

FOR LEASE

MULTI-TENANT INDUSTRIAL UNITS

2388

**TEASER RATE
ON SELECT UNITS**

SEE PAGE 2 FOR
MORE DETAILS

ELECTROLYSIS, ETC. 508

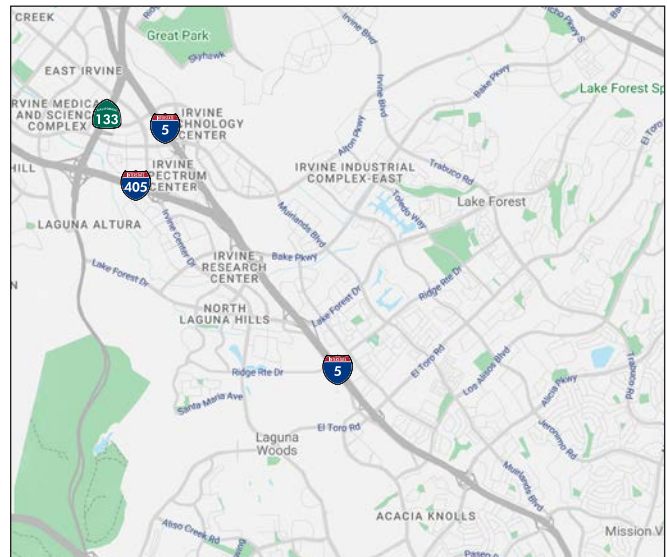
Elegance Tailoring 507

MISSION VIEJO BUSINESS CENTER

MISSION VIEJO, CALIFORNIA 92691

PROPERTY HIGHLIGHTS

- High-image business park
- Office & warehouse units available
- Parking 2:1000 ratio
- 100 amps power
- 14' clear height
- Prominent signage
- Ground level loading
- Major street frontage



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MIG
Real Estate

GUY LAFERRARA
Senior Vice President
CalDRE 01012355
949.790.3115
glaferrara@leeirvine.com

BROCK STRYKER
Senior Vice President
CalDRE 01928271
949.790.3131
bstryker@leeirvine.com

TRAVIS BARNETT
Associate
CalDRE 02069500
949.790.3145
tbarnett@leeirvine.com

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CURRENT AVAILABILITY

ADDRESS	SUITE	TOTAL SF	OFFICE SF	LEASE RATE	COMMENTS
23851 Via Fabricante	201*	7,007	250	\$1.75 NNN	Showroom/Flex Space w/ Warehouse and Two (2) GL Doors.
23881 Via Fabricante	509/510*	2,178	642	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	513/514*	2,394	600	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	519/520	2,632	1,200	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	523*	1,351	350	\$1.85 NNN	Vacant and Available Now.
23891 Via Fabricante	601*	853	853	\$1.95 NNN	100% Office. 2 Private Offices, Private Restroom, and Open Work Area. Corner unit. Vacant and Available Now.
23891 Via Fabricante	603*	919	919	\$1.95 NNN	100% Office Unit. Vacant and Available Now.
23891 Via Fabricante	607/608*	435 - 1,288	435-1,288	\$1.95 NNN	100% Office. Units can be Leased Together or Separate. Vacant and Available Now.
23891 Via Fabricante	610	1,013	300	\$1.90 NNN	Available in 30-60 Days.

