



FOR LEASE

LAKE FOREST CORPORATE PARK

22952 MILL CREEK DRIVE | LAGUNA HILLS, CA

CONTACT

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MATT FRYER
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PROPERTY FEATURES

- Single Story Free Standing Office Bldg.
- Highly Efficient Layout w/ a Professional Office Feel
- Executive Size Offices w/ Large Sidelights & Built in Workstations
- Extensive Glass Line Providing an Abundance of Natural Light
- Ground Floor Private Entrance Directly Off Parking Lot
- Free & Common Surface Parking (4:1,000 SF)
- Clean Interior Finishes Throughout
- Adjacent to Numerous Restaurants & Retail Amenities
- Immediate Access to the 5, 405, 73 & 133 Freeways/Toll Roads
- Close Proximity to Irvine Spectrum's Newest Residential Developments
- Proactive & Responsive On-Site Ownership
- Professionally Managed Business Park/Building Project

AVAILABILITY



SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
100	±4,427 SF	\$2.25 MG *	GROUND FLOOR PRIVATE EXTERIOR ENTRANCE OFF THE PARKING LOT - EIGHT (8) PERIMETER OFFICES, TWO (2) CONFERENCE ROOMS, RECEPTION, LARGE OPEN AREA W/ BUILT IN WORKSTATIONS, & SERVER/STORAGE ROOM. SHARED ACCESS TO KITCHEN & RESTROOMS.
Entire Bldg.	±6,250 SF	TBD	GROUND FLOOR PRIVATE EXTERIOR ENTRANCE OFF THE PARKING LOT - ELEVEN (11) PERIMETER OFFICES, TWO (2) CONFERENCE ROOMS, RECEPTION, LARGE OPEN AREA W/ BUILT IN WORKSTATIONS, & SERVER/STORAGE ROOM. SHARED ACCESS TO KITCHEN/RESTROOMS & TWO SEPARATE DOUBLE DOOR ENTRANCES.

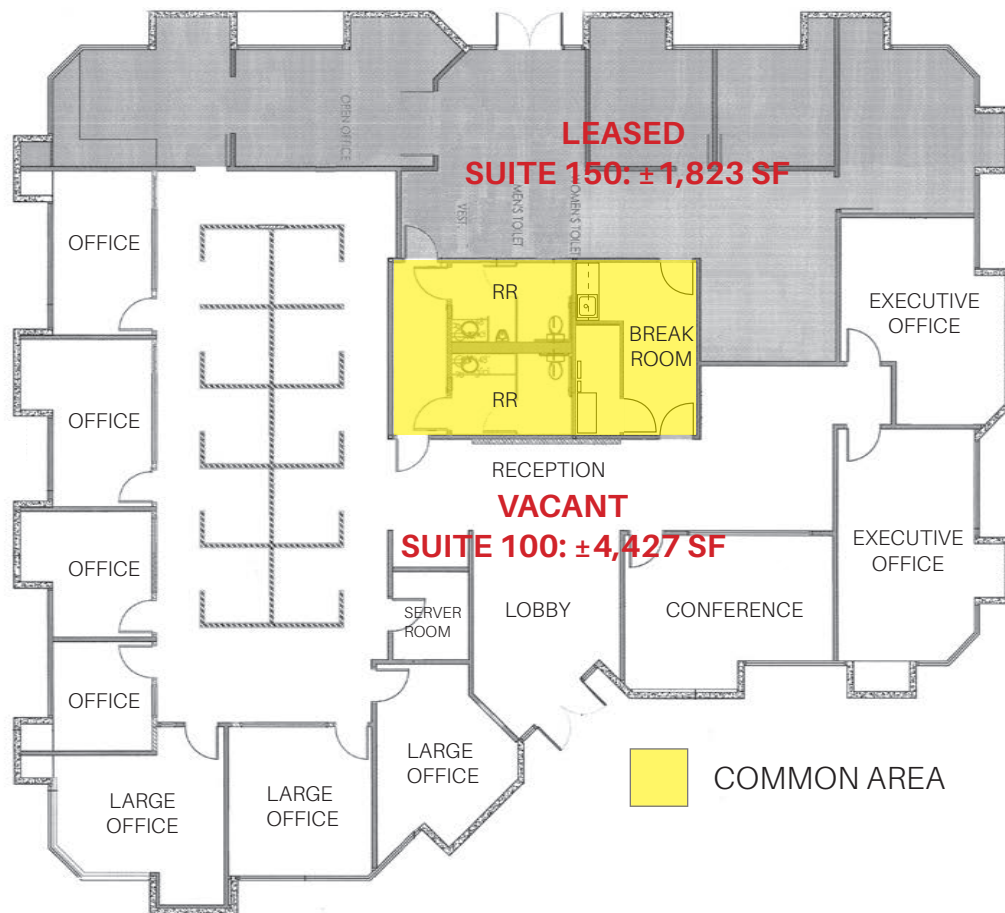
** Tenant Responsible for Utilities & Janitorial.*

SMITH | FRYER | WATTS

22952

MILL CREEK DRIVE

LAGUNA HILLS
CALIFORNIA



ENTIRE BUILDING: ±6,250 SF



COMMERCIAL REAL ESTATE SERVICES

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INTERIOR IMAGES

22952 MILL CREEK DRIVE | LAGUNA HILLS



EXTERIOR IMAGES

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LAGUNA HILLS CALIFORNIA

