



FOR LEASE

# 85 Argonaut

ALISO VIEJO, CA



High-image two story office building spec suites available

**ERIC TSE**  
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**Kidder  
Mathews**

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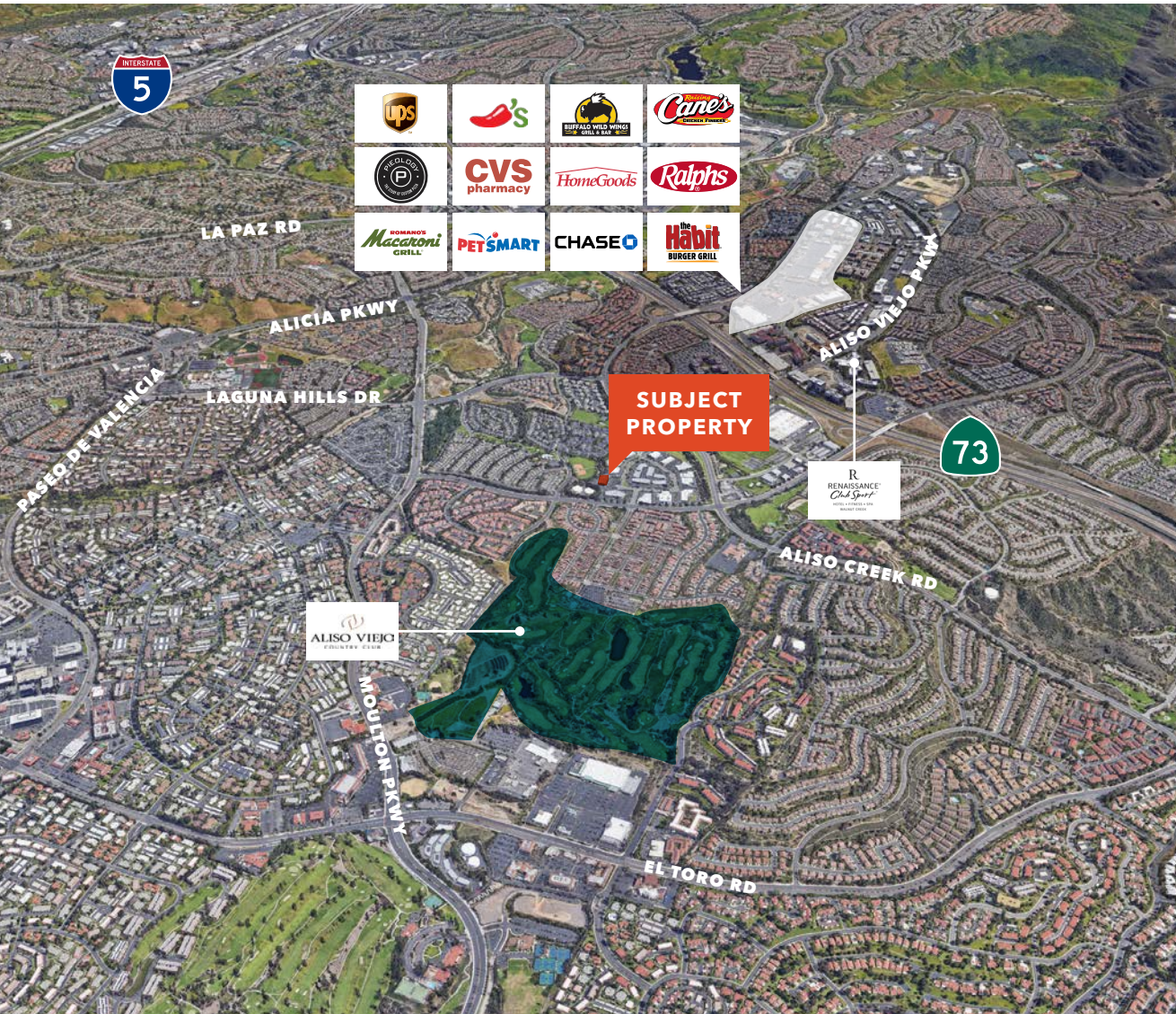
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Close proximity to the  
73, 133, and 5 freeways