***\$1 PSF NNN TEASER RATE. FIRST 6 MONTHS ON 36 MONTH LEASE TERM.**

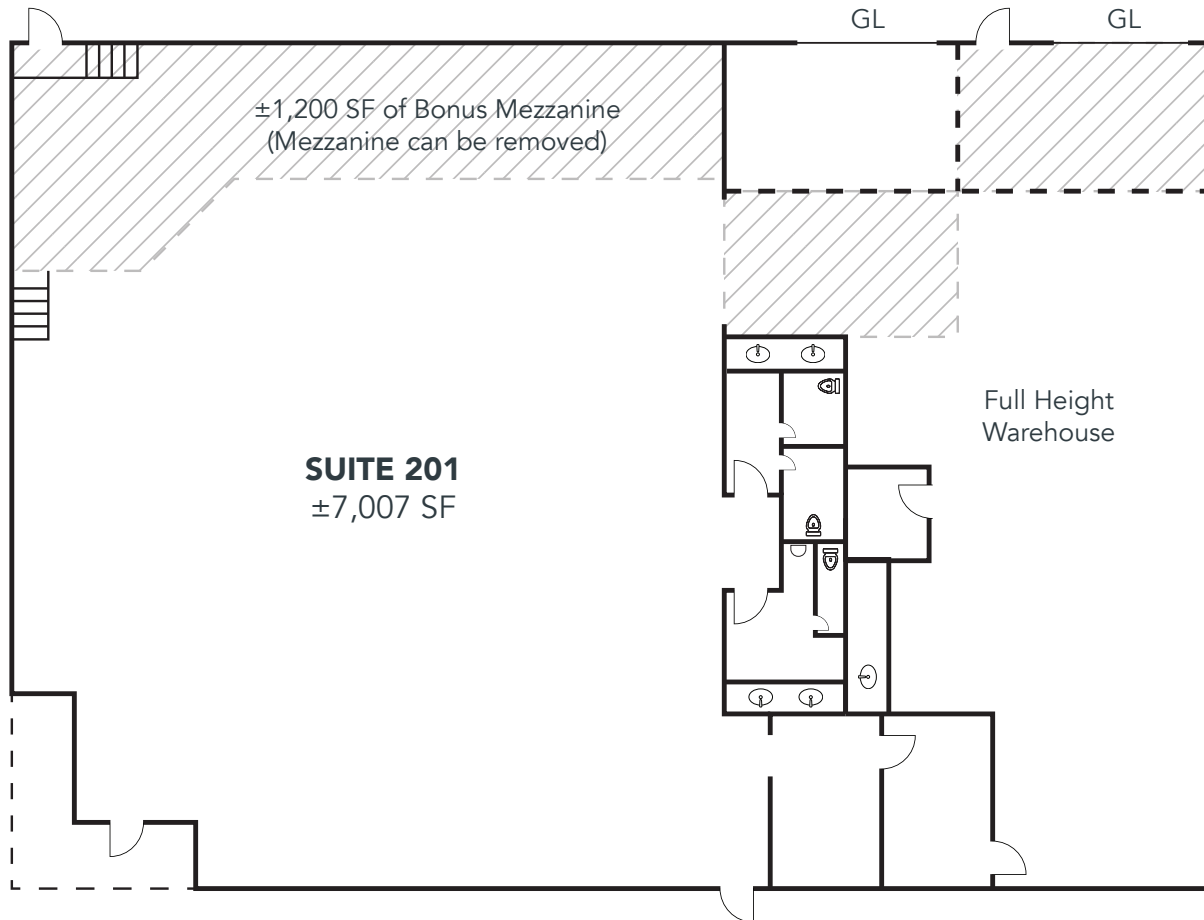




MISSION VIEJO BUSINESS CENTER

23851 VIA FABRICANTE, MISSION VIEJO, CA 92691

