



## OFFICE SPACE FOR LEASE

### THE COURTYARD

27281 - 27285 Las Ramblas • Mission Viejo, California



Exclusively listed by:

**Dave Smith**

Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
949.790.3122  
mfryer@leeirvine.com

**Jake Fischbeck**

Vice President  
BRE# 02090693  
949.790.3118  
jfischbeck@leeirvine.com

Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

### PROPERTY FEATURES

- Two 2-story multi-tenant office buildings
- Courtyard buildings with extensive glass line
- Recently redesigned courtyards with central fountains
- Abundant free surface parking
- Easy access to Interstate I-5
- Adjacent to retail amenities and convenient access to Mission Viejo mall
- Reserved covered parking spaces available





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### 27281 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
135	1,109	\$2.25 FSG*	Available 2/1/26. 3 Private Offices, Open Area & Break Area.
180	1,334	\$2.25 FSG*	<b>NEW SPEC SUITE.</b> Reception, 2 Private Offices, Open Bullpen & Open Kitchen.

### 27285 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
147	1,203	\$2.25 FSG*	<b>NEW SPEC SUITE.</b> Reception, 3 Private Offices, Open Bullpen & Open Kitchen.
230	1,294	\$2.05 FSG*	2 Private Offices, Conference Room, Reception & Open Area.

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\*Janitorial Not Included





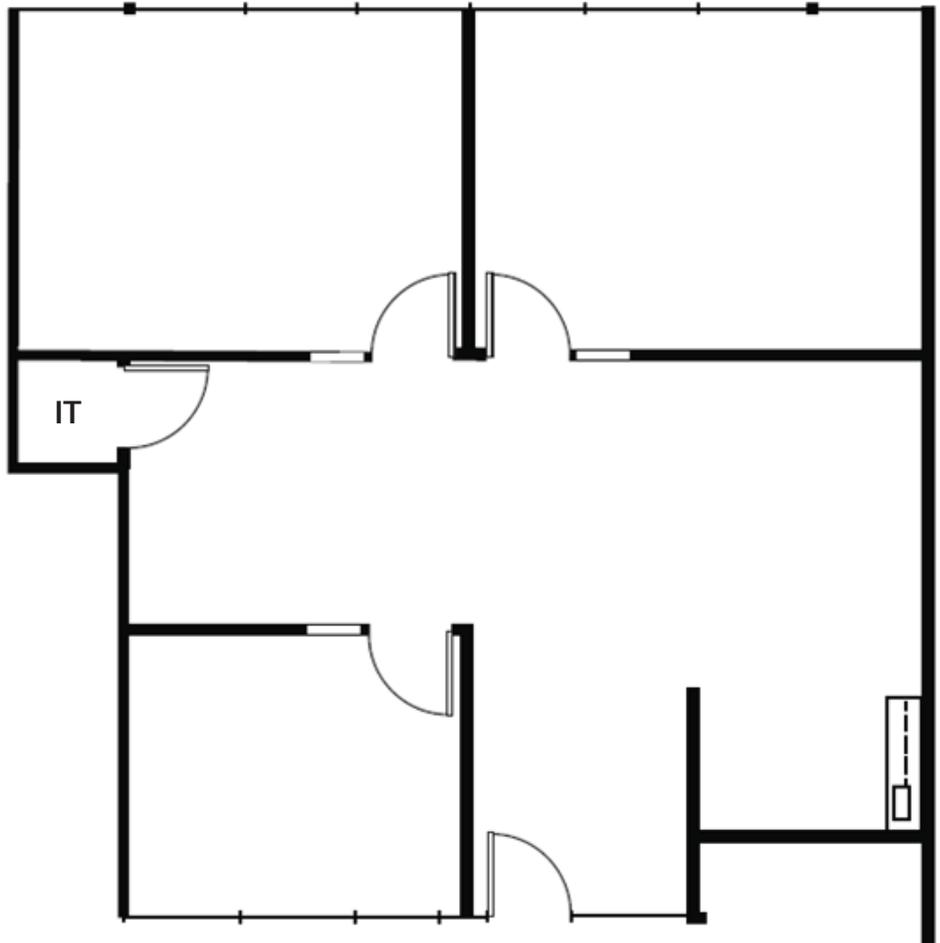
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SUITE 135 - 1, 109 SQ. FT.