**MOVE-IN** ready spec suites available

**WALKING** distance to Aliso Viejo Country Club

**AMPLE** surface free parking

**ENERGY** efficient building

**VIEWS** to Saddleback mountains

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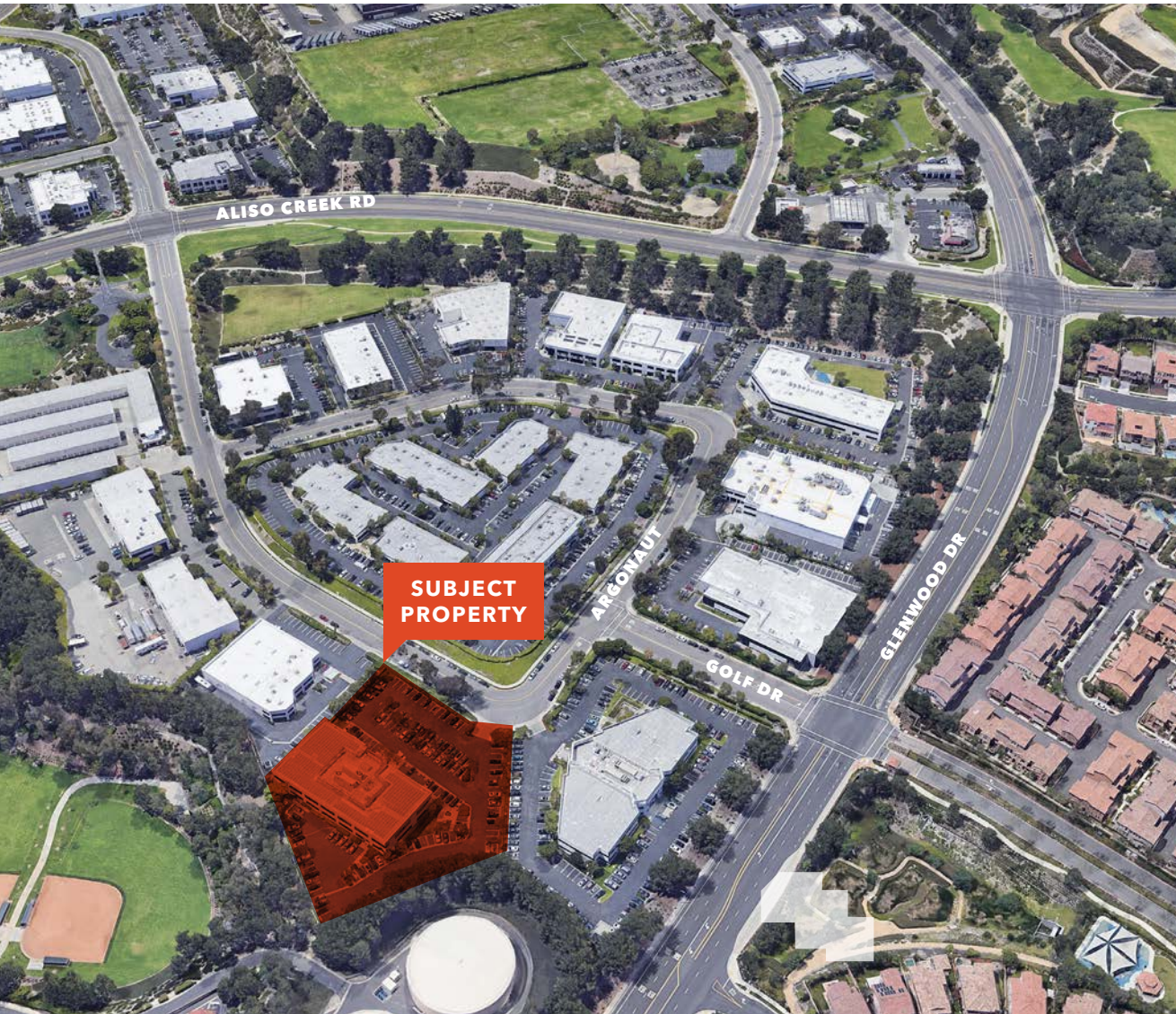
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**SUBJECT  
PROPERTY**

## Recent Solar Upgrades

In 2018, the building upgraded the major rooftop AC units and the boiler, this ensures that there is minimal to no downtime for the building space conditioning systems and their controls, keeping tenants comfortable. In addition, new high quality LED lighting fixtures have been installed throughout the interior of the building. The building exterior lighting has also been upgraded to clear high quality LEDs.

