

# FOR SALE

## LAGUNA HILLS OFFICE PARK

23221 South Pointe Drive # 101, Laguna Hills CA 92653



### PROPERTY HIGHLIGHTS

- ±2,130 single story medical office condo
- Corner unit with (3) three separate entries
- Building signage available
- Property contains 2 parcels for future value
- Currently a physical therapy office
- Large treatment room or open therapy area
- Shared restrooms
- Excellent glass line
- Association Cost \$338.00 per month
- \$310 PSF (\$660,300)
- High image glass and brick exterior
- Immediate access to 5, 405 & 133 Freeways
- Close to new Los Olivos Shopping Center and Whole Foods, 24 hour fitness, starbucks, and more
- Near Irvine Spectrum Entertainment Center & Five Lagunas
- Excellent owner/user office/medical building
- **Medical uses approved**

### CONTACT



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**Eric Darnell**  
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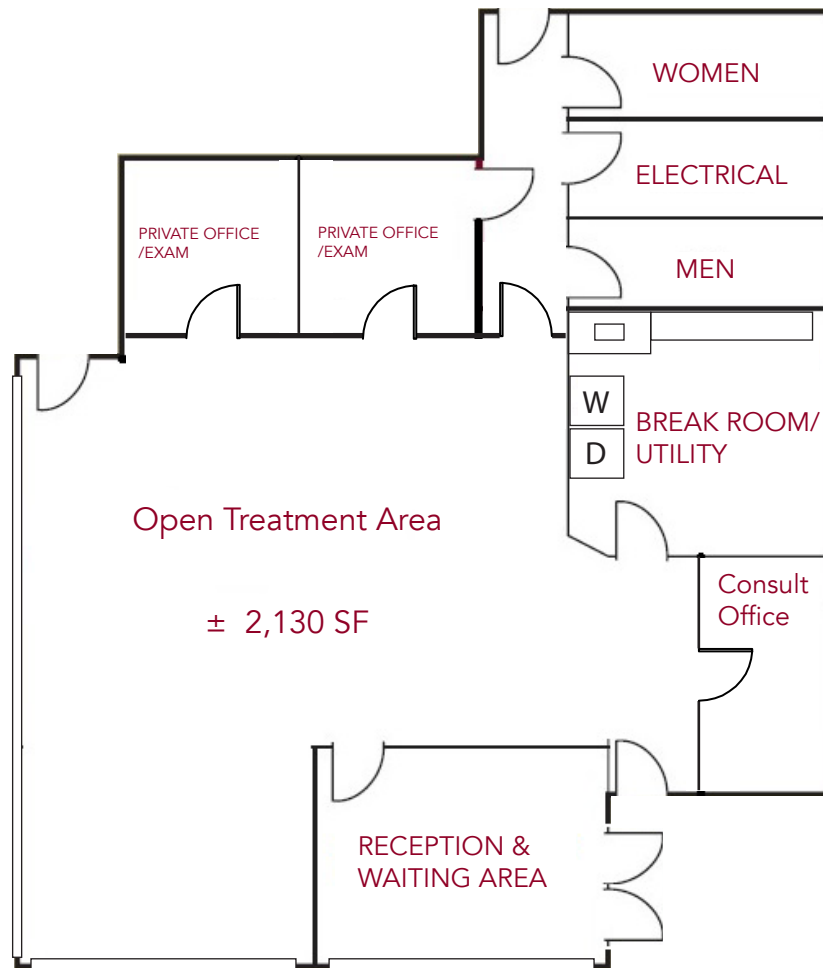
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## Floor Plan



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Aerial Map

# PART OF MASTER PLANNED IRVINE SPECTRUM



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**LEE & ASSOCIATES**

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