



BROOKHOLLOW BUSINESS PARK

23091-23121 ANTONIO PARKWAY, RANCHO SANTA MARGARITA

EXCLUSIVELY LISTED BY

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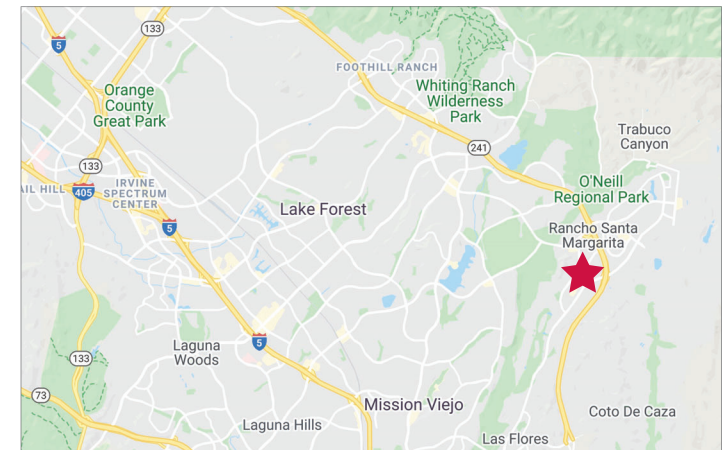
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PROPERTY FEATURES

- ±46,284 SF High Image Business Park
- 3.1:1000 Parking Ratio
- 14' Clear Height
- Ground Level Loading
- Fully Automated Sprinkler System
- 100 Amps, 120/208 Volt, 3 Phase Power
- 2024 Nets \$0.54 PSF
- Easy access to the 241 Toll Road
- Close Proximity to Retail Amenities



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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PROJECT AVAILABILITY

| BUILDING | SUITE | TOTAL SF | OFFICE SF | RATE | AVAILABLE |
|---------------|-------|----------|-----------|------------|-----------|
| 23111 Antonio | 200 | 1,356 | 300 | \$1.65 NNN | 4/1/24 |
| 23111 Antonio | 225 | 1,900 | 855 | \$1.65 NNN | 8/1/24 |
| 23121 Antonio | 155 | 2,486 | 750 | \$1.65 NNN | 8/1/24 |



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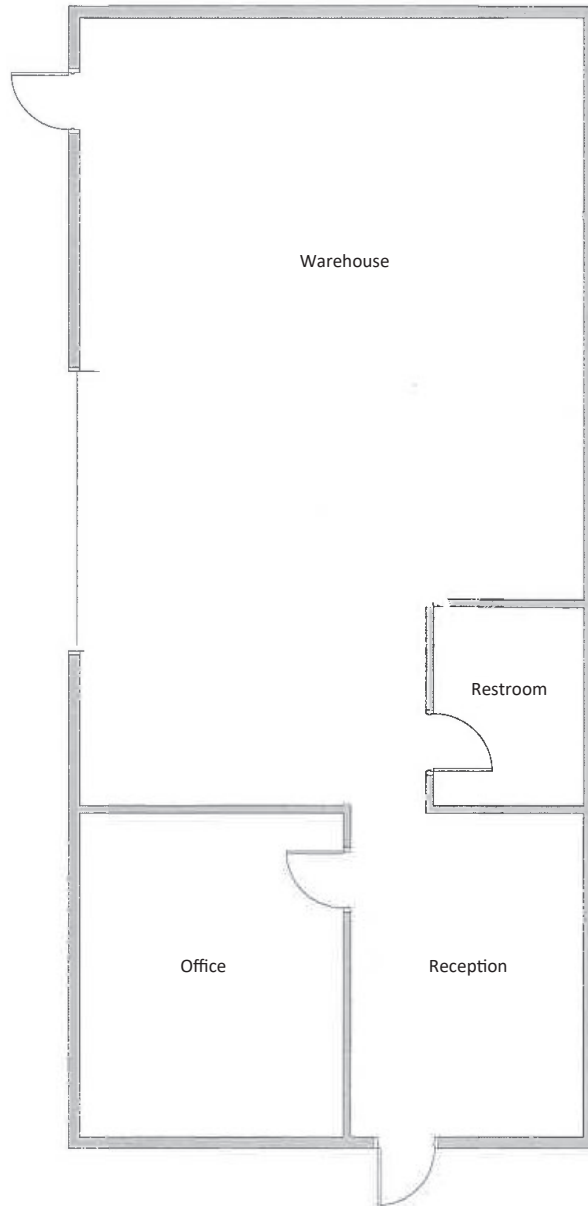
COMMERCIAL REAL ESTATE SERVICES

