

**\*PLUG & PLAY LEASE OPPORTUNITY\***



**FOR LEASE**

CENTREPOINTE BUSINESS PARK

**26023 ACERO** | MISSION VIEJO

CONTACT

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**TRAVIS WATTS**  
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# PROPERTY FEATURES

- High Image Single-Story Free-Standing Office Building
- Built in 2005 - Modern Architecture & Newer Age Construction
- Upgraded in 2023 - New Flooring, Re-Painted Interior/Exterior
- Efficient Layout with High Ceilings & Extensive Window Line
- Double Door Entrance(s) Direct to Parking Lot
- Meticulously Maintained Roof & HVAC
- Equipped with 65 Solar Panels to Reduce Utility Costs
- Building Top Signage Providing Company Identity
- Views of the Saddleback Mountain Range
- Free Surface Parking (4:1,000 SF) – Four (4) Reserved Stalls
- Close Proximity to Numerous Restaurants & Other Retail Amenities
- Situated Near New Residential Developments
- Immediate Access to South Orange County's Major Freeways/Toll Roads
- Professionally Managed Business Park
- Existing FF&E Available - Terms Negotiable



AVAILABILITY

SUITE	SQ FT	LEASE RATE/SF*	DESCRIPTION
100	±2,800 SF	\$2.55 MG	Five (5) Private Offices w/ Large Sidelights, Conference Room, Reception Area, Shared Restrooms, Work/Supply Room & Kitchenette.
150	±1,832 SF	\$2.55 MG	Two (2) Private Offices w/ Large Sidelights, Conference Room, Reception Area, Large Open Area, Shared Restrooms, Work/Supply Room & Kitchen.
Entire Building	±4,632 SF	\$2.55 MG	Seven (7) Private Offices w/ Large Sidelights, Two (2) Conference Rooms, Reception Area, Large Open Area, Private Restrooms, Work/Supply Room & Multiple Kitchens.

\* Tenant pays utilities & janitorial expenses.



