

# 23671 BIRTCHEr DRIVE

- 4,314 SF OFFICE CONDO
- TWO OVERNIGHT PARKING SPACES
- BONUS MEZZANINE
- CLOSE PROXIMITY TO THE SPECTRUM, FIVE LAGUNAS, AND LAKE FOREST GATEWAY
- IMMEDIATE ACCESS TO THE 5, 405, AND 133 FREEWAYS
- AMPLE PARKING
- BUILDING SIGNAGE
- LOCATED IN QUIET PROFESSIONAL BUSINESS PARK
- IRVINE ADJACENT WITHOUT THE HIGH PRICES!
- ASSOCIATION DUES: \$709 PER MONTH
- AVAILABLE NOW



**ASKING PRICE: \$265 PSF (\$1,143,210)**

**FOR SALE**



**BUILDING SIGNAGE AVAILABLE**



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**orange county**  
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**LOBBY**



**BUILDING SIGNAGE**



**KITCHEN**



**OPEN AREA**



**CONFERENCE ROOM**

**23671**

**BIRTCHER DR | LAKE FOREST**

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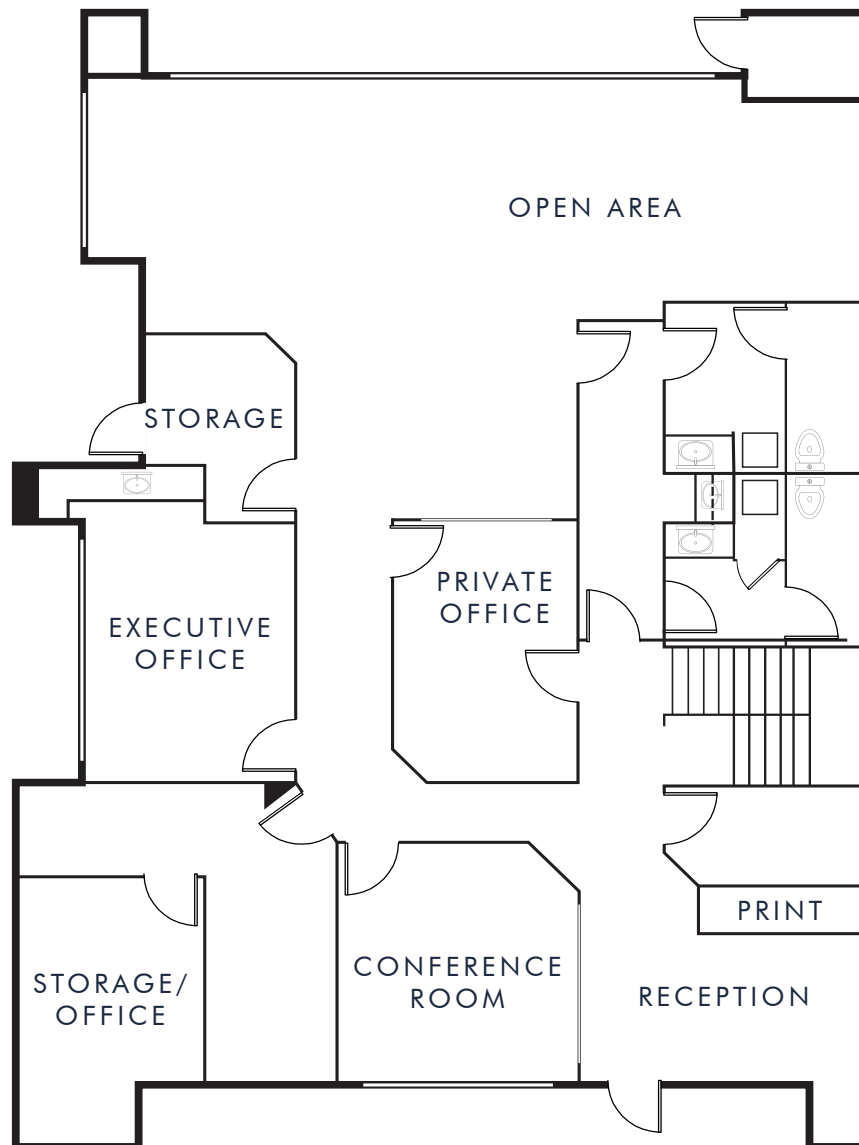
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# FIRST FLOOR