FLOOR PLANS

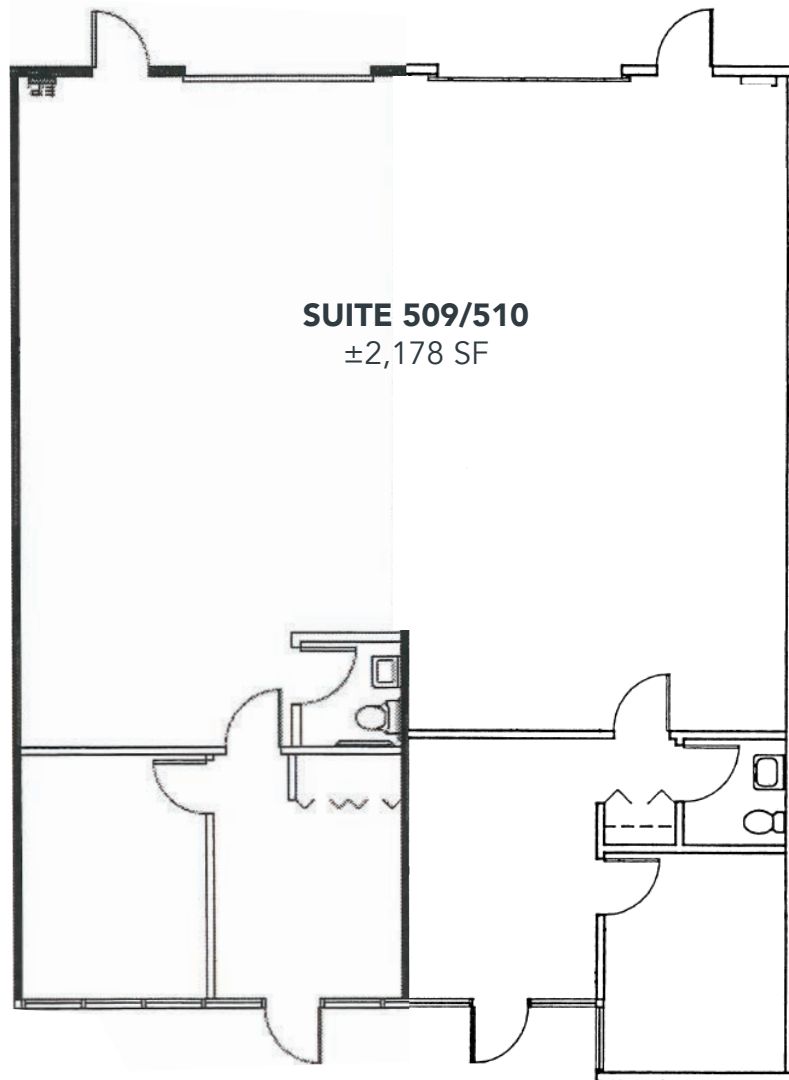


**Floorplans not to scale.*

MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

FLOOR PLANS



SUITE 509/510