COMMERCIAL REAL ESTATE SERVICES

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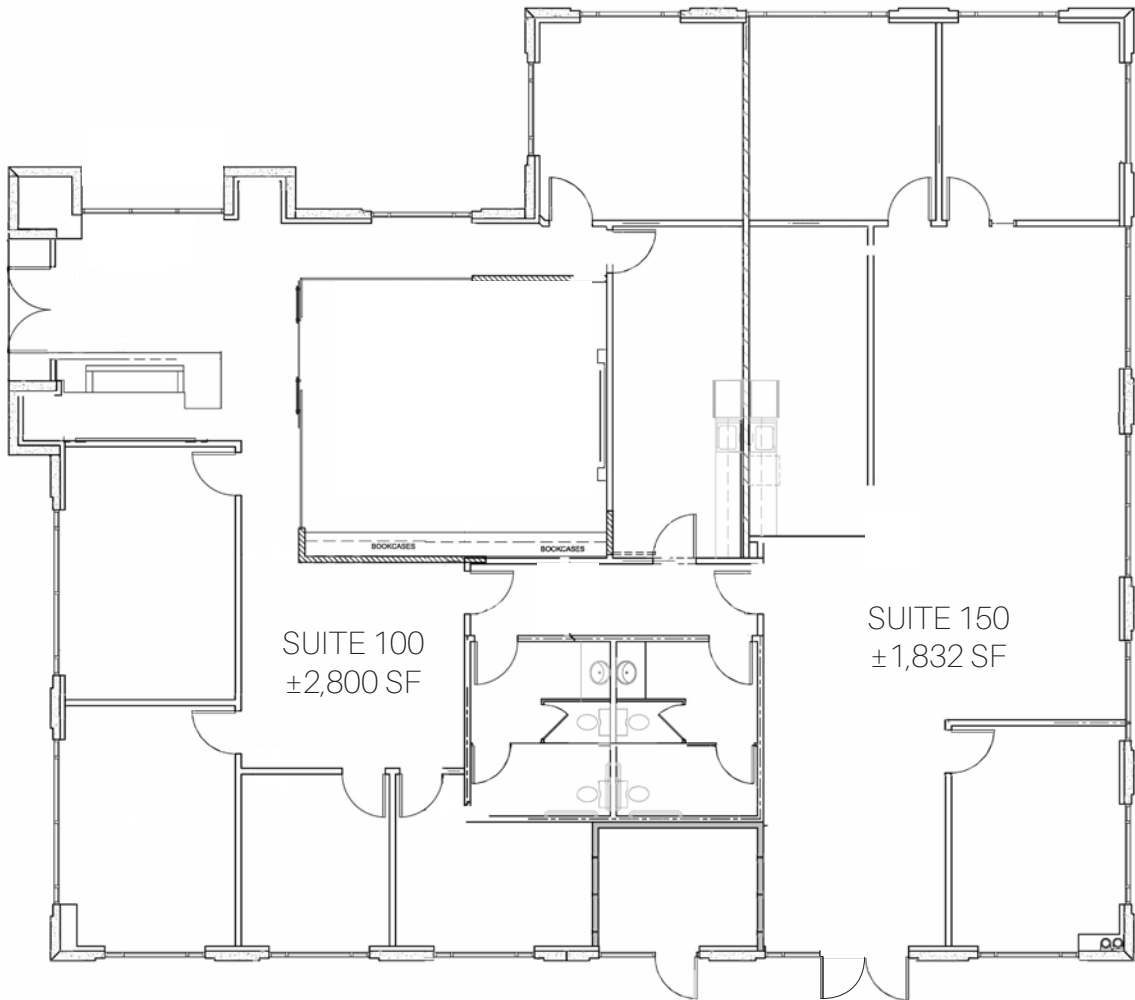
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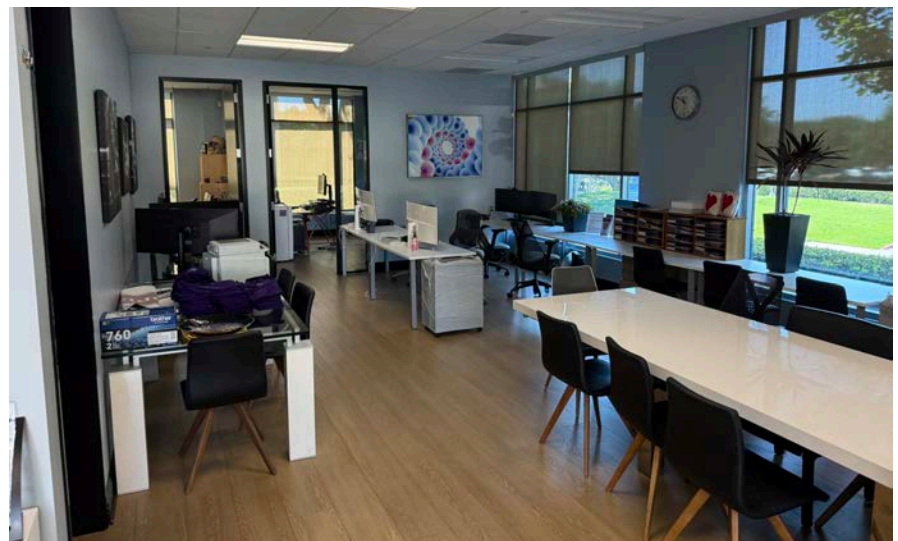
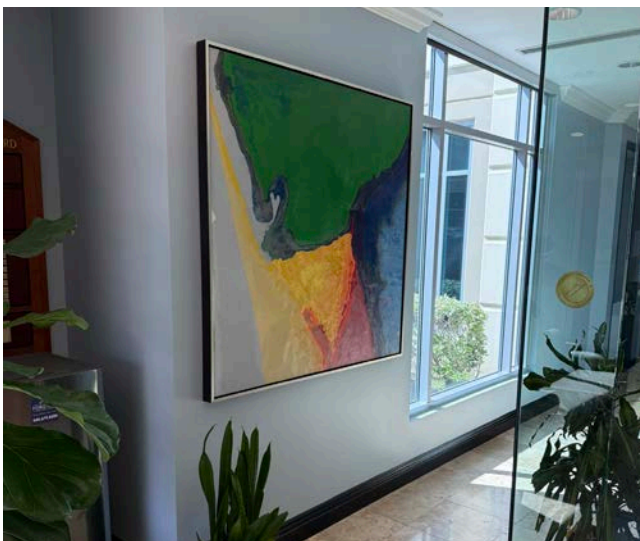
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# INTERIOR IMAGES

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# EXTERIOR IMAGES

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