



OFFICE SPACE FOR LEASE

THE COURTYARD

27281 - 27285 Las Ramblas • Mission Viejo, California



**** Promotional Rate ****
**** \$1.35 PSF 1st Floor and \$1.30 PSF 2nd Floor ****

Exclusively listed by:

Dave Smith

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Matt Fryer

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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	\$1.35 FSG*	3 Private Offices, Open Area & Break Area.
140	1,983	\$1.35 FSG*	Private Entrance Direct to Parking Lot.
180	1,334	\$1.35 FSG*	NEW SPEC SUITE. Reception, 2 Private Offices, Open Bullpen & Open Kitchen.

27285 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
148	904	\$1.35 FSG*	3 Private Offices, Reception
230	1,100	\$1.30 FSG*	2 Private Offices, Conference Room, Reception & Open Area.

*Promo Rate for 2 Months for Each Year of Lease Term. Rate After Promo will be \$2.10 1st Floor and \$2.00 2nd Floor. Janitorial Service Not Included. All Deals Subject to Landlord Approval.

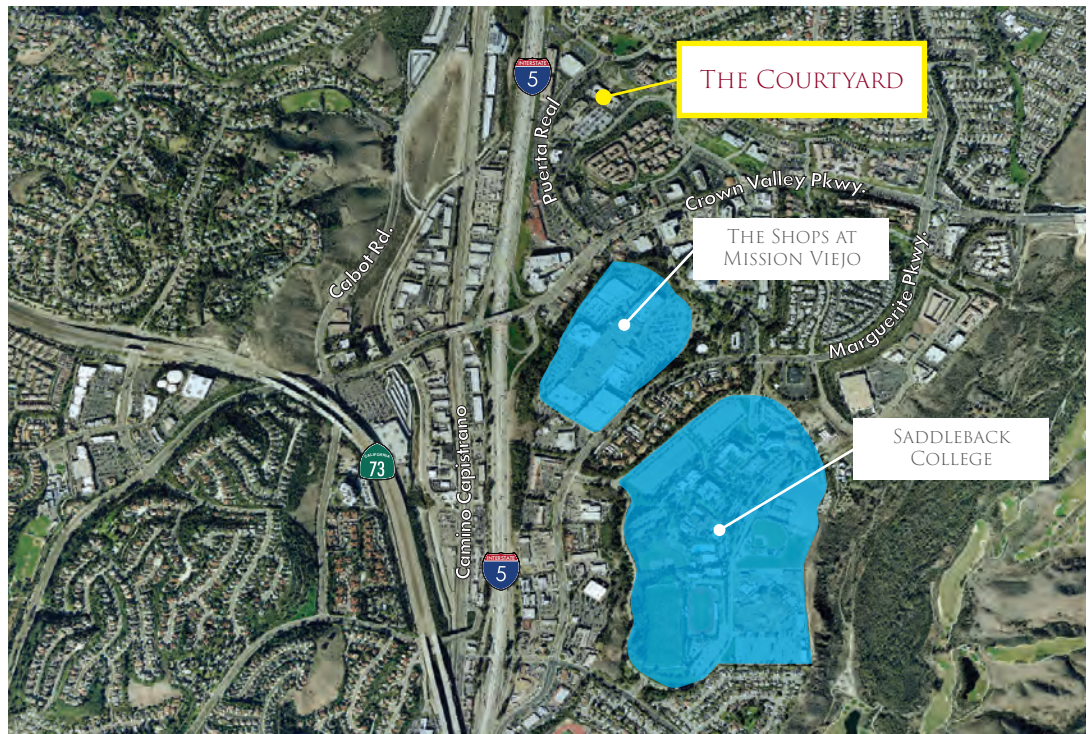
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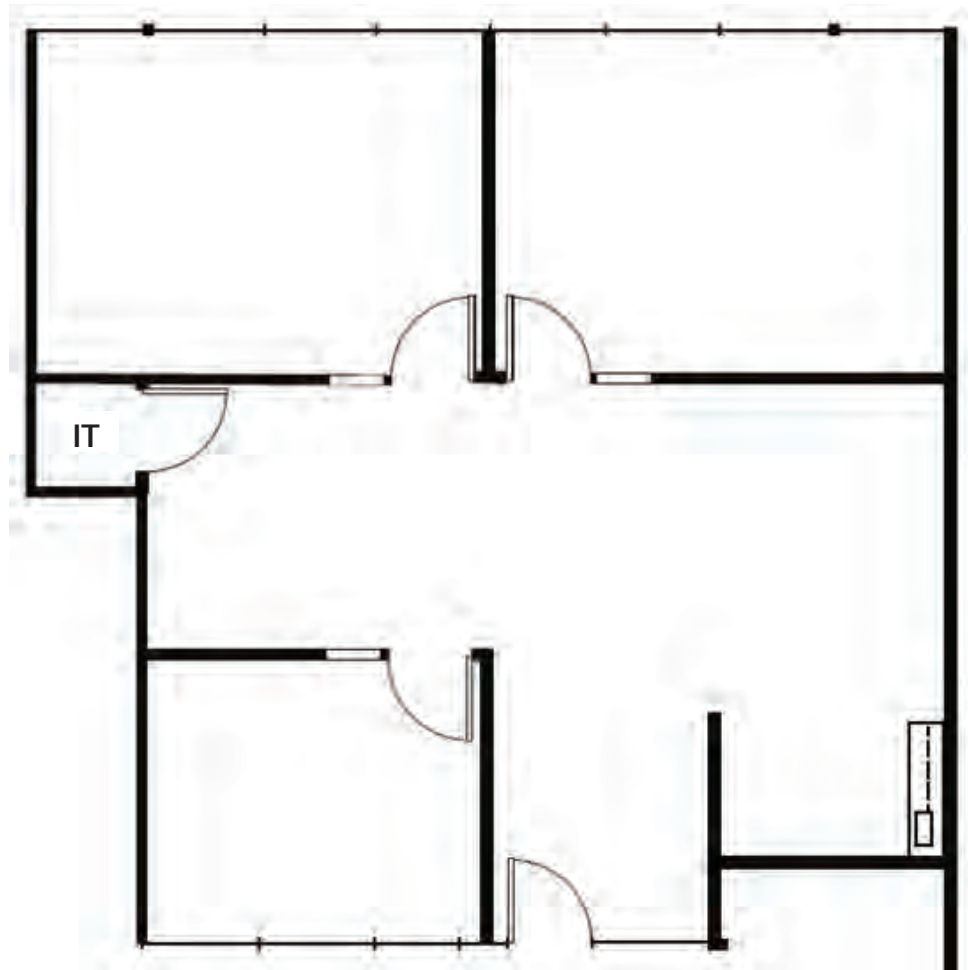
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SUITE 135 - 1, 109 SQ. FT.



