

SMITH | FRYER | WATTS

RARE SINGLE STORY PROFESSIONAL OWNER/USER OFFICE CONDO – FLEXIBLE ZONING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

EL TORO EXECUTIVE GUILD

22956 EL TORO ROAD | LAKE FOREST | ± 2,545 SF | **\$905,000**

DAVE SMITH
SENIOR VICE PRESIDENT
LICENSE ID# 01195186
949.790.3134
DSMITH@LEEIRVINE.COM

MATT FRYER
SENIOR VICE PRESIDENT
LICENSE ID# 01333079
949.790.3122
MFRYER@LEEIRVINE.COM

TRAVIS WATTS
SENIOR ASSOCIATE
LICENSE ID# 01927498
949.790.3140
TWATTS@LEEIRVINE.COM

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.

PROPERTY OVERVIEW

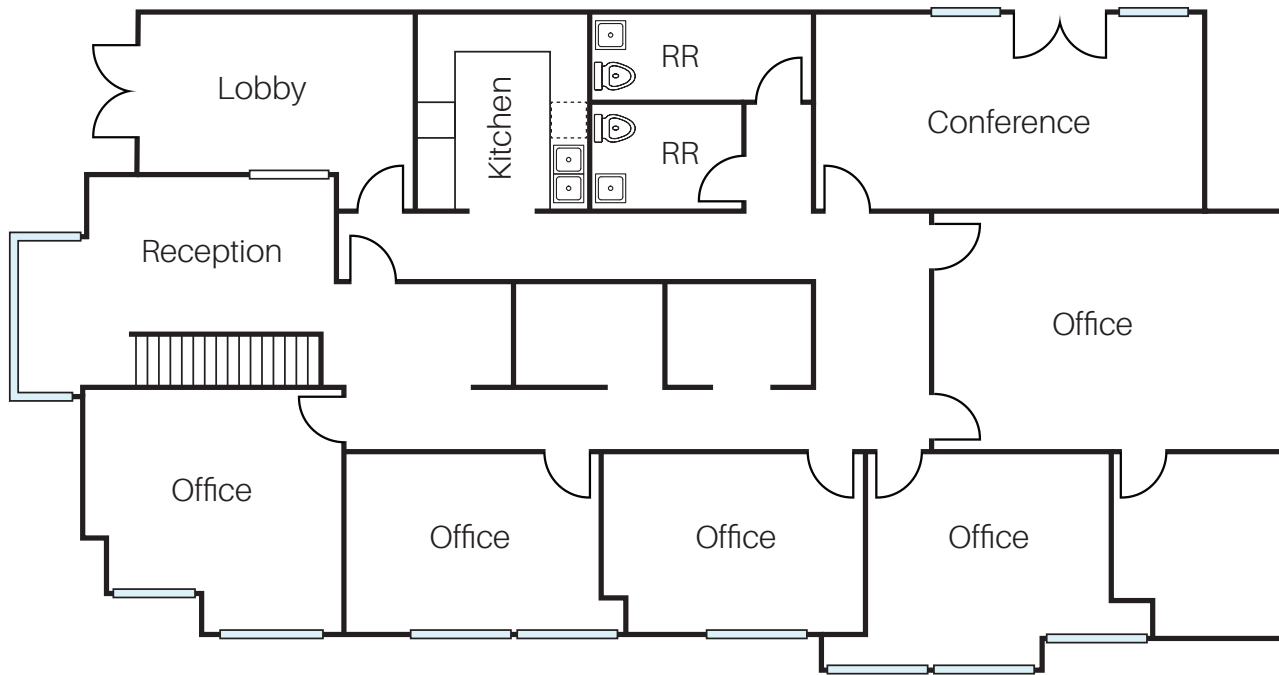
22956 EL TORO ROAD | LAKE FOREST

- ±2,545 SF Single-Story Office Building w/ Bonus Mezzanine
- Owner/User or Investment Opportunity.
- Flexible Zoning – Professional Office & Medical Users (Buyer to Verify).
- Built in 1981.
- Corner Unit with Extensive Window Line.
- Five (5) Offices, Conference Room, Reception Area, Storage/Copy Room, Kitchen & Private Restrooms.