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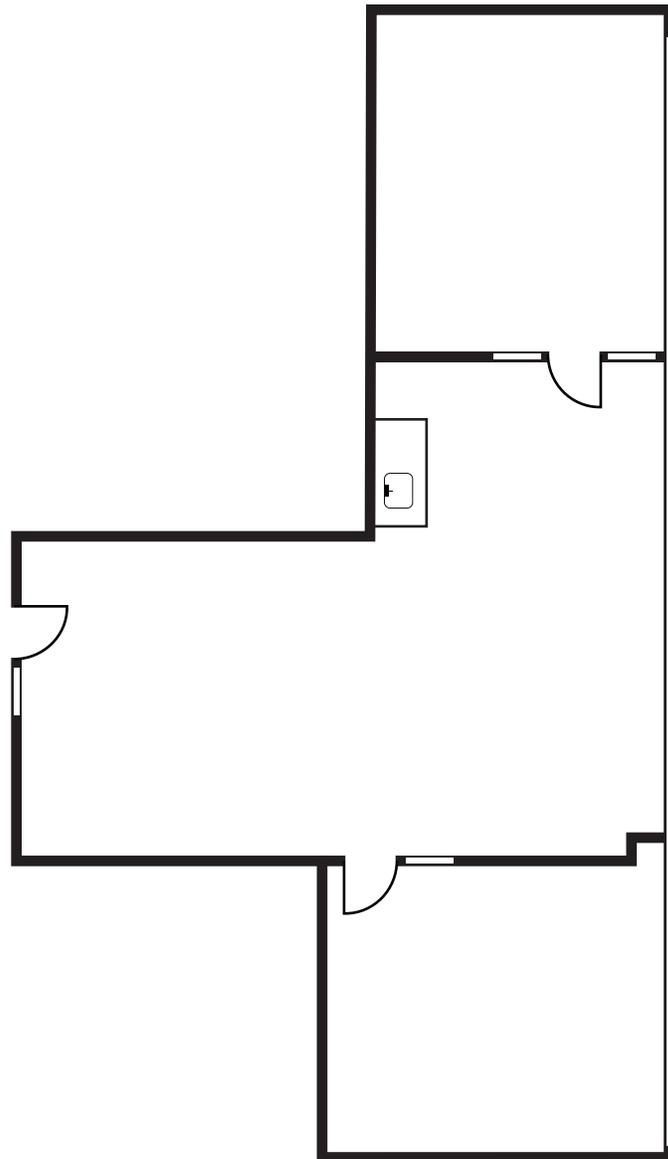
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SUITE 180 - 1,334 SQ. FT.



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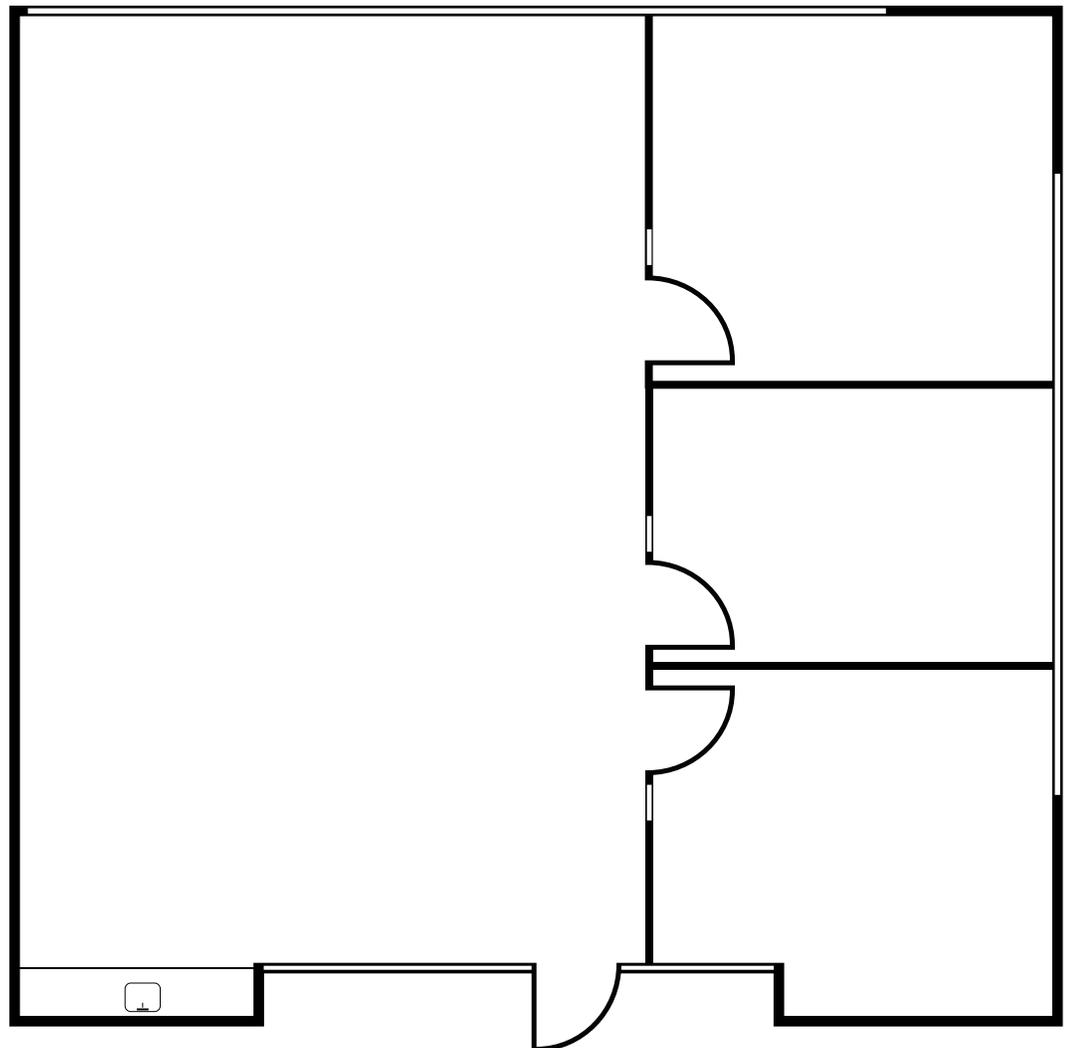
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SUITE 147 - 1,203 SQ. FT.