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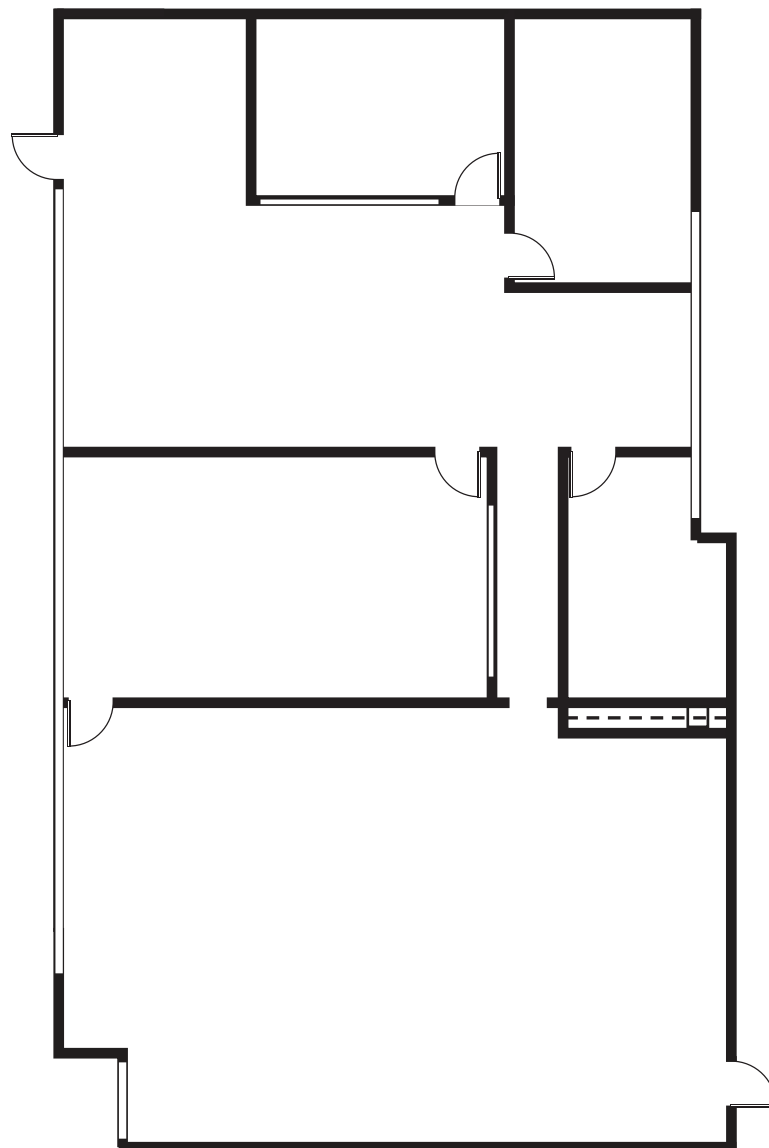
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SUITE 140 - 1,983 SQ. FT.



