

26010 TOWN CENTRE DRIVE

FOOTHILL RANCH | CALIFORNIA



**FOR
SALE**

IMMEDIATE ACCESS TO MASTER PLANNED BAKER RANCH



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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26010

TOWN CENTRE OFFICE PARK
FOOTHILL RANCH, CALIFORNIA

FEATURES

- ± 3,560 SF office condo
- Single-story office building
- Turn key office build-out
- High end, newer office construction
- Excellent glass line
- Surface free parking (4:1)
- Near numerous retail amenities
- Immediate access to the 5, 405 and 241 Freeways via new Alton Parkway extension
- Surrounded by new Baker Ranch development
- Available now
- Call to show



ASKING PRICE

~~\$1,278,040 | \$359 PSF~~

PRICE REDUCED

\$1,263,800 | \$355 PSF

EXTERIOR PHOTOS



INTERIOR PHOTOS



BREAK ROOM



FORMAL RECEPTION

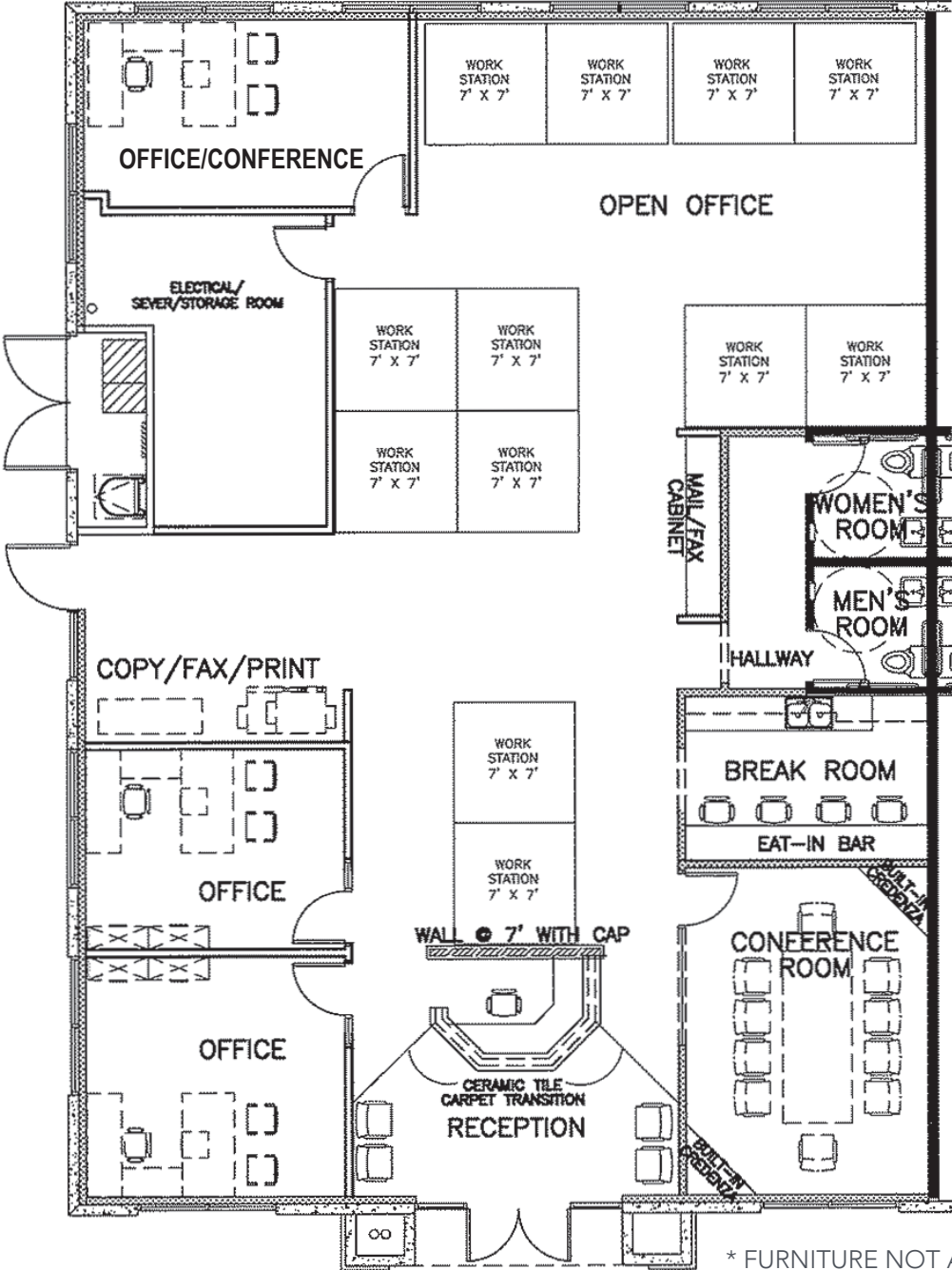


CONFERENCE ROOM



OPEN AREA

FLOOR PLAN



AERIAL DRONE





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.

RECREATION

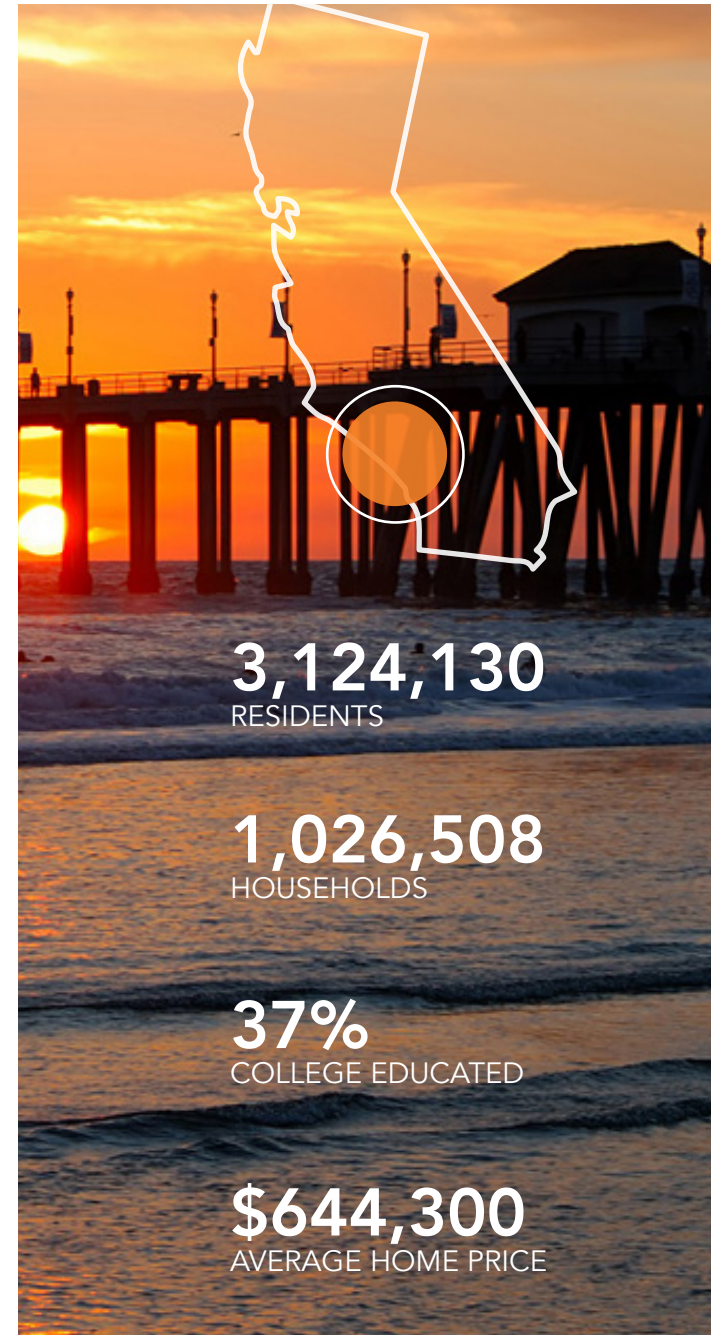
- Anaheim Packing District
- Balboa Island
- OC Great Park
- Heisler Park
- Disneyland
- California Adventure
- Knott's Berry Farm
- OC Fairgrounds

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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