

FOR LEASE

LAGUNA HILLS BUSINESS PLAZA

22921 & 22931 Triton Way, Laguna Hills, CA 92653



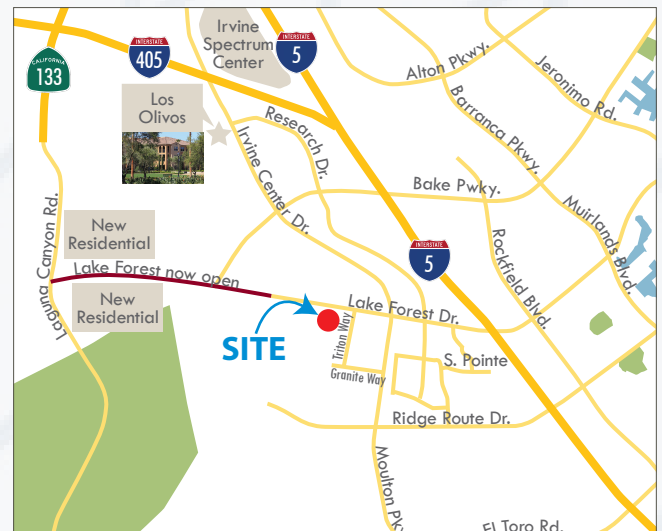
AVAILABILITY

Suite	Size	Use	Lease Rate*
133	3,235 SF	Medical	\$2.35 FSG
225	720 SF	Office/Medical	\$1.70 FSG
234	660 SF	Office/Medical	\$1.70 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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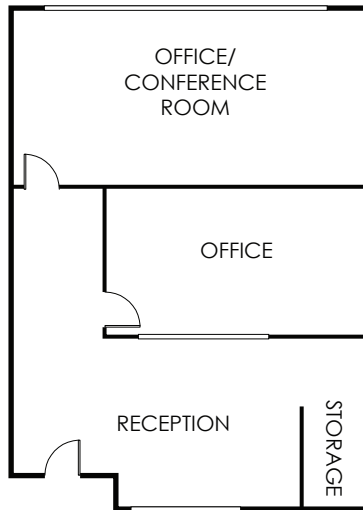
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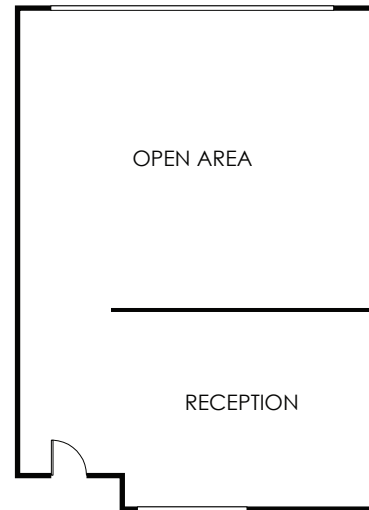
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Floor Plans



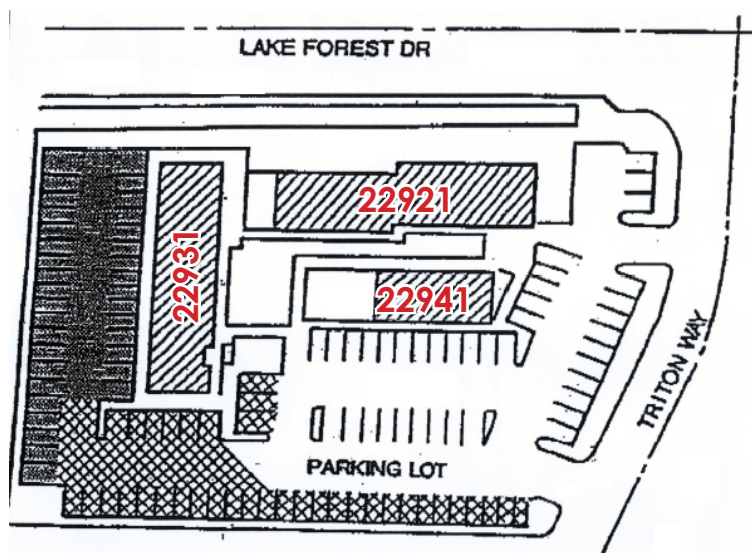
Suite 225 - 720 RSF

1 office, 1 office/conference room, storage & reception.