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COMMERCIAL REAL ESTATE SERVICES

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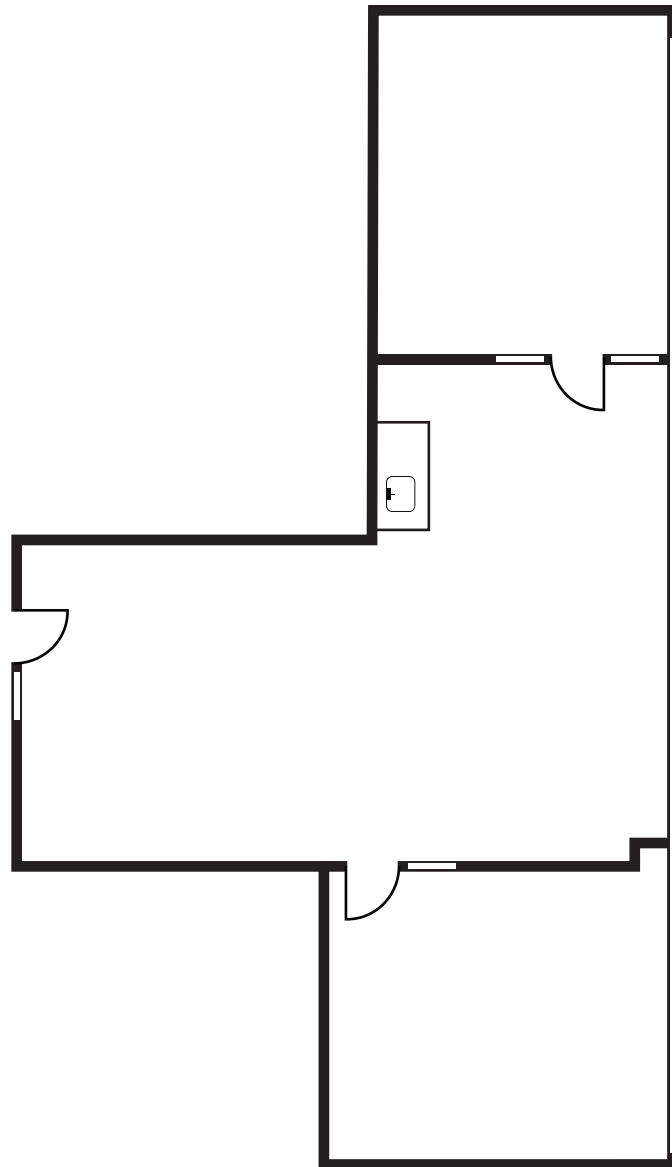
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SUITE 180 - 1,334 SQ. FT.