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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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.



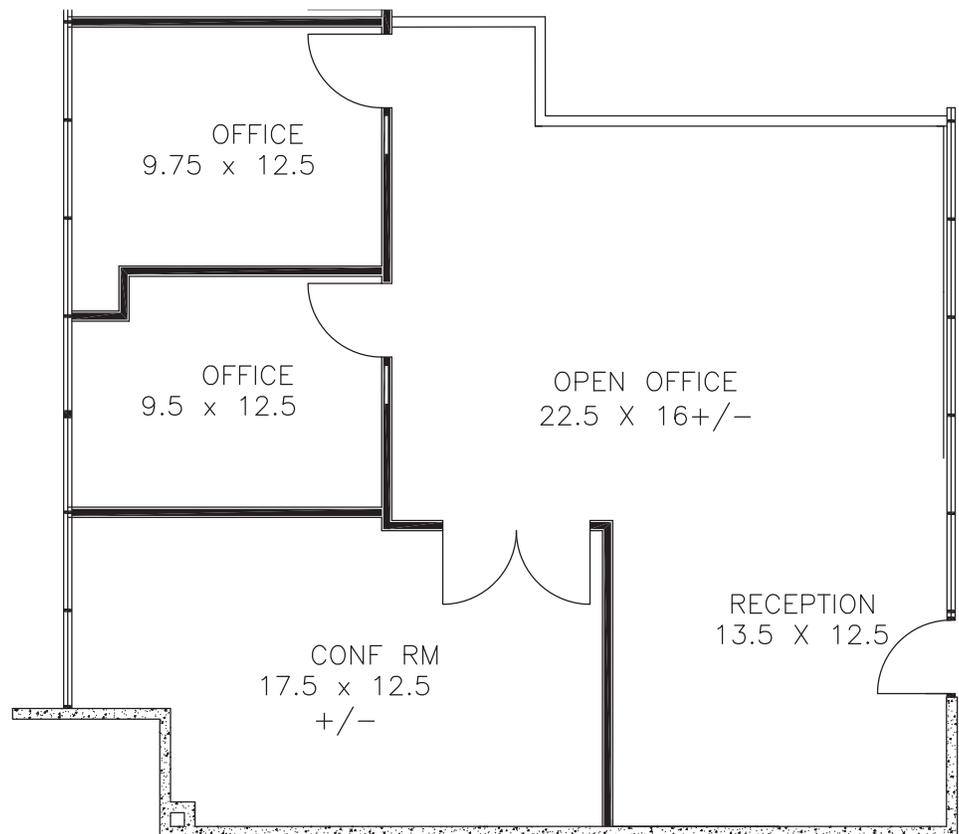
# OFFICE SPACE FOR LEASE

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### SUITE 230 - 1,294 SQ. FT.



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