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FLOOR PLAN



23111 ANTONIO PARKWAY SUITE 200 | ±1,356 SF

- ±300 SF OF OFFICE SPACE
- 1 GL DOOR
- 14' CLEAR WAREHOUSE
- \$1.65 NNN
- NETS \$0.54 PSF

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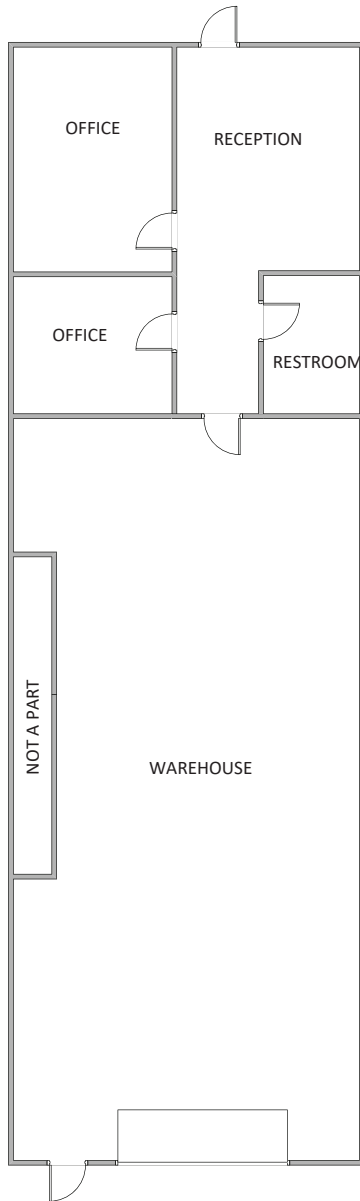
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BROOKHOLLOW BUSINESS PARK

23091-23121 ANTONIO PARKWAY, RANCHO SANTA MARGARITA

FLOOR PLAN



23111 ANTONIO PARKWAY SUITE 225 | ±1,900 SF

- ±855 SF OF OFFICE SPACE
- 1 GL DOOR
- 14' CLEAR WAREHOUSE
- \$1.65 NNN
- NETS \$0.54 PSF

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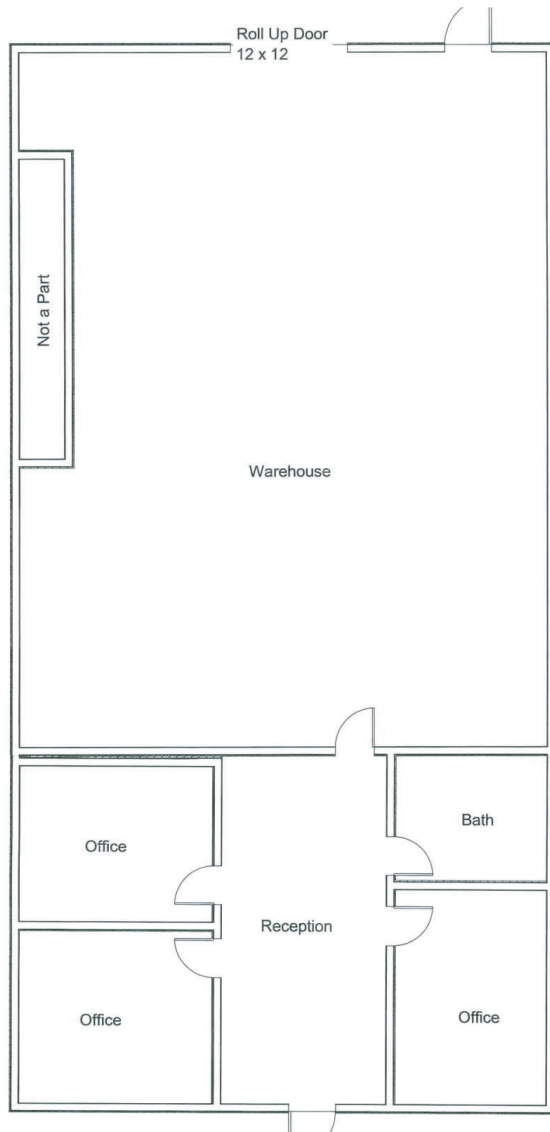
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BROOKHOLLOW BUSINESS PARK

23091-23121 ANTONIO PARKWAY, RANCHO SANTA MARGARITA

FLOOR PLAN



23121 ANTONIO PARKWAY SUITE 155 | ±2,486 SF

- ±750 SF OF OFFICE SPACE
- 1 GL DOOR
- 14' CLEAR WAREHOUSE
- \$1.65 NNN
- NETS \$0.54 PSF

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