

UNDER NEW OWNERSHIP

**PROMO \$1 PSF
FOR 1ST 3 MONTHS**

***SUBJECT TO 3YR LEASE**

ASPAN COURT

OFFICE SPACE AVAILABLE FOR LEASE | 22471 ASPAN STREET

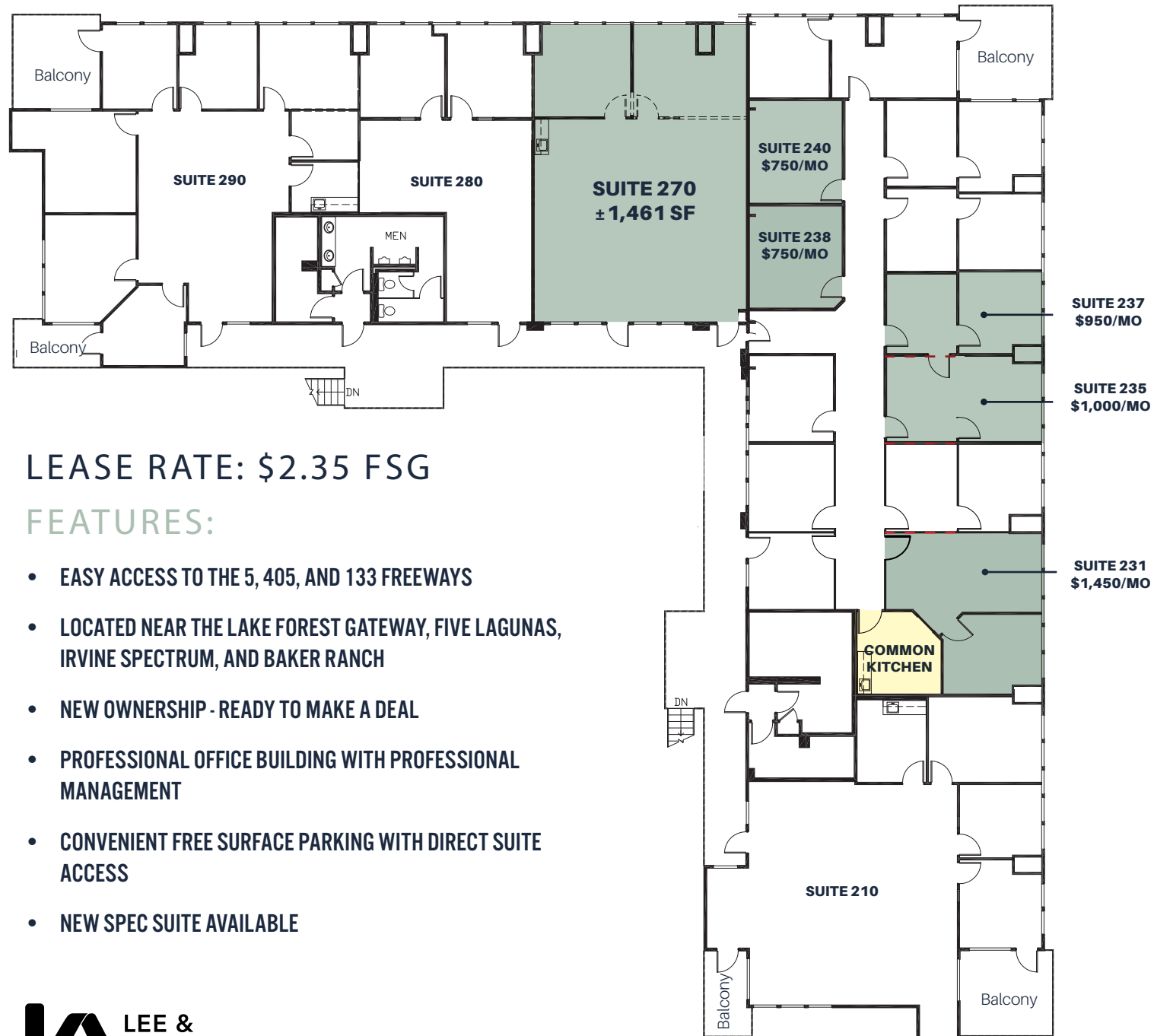
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 **LEE &
ASSOCIATES**

orange county
OFFICE | GROUP



LEASE RATE: \$2.35 FSG

FEATURES:

- EASY ACCESS TO THE 5, 405, AND 133 FREEWAYS
- LOCATED NEAR THE LAKE FOREST GATEWAY, FIVE LAGUNAS, IRVINE SPECTRUM, AND BAKER RANCH
- NEW OWNERSHIP - READY TO MAKE A DEAL
- PROFESSIONAL OFFICE BUILDING WITH PROFESSIONAL MANAGEMENT
- CONVENIENT FREE SURFACE PARKING WITH DIRECT SUITE ACCESS
- NEW SPEC SUITE AVAILABLE



FLOOR PLAN 

DRIVE TIME

4 MINUTES TO: 5 Freeway

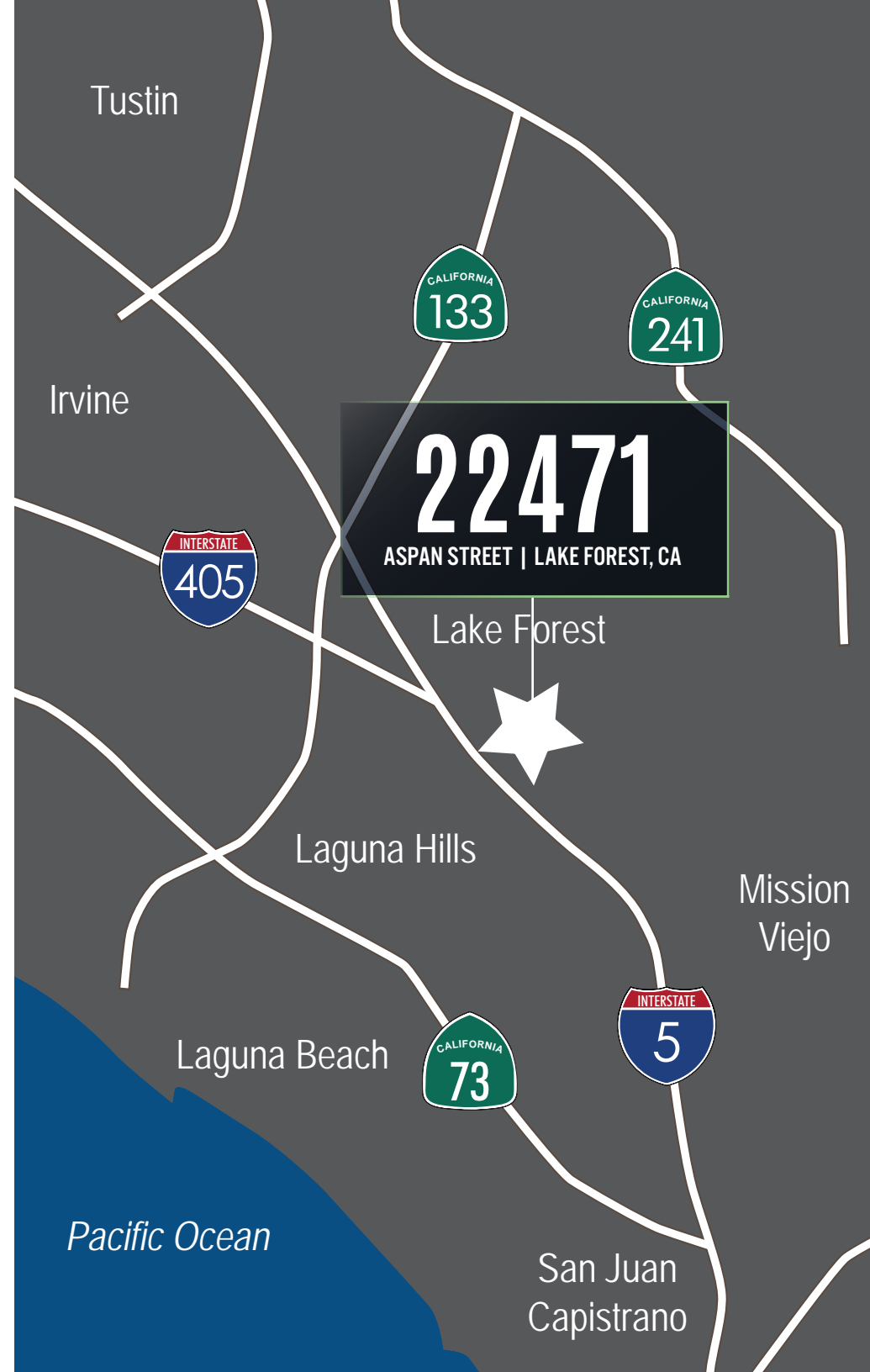
6 MINUTES TO: Irvine Spectrum

9 MINUTES TO: 241 Toll Road

9 MINUTES TO: The Great Park

18 MINUTES TO: John Wayne Airport

20 MINUTES TO: Laguna Beach





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