

**OFFICE SPACE AVAILABLE**

# PACIFIC CORPORATE PARK

25391 Commercentre Drive  
Lake Forest, CA 92630

**±26,154 SF OFFICE BUILDING FOR SALE | ±6,674 SF FOR LEASE**

**INCOME IN PLACE - SELLER FINANCING**

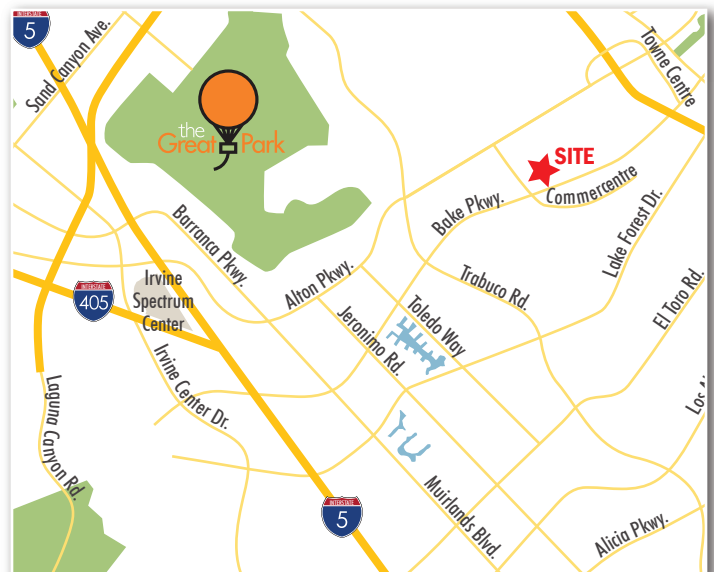


**NEW COMMON AREA UPGRADES**



## PROPERTY FEATURES:

- Suite 100: ±2,539 SF - Leased
- Suite 115: ±10,488 SF - Leased
- Suite 200: ±6,674 SF - Available for Lease
- Suite 250: ±6,453 SF - Leased
- ±26,154 sq. ft. elevator served office building
- Furniture available
- Campus environment with excellent corner location
- 4:1000 parking ratio
- Campus repositioning - bocce ball, ping pong, putting green, fire table, BBQ and shaded outdoor seating
- Close proximity to high-tech and corporate users
- Close proximity to the 688 acre OC Great Park
- Easy access to the Foothill Transportation Corridor (241) and the 5 and 405 Freeways
- Just minutes to Foothill Ranch Towne Centre retail and Irvine Spectrum Center
- Sale Rate: \$7,980,000 / \$305 PSF
- Lease Rate: \$2.35 FSG



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## EXCLUSIVELY LISTED BY:

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618  
[www.lee-associates.com](http://www.lee-associates.com)

## MARK JERUE

Senior Vice President  
BRE #01073399  
949.790.3121  
[mjerue@leeirvine.com](mailto:mjerue@leeirvine.com)

## CRAIG FITTERER

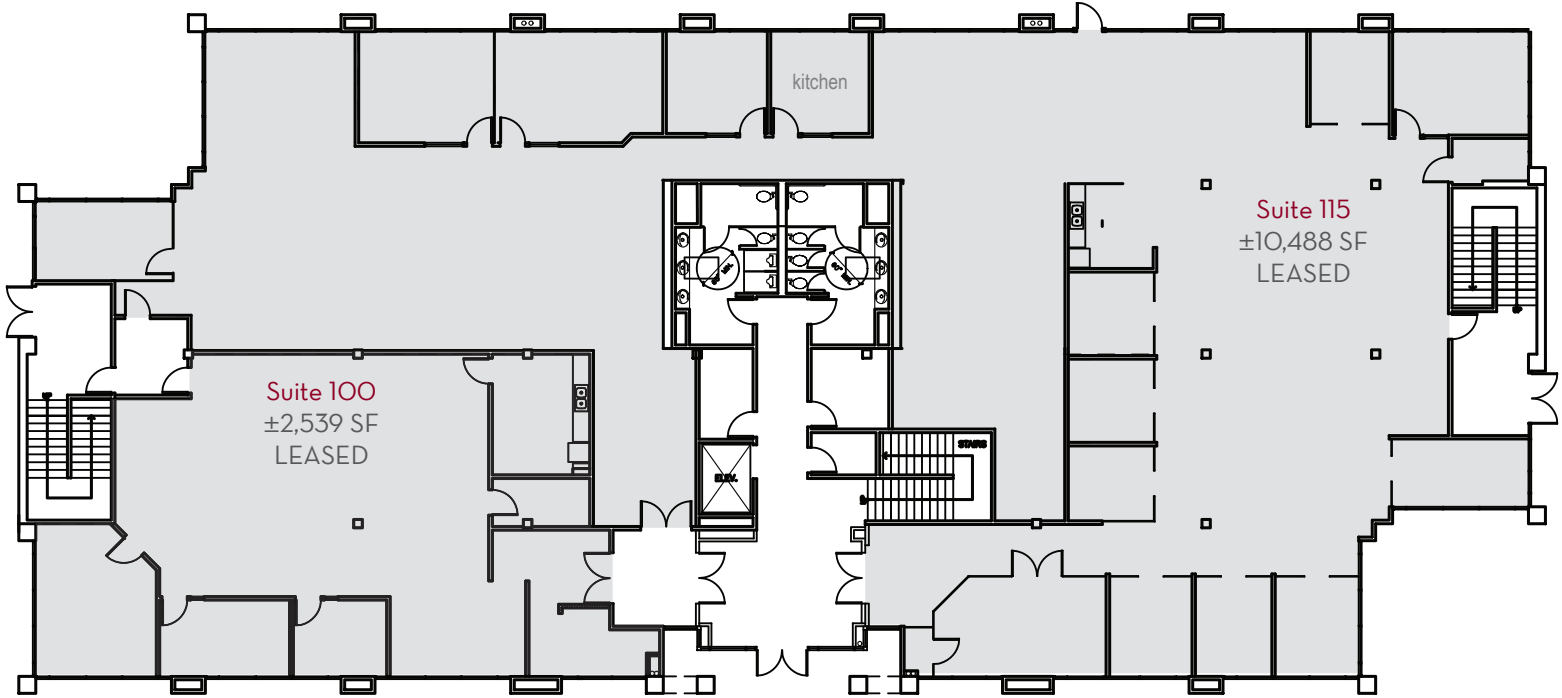
Senior Vice President  
BRE #01246929  
949.790.3123  
[cfitterer@leeirvine.com](mailto:cfitterer@leeirvine.com)