This upgrade included the installation of renewable on-site energy generation and storage making 85 Argonaut a leader in sustainability. A new 111 kW rooftop solar system and a 30 kW battery energy storage system allow the building to generate over 75% of its energy needs and so operate with a very low carbon footprint.

Chikezie Nzewi, P.E., CEM, CBCP, LEED AP Director of Energy Engineering EMCOR Services / Mesa Energy Systems

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## Recent Capital Improvements

In 2018 the building HVAC units and boiler were replaced with two new Trane 55 Ton Packaged Industrial Rooftop Units. The new units were later upgraded in 2019 with Evaporcool technology which reduces the intake air temperature by 20%, thus further reducing electricity usage.

In addition Ownership installed a new 20 year cool roof in 2017 just prior to the installation of all the new mechanical and energy generating equipment located on the roof.

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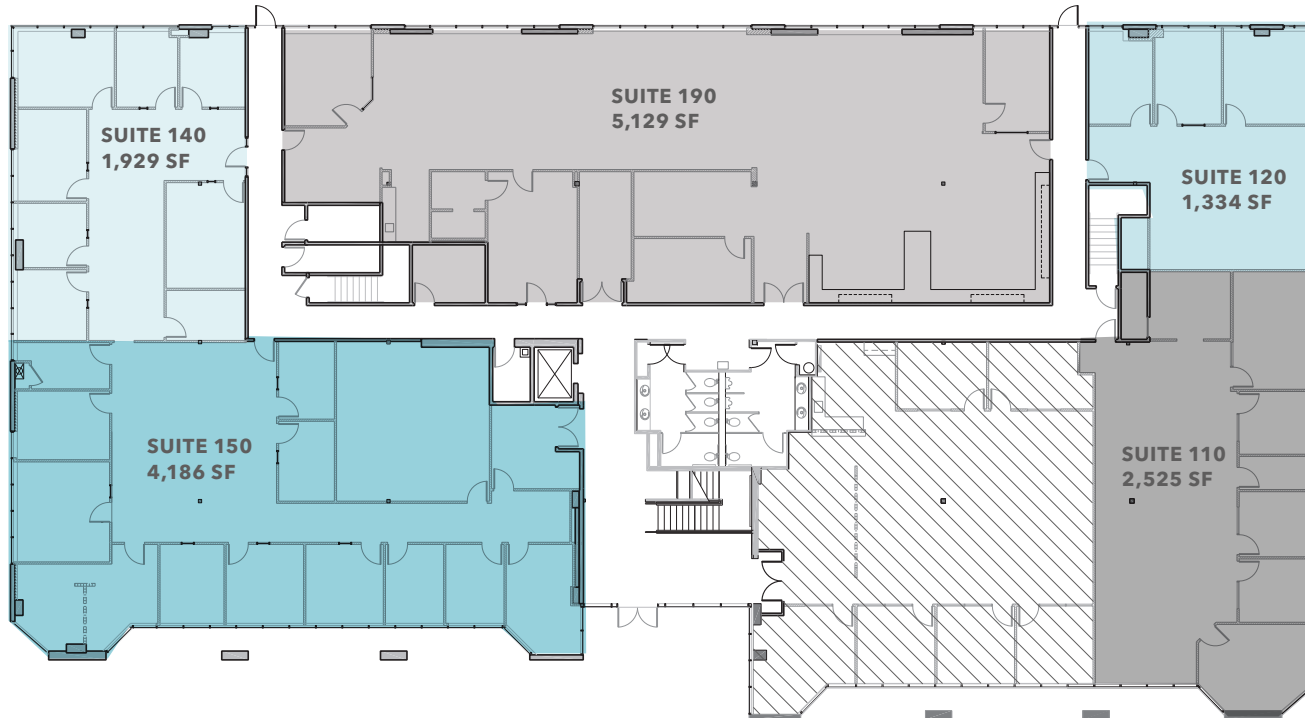


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## First Floor



NOTE: SUITES 110 AND 120 CAN BE COMBINED FOR A TOTAL OF 3,859 SF  
NOTE: SUITES 140 AND 150 CAN BE COMBINED FOR A TOTAL OF 6,115 SF  
NOTE: TOTAL OF 15,103 SF AVAILABLE ON THE 1ST FLOOR