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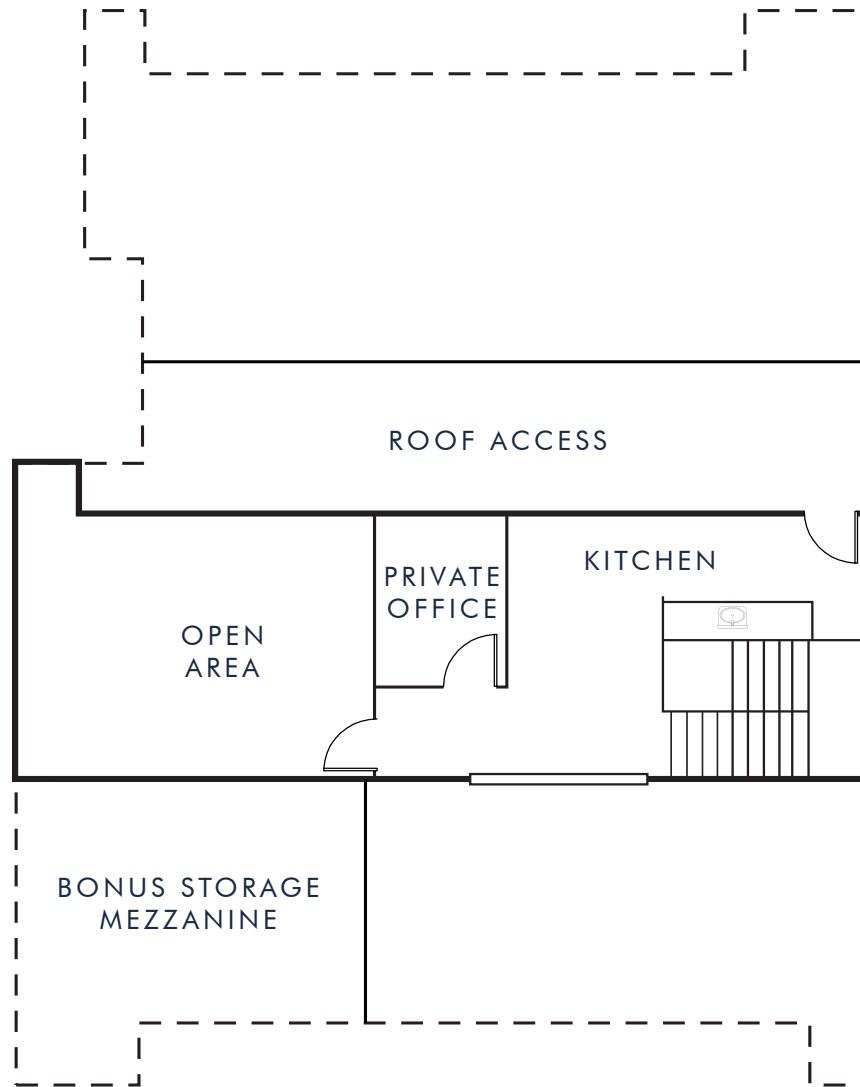
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# SECOND FLOOR

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**AMENITIES NEAR NEW DEVELOPMENTS:**

- THE GREAT PARK - 12 MIN
- THE IRVINE SPECTRUM - 9 MIN
- 405 & 5 FREEWAY - 3 MIN
- 133 FREEWAY - 10 MIN
- HOLIDAY INN - 1 MIN
- LAKE FOREST GATEWAY - 1 MIN

# AERIAL MAP

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