±2,178 SF

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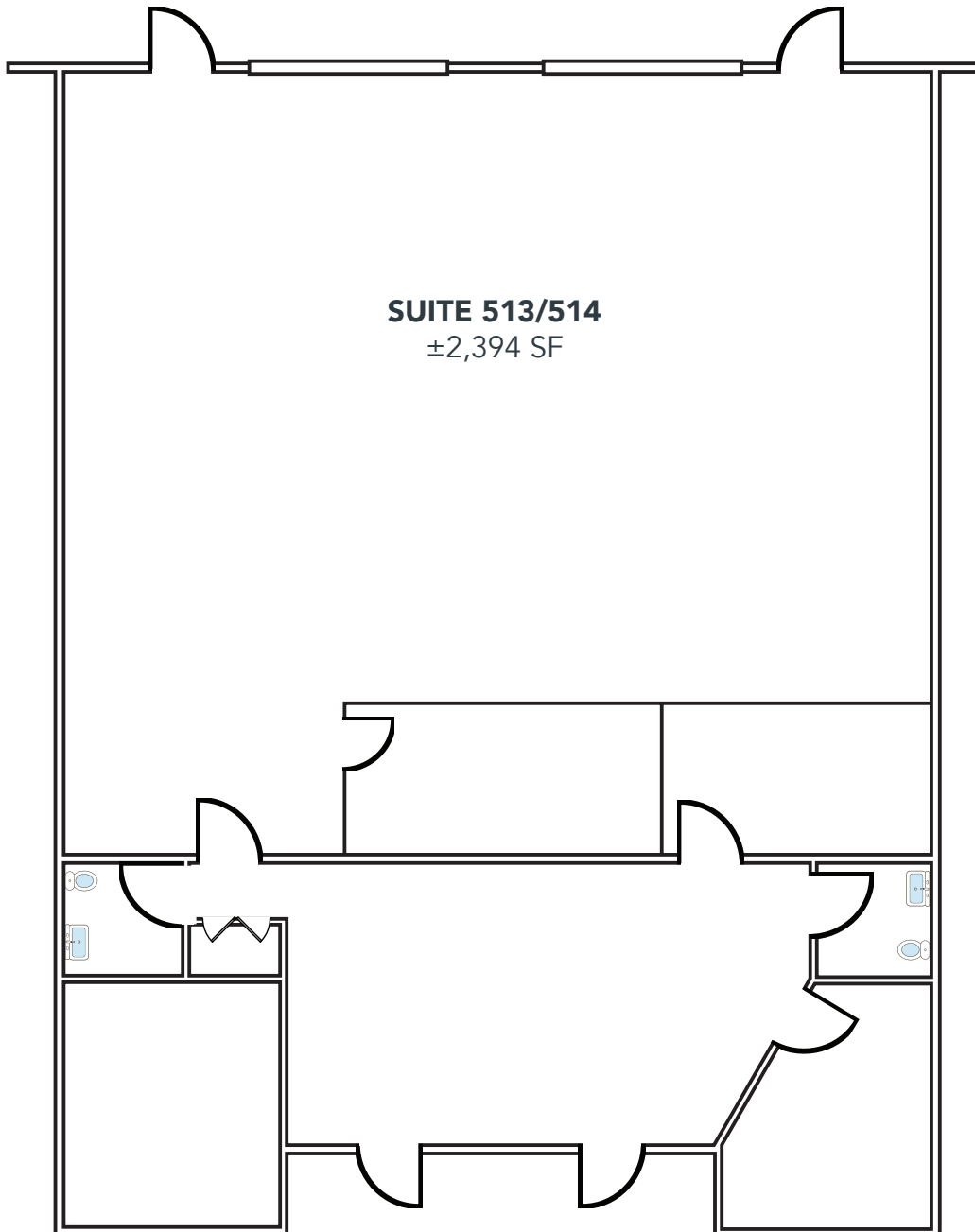
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FLOOR PLANS



