

FOOTHILL BUSINESS PARK

A Multi-Tenant Business Park

1,698 & 2,024 Sq. Ft. Flex Suites Available For Lease



20321, 20331, 20371, 20381 Lake Forest Drive • Lake Forest, California

 **LEE &
ASSOCIATES**
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





FOOTHILL BUSINESS PARK

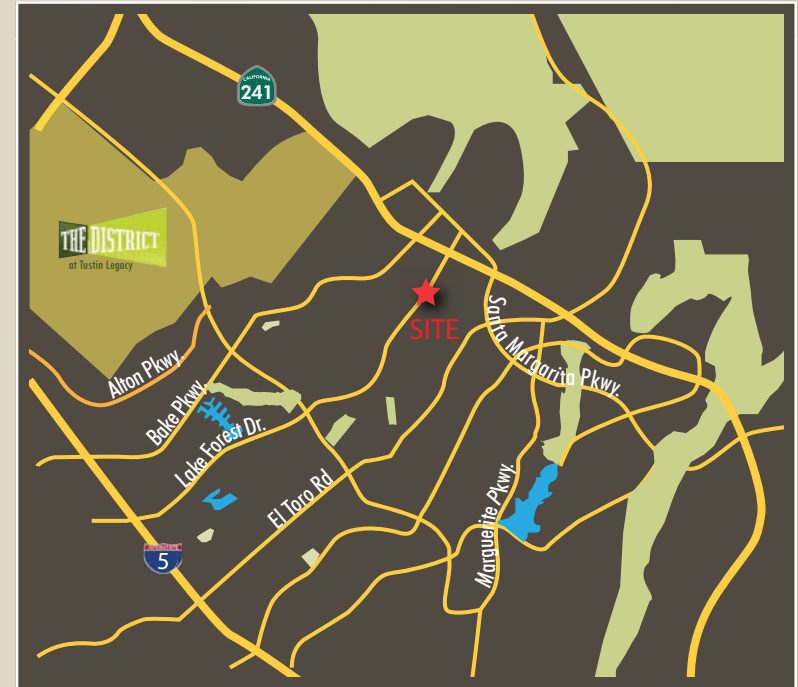
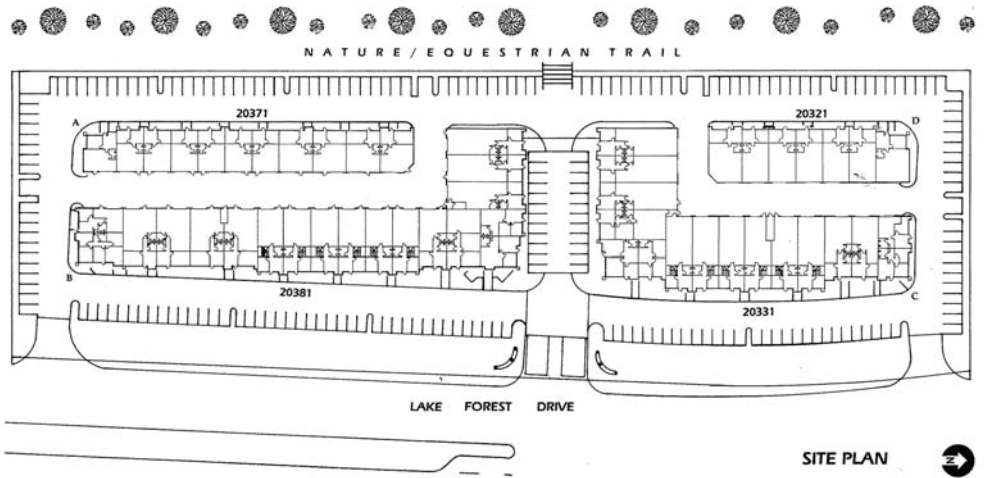
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Property Features:

- Leasing incentives possible
- Retail amenities nearby
- Excellent 241 Toll Road access
- Individual tenant signage
- Cox Cable/internet available
- 12'x12' ground level doors
- Separately metered utilities
- Fire sprinklered
- 2.8:1,000 parking ratio
- 100 amps, 3 phase power
- 16' to 20' warehouse clearance

Site Map:



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CURRENT AVAILABILITY

Suite	Total Sq. Ft.	Office Sq. Ft.	Percent Office Space	Lease Rate*	Comments
BLDG A. - 20371 Lake Forest Drive					
<i>100% LEASED</i>					
BLDG B. - 20381 Lake Forest Drive					
20381-B19	1,698 SF	390 SF	23%	\$1.35 Gross	Reception, two private offices, restroom, and warehouse. Available 8/1/2018.
BLDG. C - 20331 Lake Forest Drive					
20331-C7	2,024 SF	1,158 SF	57%	\$1.35 Gross	Reception, private office, restroom, and second floor office space.
BLDG. D - 20321 Lake Forest Drive					
<i>100% LEASED</i>					

*\$150 CAM Charge per Month



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