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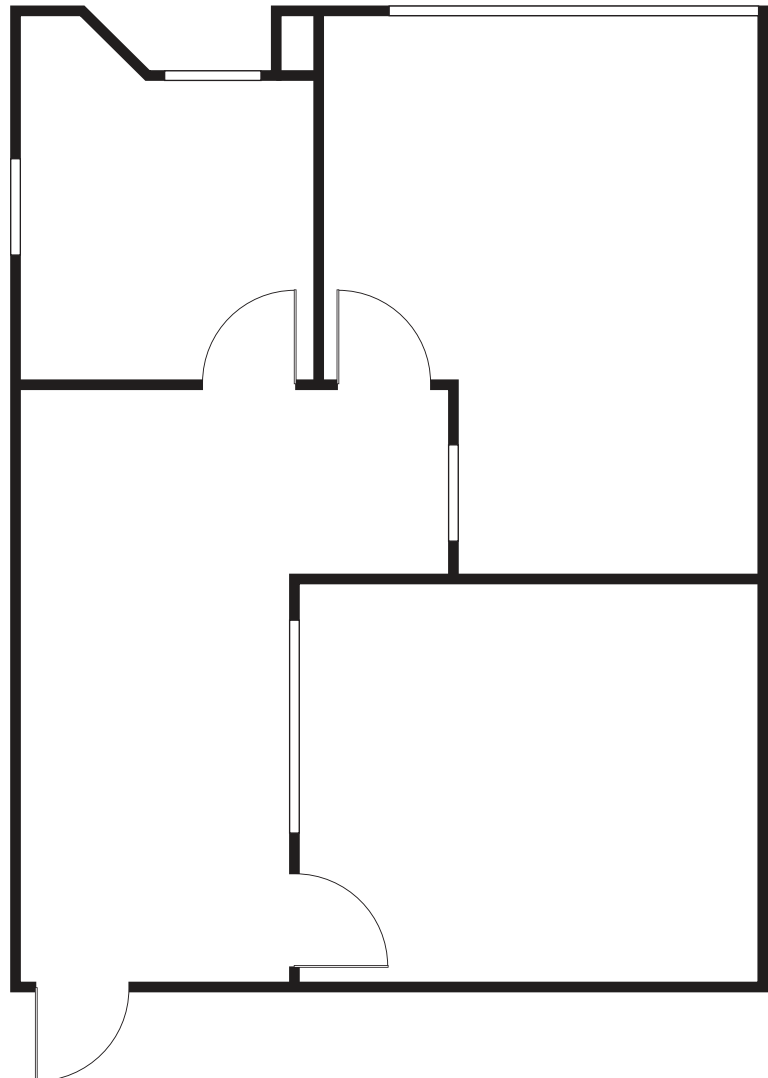
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SUITE 148 - 904 SQ. FT.



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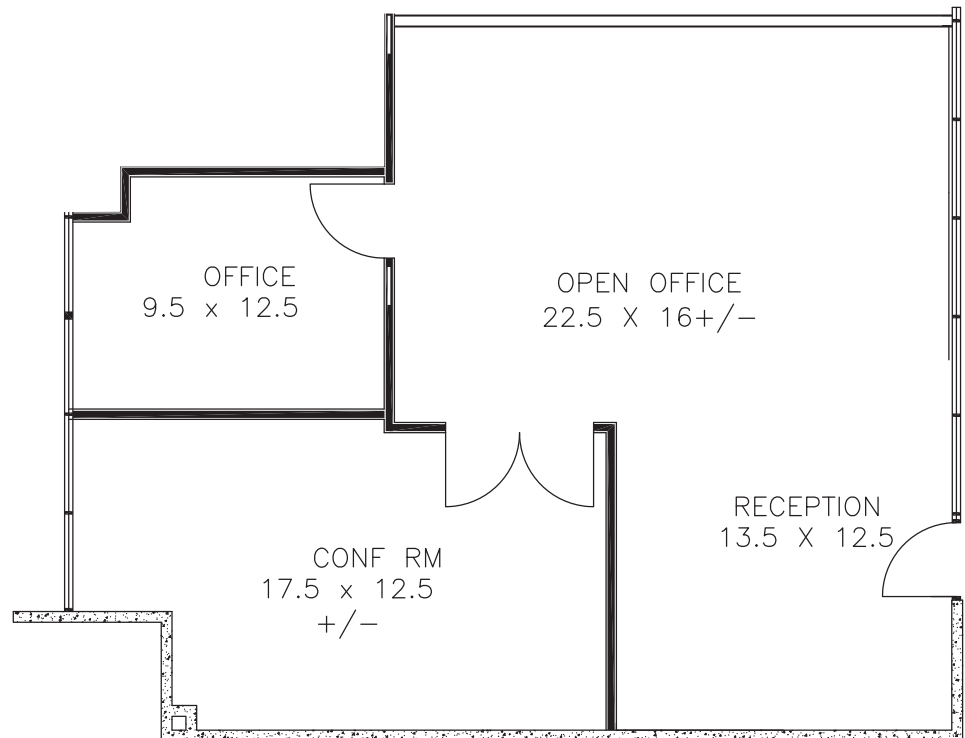
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SUITE 230 - 1,100 SQ. FT.



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