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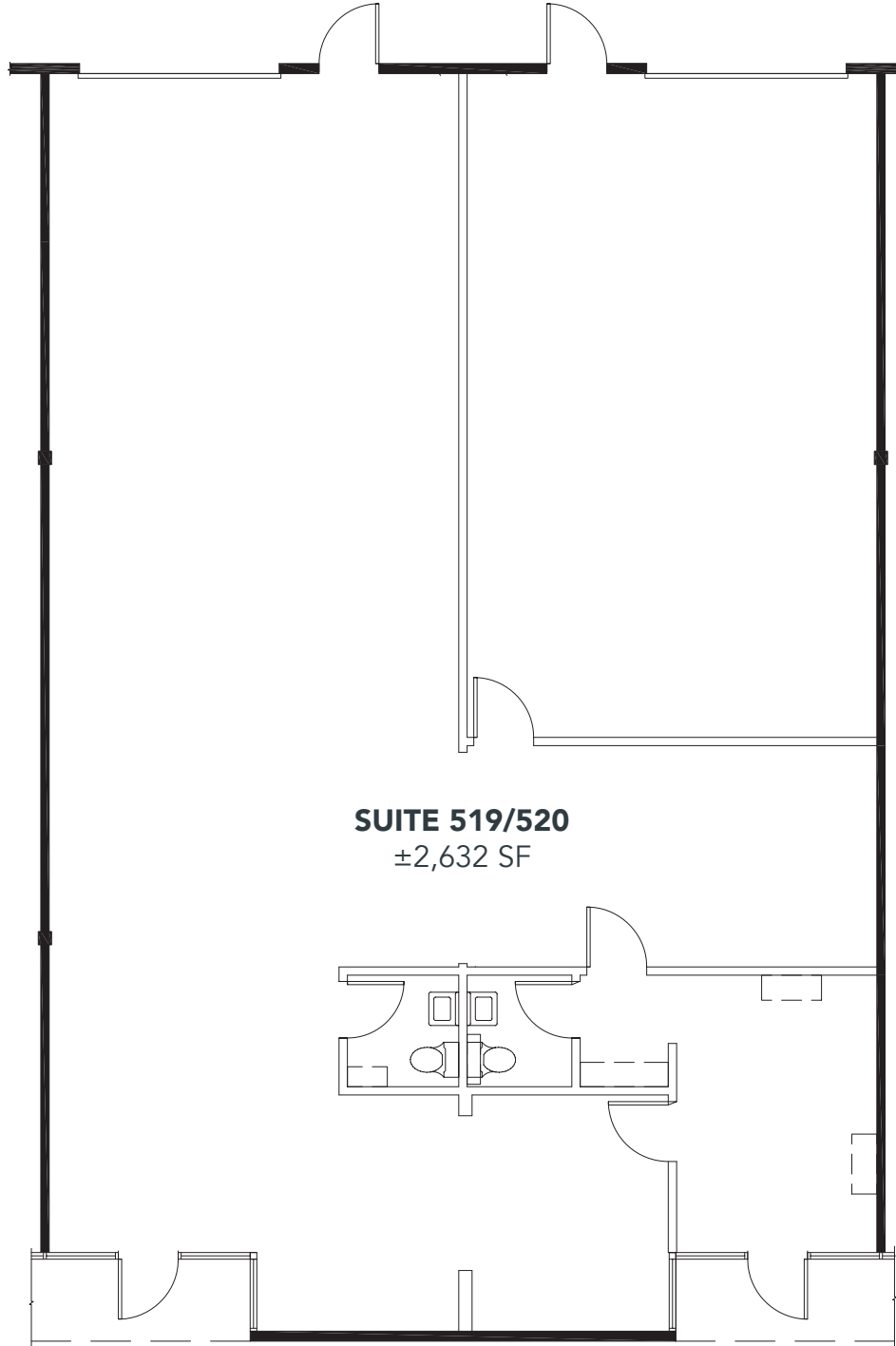
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FLOOR PLANS



SUITE 519/520

±2,632 SF

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FLOOR PLANS



SUITE 523
±1,351 SF

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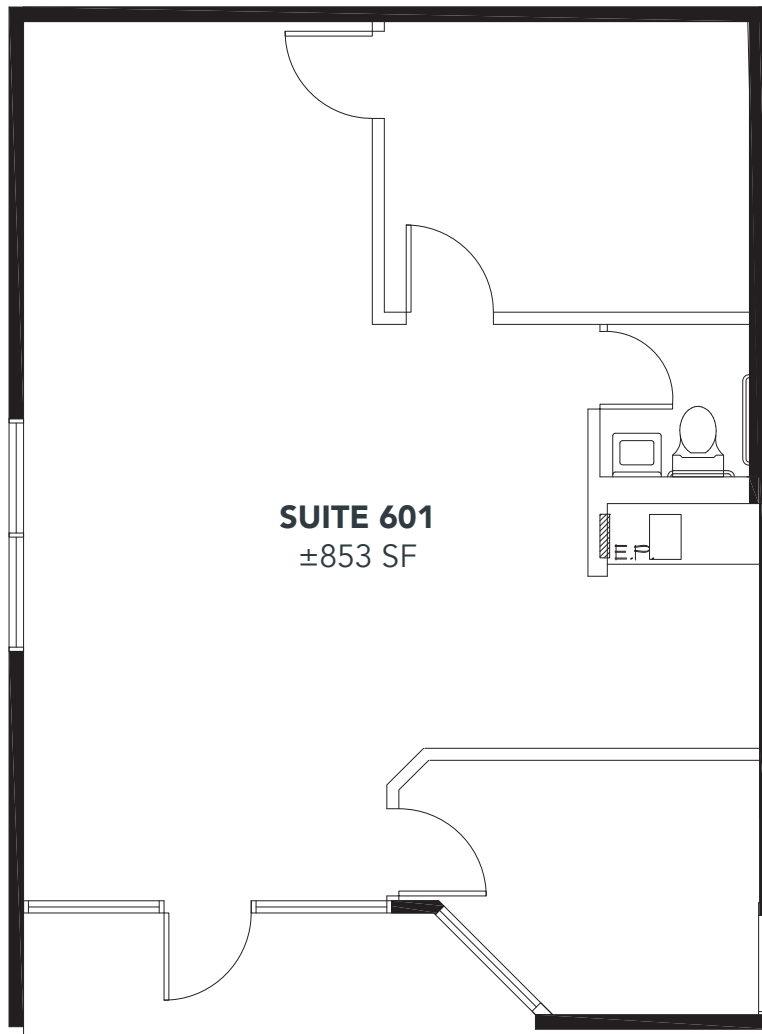
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FLOOR PLANS