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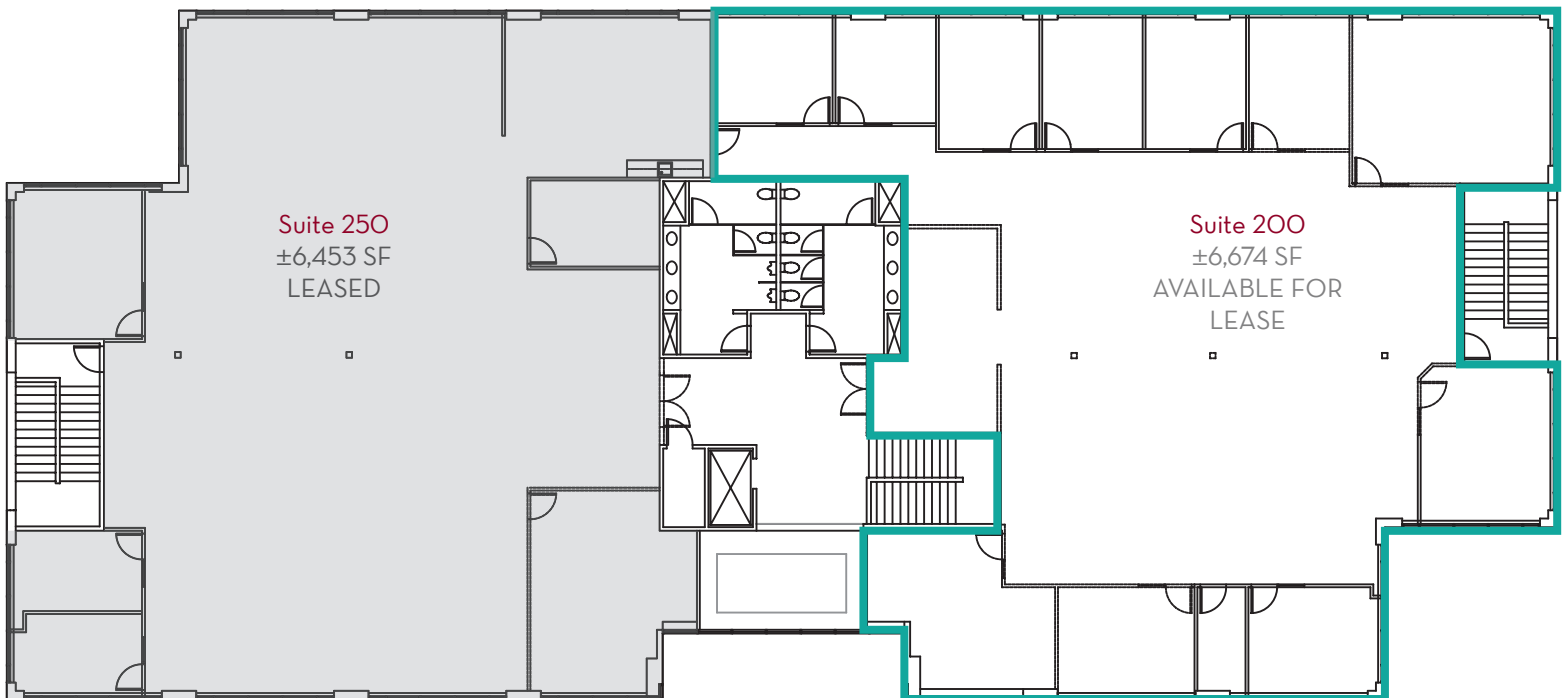
# PACIFIC CORPORATE PARK

25391 Commercentre Drive  
Lake Forest, CA 92630

**±6,674 SF FOR LEASE | ENTIRE BUILDING AVAILABLE FOR SALE**



25391 Commercentre, 1st Floor  
±13,027 square feet



25391 Commercentre, 2nd Floor  
±13,127 square feet