

PACIFIC CORPORATE PLAZA

27081 ALISO CREEK ROAD,
ALISO VIEJO, CA 92656

FOR LEASE



 **CUSHMAN &
WAKEFIELD**

View Site Specific Covid-19 Prevention Plan

27081 ALISO CREEK ROAD, ALISO VIEJO, CA 92656

Pacific Corporate Plaza is a unique three-building suburban office campus built in 1999 located within the 900-acre workplace community of Pacific Park in South Orange County. The project consists of an 8.5-acre site with three two-story office buildings totaling 124,710 square feet. The abundant amenities enhancing Pacific Corporate Plaza includes views of the Saddleback Valley and Mountain ranges in the distance and proximity to the 73 Toll Road and Interstate 5 Freeway, John Wayne Airport and the executive housing and destination retail of Newport Beach. Additionally, a fitness center, hiking and bicycle trails, and numerous shops and restaurants are all within walking distance.

2020 Capital Improvements:

- **Brand new HVAC units installed**
- **Remodeled restrooms with 100% touchless/sensors**
- **'Path of Travel' & building entry points upgraded to be ADA compliant**

CAMPUS DETAILS



124,710 RSF
Total Rentable Area



3
Buildings



2
Stories Each



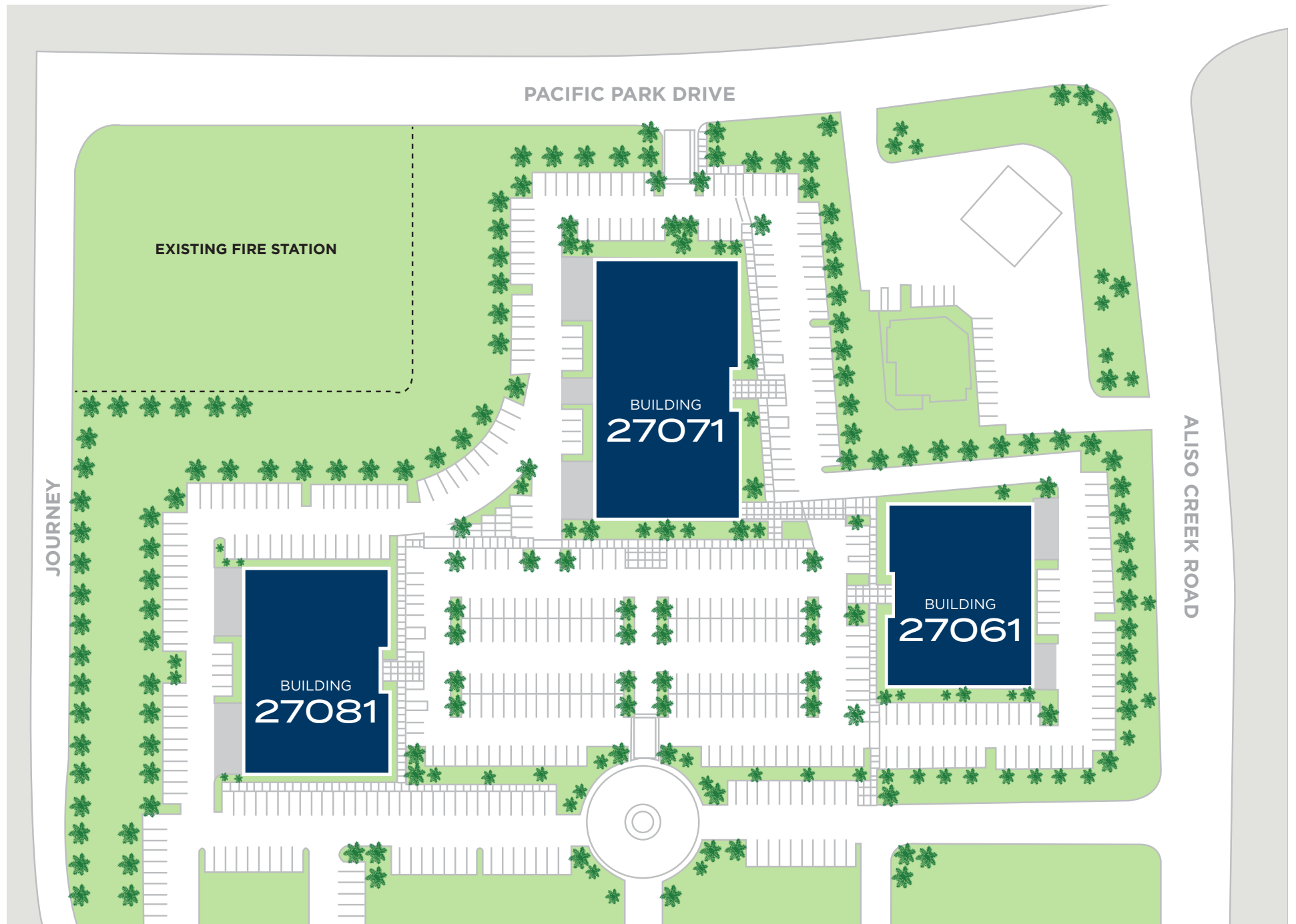
±8.5 Acres
Site Area



4/1,000 RSF
Surface Parking Ratio



SITE PLAN



LAGUNA BEACH

NEWPORT BEACH

ALISO VIEJO PARKWAY

OC SHERIFF'S DEPARTMENT

CITY HALL

ALISO VIEJO PUBLIC LIBRARY

CITY LIGHTS AT TOWN CENTER APARTMENTS

ALISO VIEJO TOWN CENTER

EDWARDS ALISO VIEJO 20 & IMAX

RALPHS | TJ MAXX BARNES & NOBLES

MULTIPLE FAST FOOD & FINE DINING RESTAURANTS

JOURNEY

PACIFIC CORPORATE PLAZA

27061, 27071 & 27081 ALISO CREEK ROAD, ALISO VIEJO, CA 92656

PACIFIC PARK DRIVE

SHELL GAS STATION

24 HOUR FITNESS

ALISO CREEK ROAD

CANYON VILLAS

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Suite 100 | 7,746 SF
Suite 125 | 4,580 SF
Contiguous up to 12,326 SF

Hypothetical Fly Through | Suite 100

Hypothetical Fly Through | Suite 125



Hypothetical Floorplan | Suite 100

Hypothetical Floorplan | Suite 125

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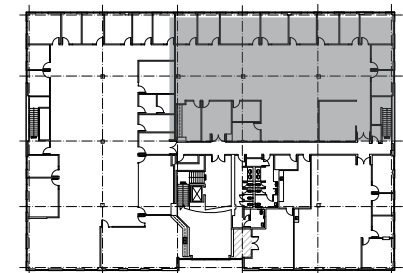
Suite 225 | 7,217 SF

Partially Furnished



Hypothetical Fly Through

Hypothetical Floorplan



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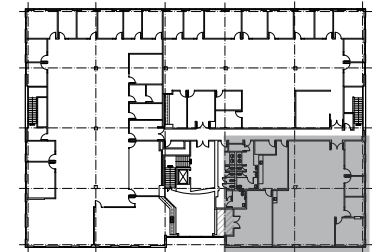
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Suite 250 | 3,626 SF



Hypothetical Fly Through

Hypothetical Floorplan



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