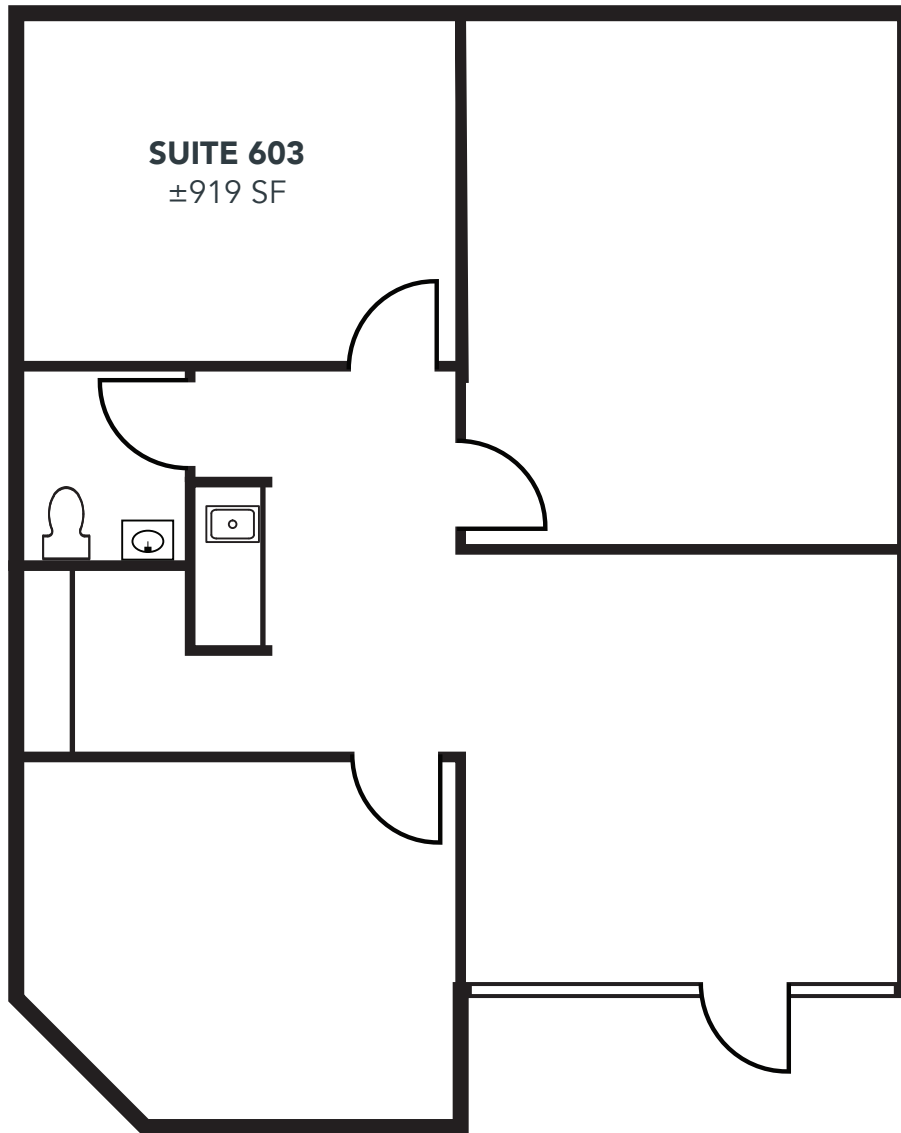


**Floorplan not to scale.*

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