Suite 234 - 660 RSF

Reception & large open area.



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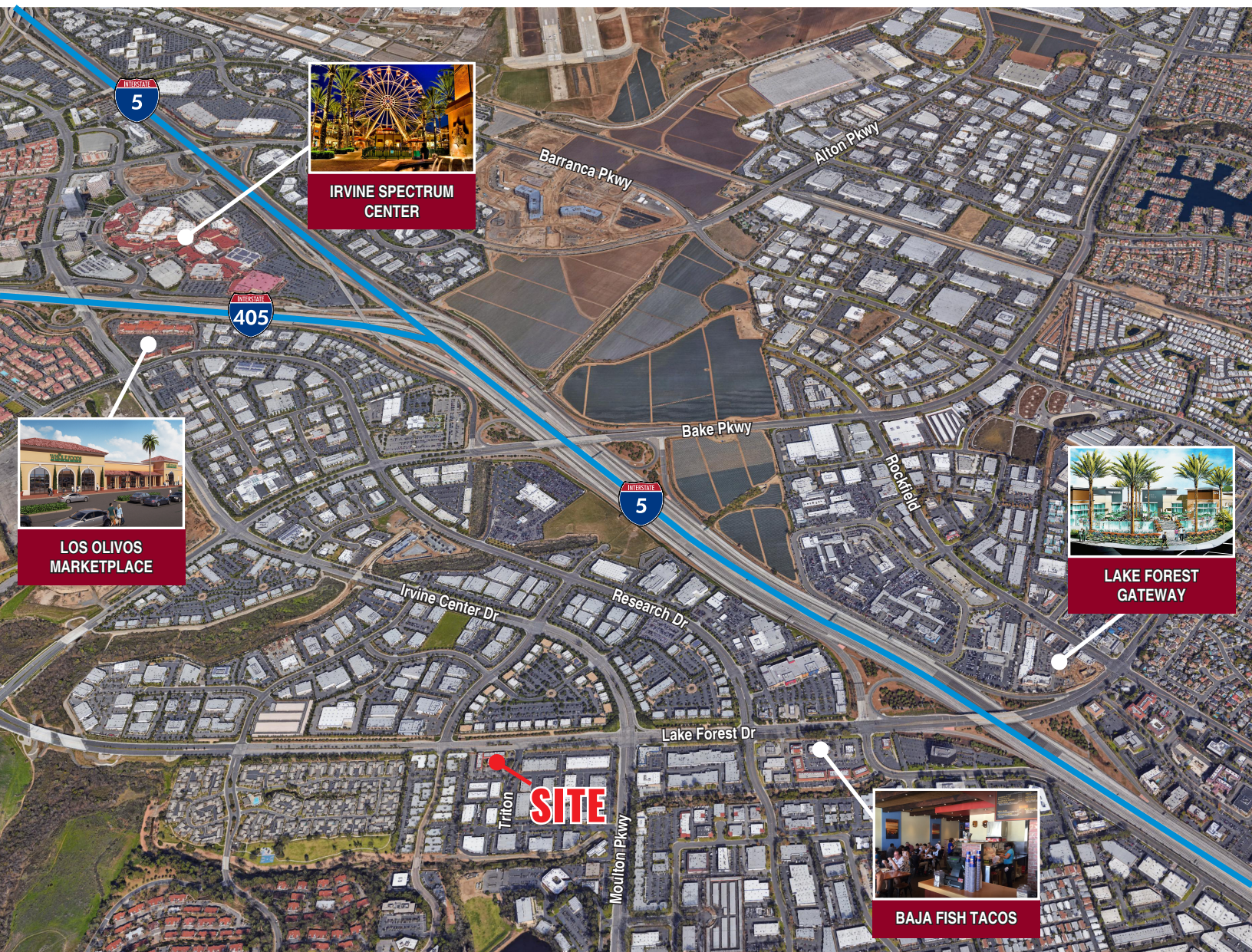
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Aerial Map



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