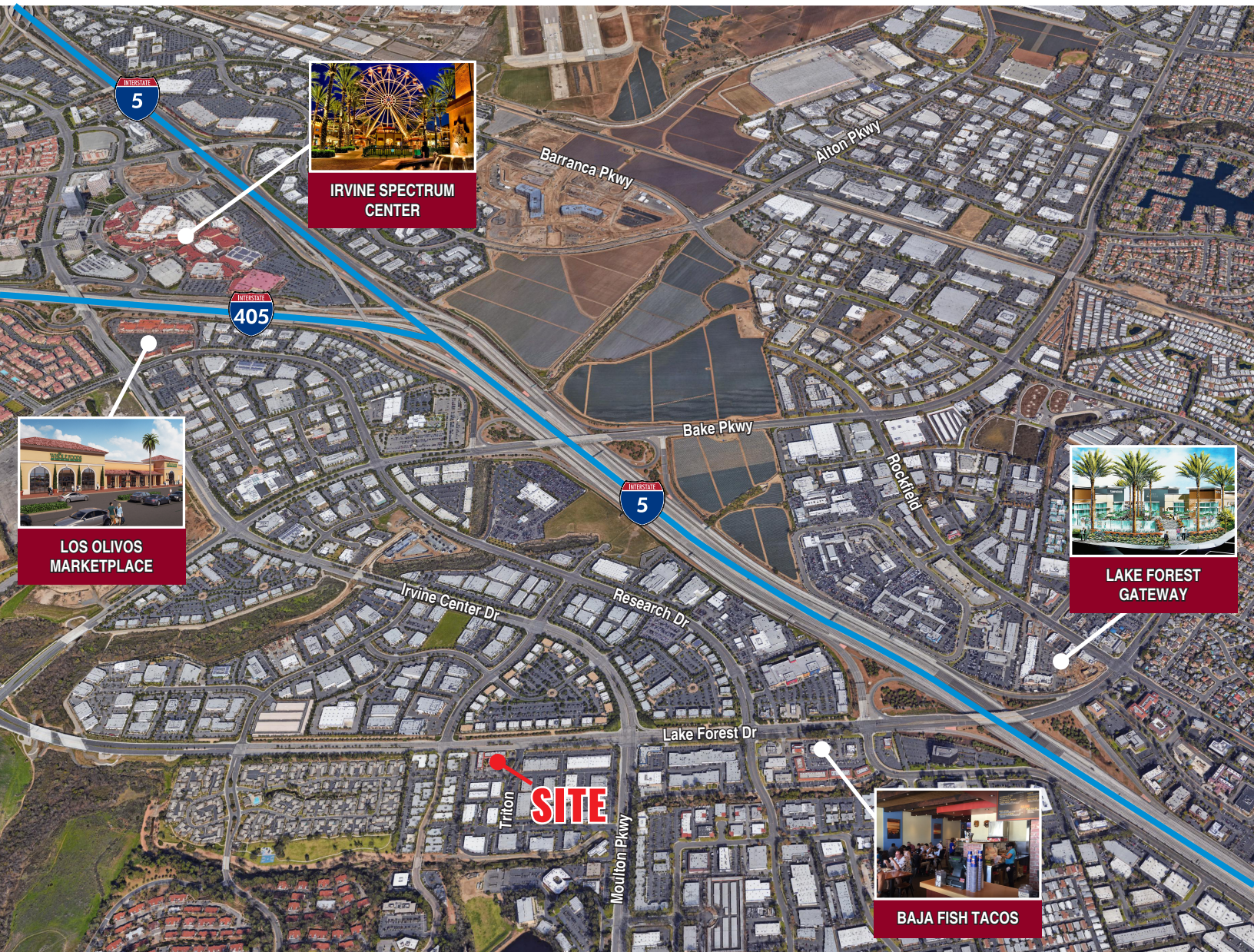
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### Aerial Map



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