FLOOR PLANS

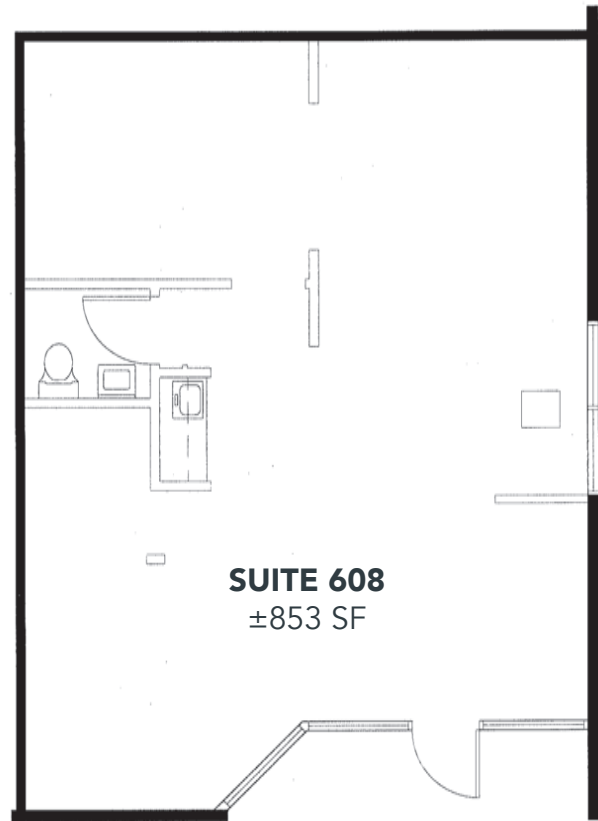
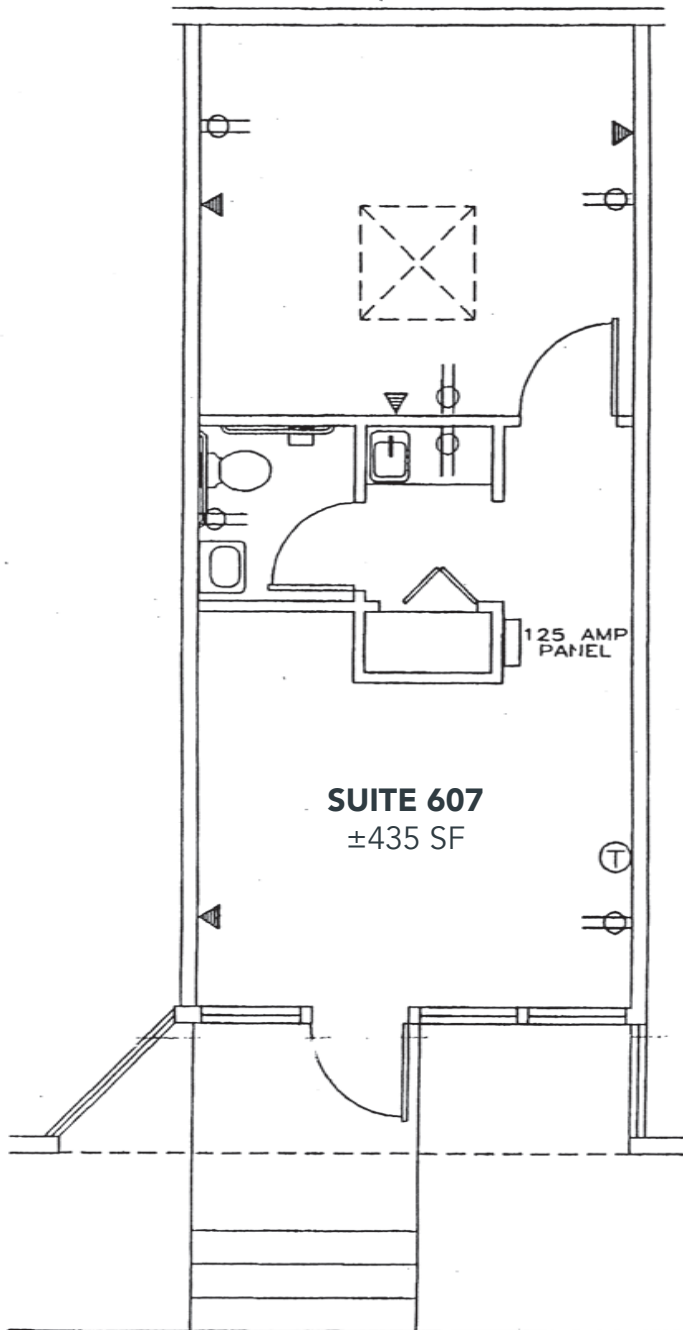


