FOR LEASE

HIGH-IMAGE OFFICE & INDUSTRIAL UNITS AVAILABLE



23022

LA CADENA, LAGUNA HILLS

PROPERTY HIGHLIGHTS

- Professionally managed business park
- Quiet setting
- Minutes from the 5 Freeway
- Parking 3:1,000 Ratio
- Restroom in each suite
- Close to retail/food amenities
- Good truck/delivery access
- 200 amps / 3 phase power (verify)
- Functional office/warehouse layouts
- Ground level loading
- 2nd Floor office suites
- 11' warehouse ceiling clearance

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY
COMMERCIAL REAL ESTATE GROUP

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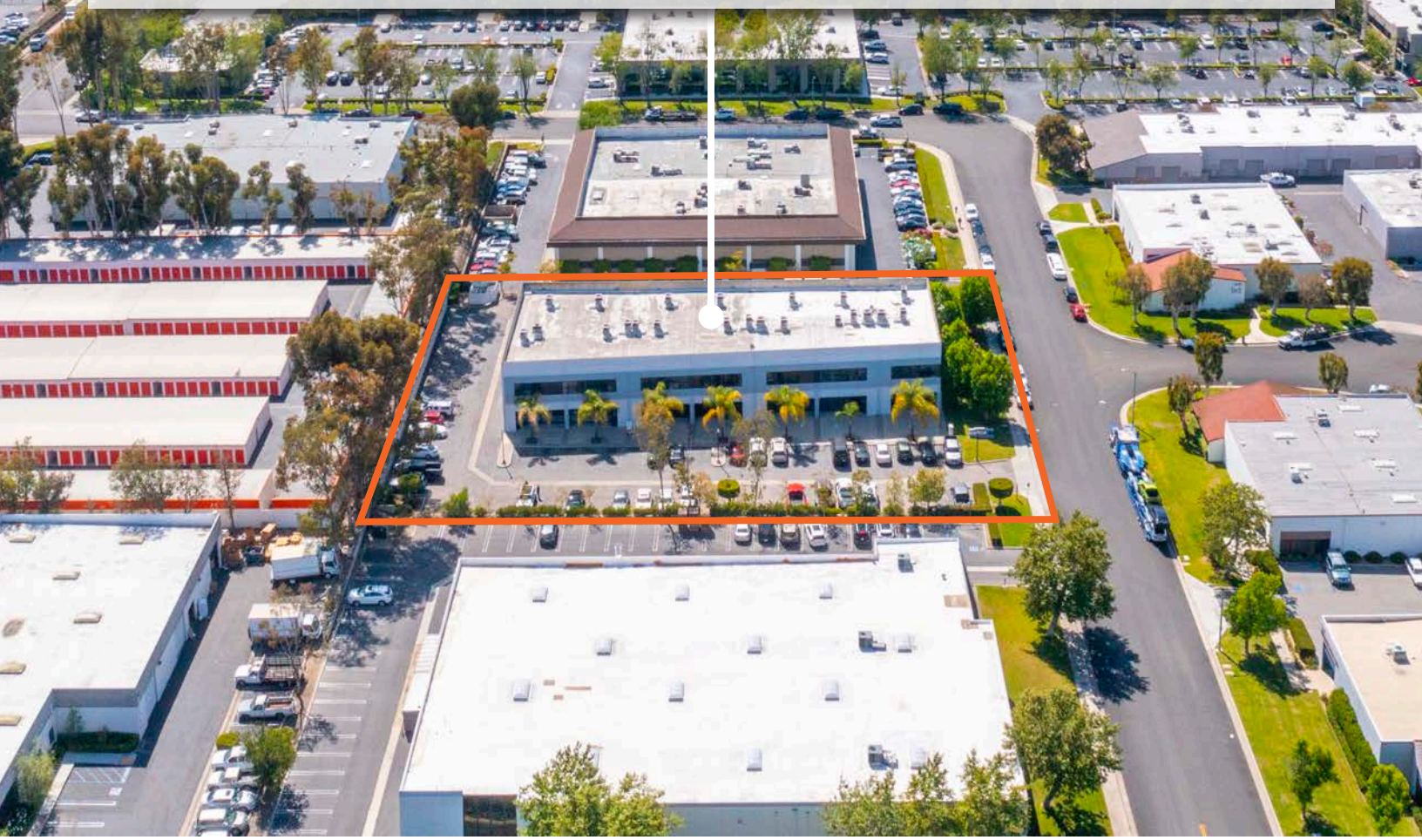
LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