## Availabilities

**SUITE 110** has 1 conference room, 4 offices and 1 break room.

**SUITE 120** has 3 offices.

**SUITE 140** has 6 private offices, 1 conference room, and storage.

**SUITE 150** has a double door entrance from main lobby, 10 offices, and 1 conference room.

**SUITE 190** has a double door entrance, open layout space conducive for lab use, ability to add more private offices.

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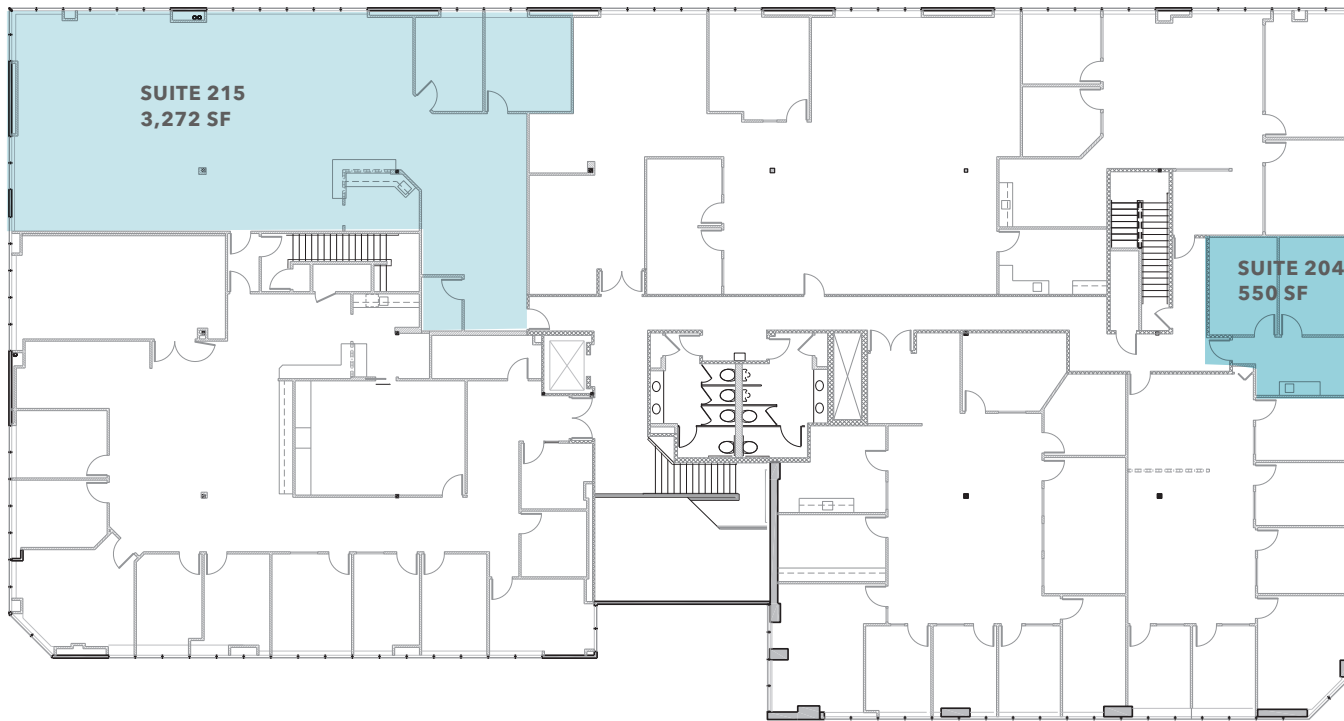
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## Second Floor



## Availabilities

**SUITE 204** has 2 conference rooms and 1 kitchenette

**SUITE 215** has excellent glass line being a corner office suite. Space offers an efficient bull pen layout with dry erase walls throughout the premises.

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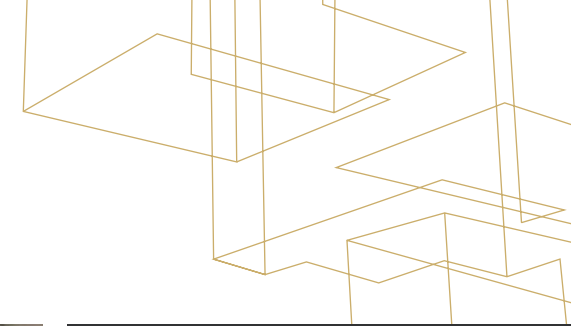




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