**Floorplan not to scale.*

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FLOOR PLANS

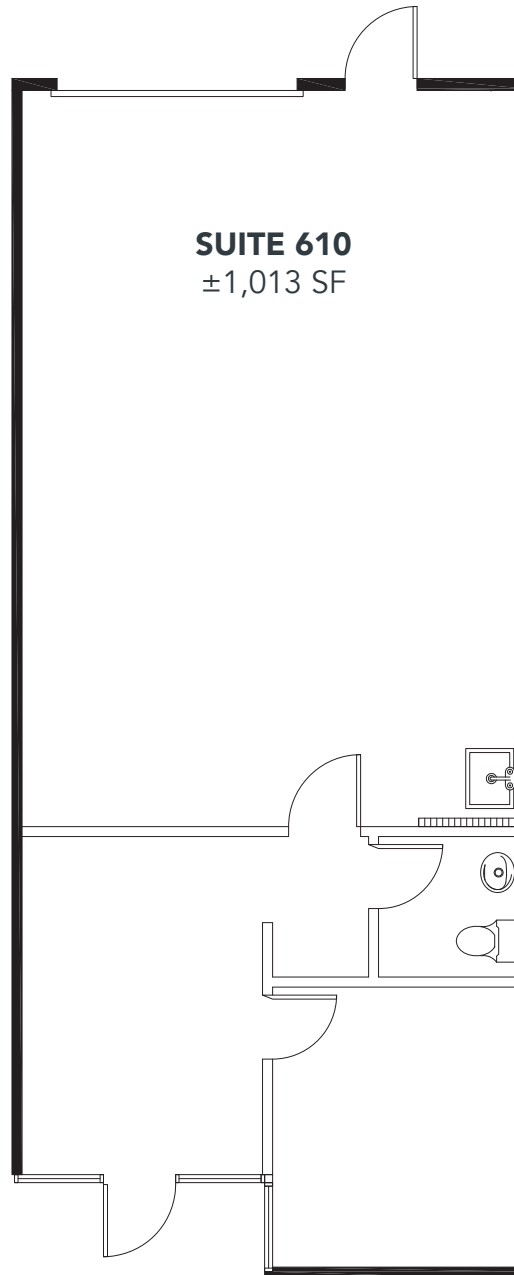


*Floorplan not to scale.

MISSION VIEJO BUSINESS CENTER

23891 VIA FABRICANTE, MISSION VIEJO, CA 92691

FLOOR PLANS



SUITE 610
±1,013 SF

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