CURRENT AVAILABILITY

SUITE	FLOOR	TOTAL SQ.FT.	OFFICE SQ.FT.	LEASE RATE	DESCRIPTION
101	1st	1,761 SF	TBD	$1.90 GRS	One private office, restroom, and reception.
104	1st	1,760 SF	TBD	$1.70 GRS	One private office, reception, restroom, open open area and storage.
200	2nd	1,768 SF	1,768 SF	$1.70 GRS	2nd floor office space, 4 window lined private offices, conference room, break room, kitchenette, and private restroom. Available 1/1/27
206	2nd	2,080 SF	2,080 SF	$1.50 GRS	Four private offices, large open area, restroom, kitchenette and breakroom.

*NO CAM CHARGES






23022
LA CADENA BUSINESS PARK
www.HealingHandsSchool.com
DIESELIT
WWW.DIESELITUP.COM
888-497-3773
PRIUS PLANET







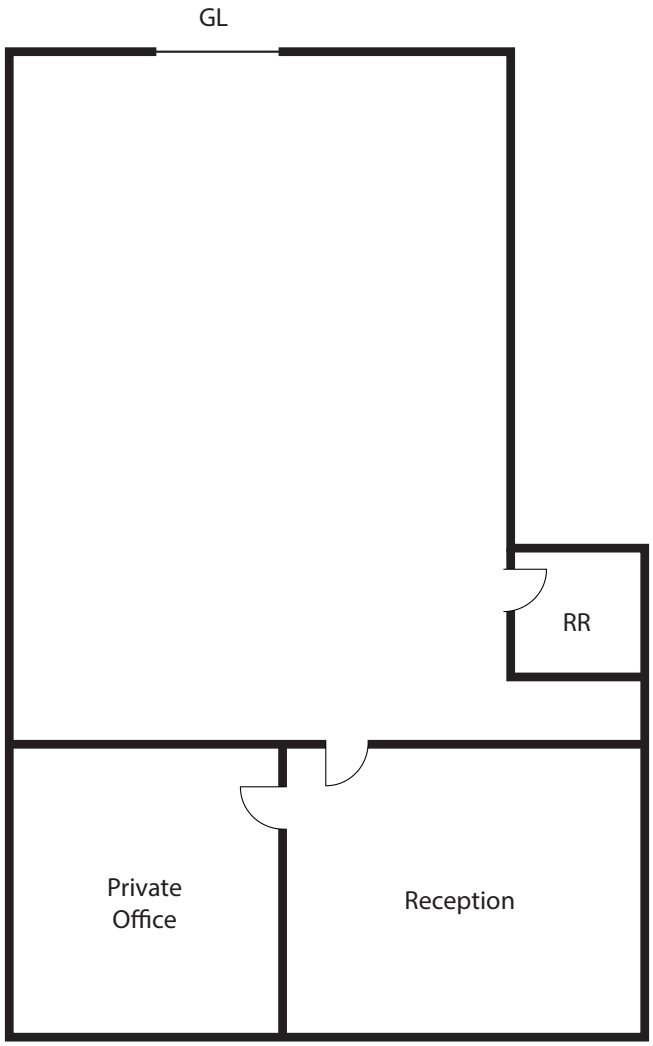

IRVINE SPECTRUM
LAKE FOREST DR
LA CADENA DR

LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

FLOOR PLANS

SUITE 101
±1,761 SF



**Floorplan not to scale.*

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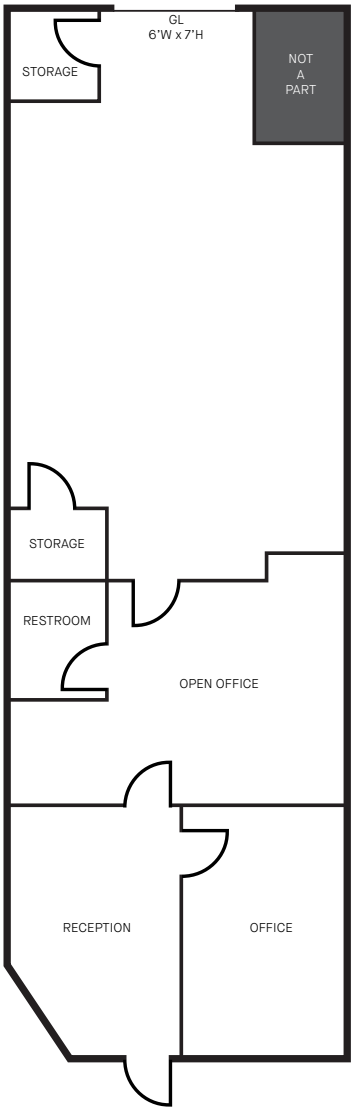
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LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

FLOOR PLANS

SUITE 104
±1,760 SF



Floorplan not to scale.

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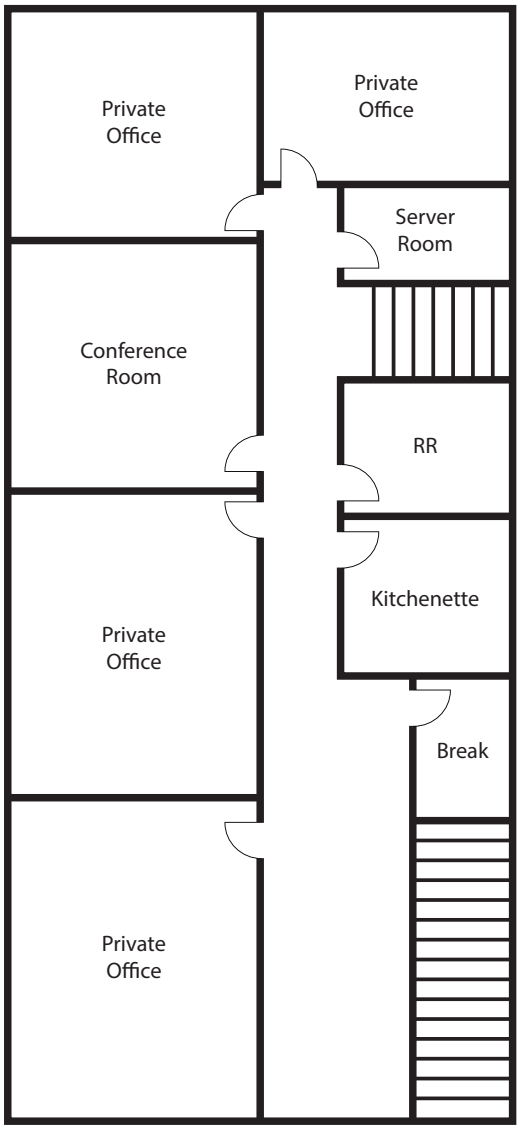
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LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

FLOOR PLANS

SUITE 200
±1,768SF



Floorplan not to scale.

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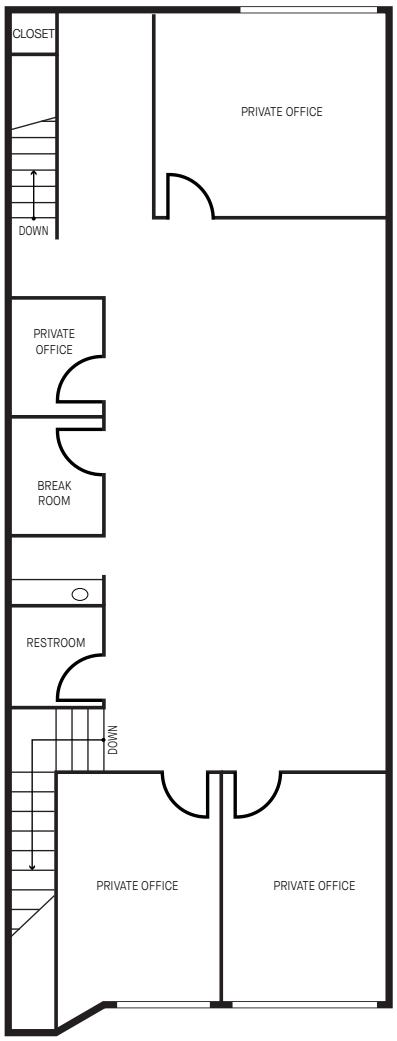
LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

FLOOR PLANS

SUITE 206

±2,080 SF



Floorplan not to scale.

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