- Efficient Layout, Vaulted Ceilings & Skylights Throughout. Exterior Doors Open to Common Areas.
- Recently Upgraded Building Façade & Water Features Throughout Business Park.
- Views of the Saddleback Mountain Range.
- Free & Common Surface Parking (4:1,000 SF). Two (2) Reserved Covered Parking Stalls.
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Convenient Access to South Orange County's Major Freeways/Toll Roads.
- Aggressive SBA Financing (10% down) & Conventional Financing (15-30% Down).
- Professionally Managed Business Park – Association Covers Roof Maintenance.
- **ASKING PRICE: \$905,000.00 (\$355.60 SF)**



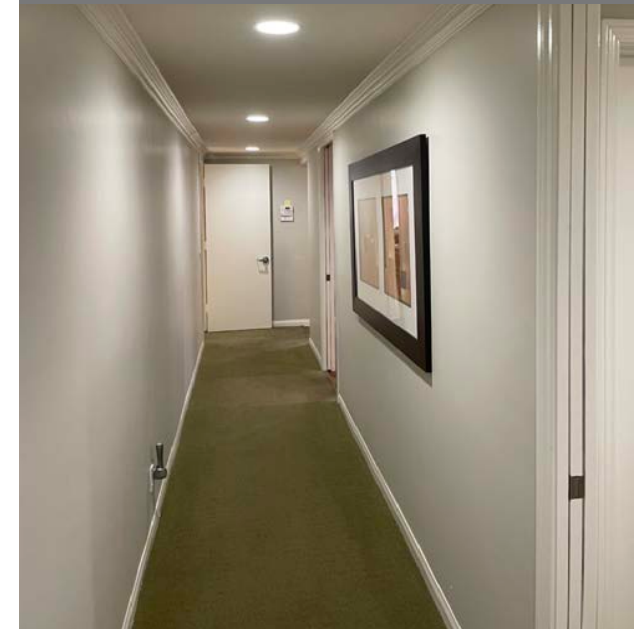
SMITH | FRYER | WATTS

FLOOR PLAN



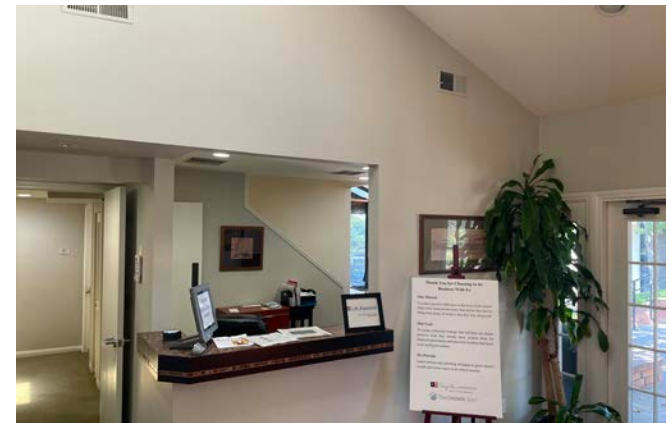
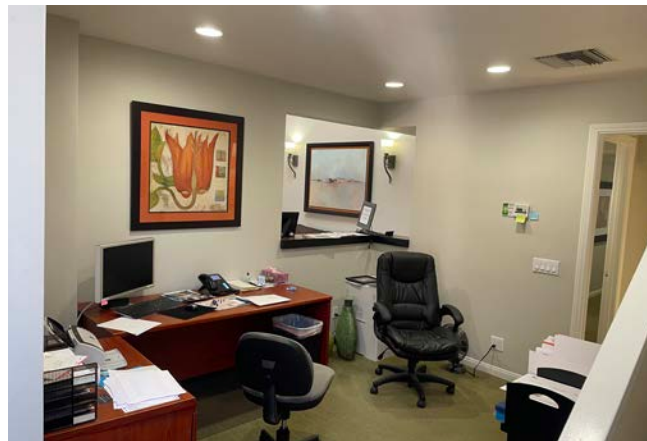
22956
EL TORO RD

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

22956 EL TORO RD | LAKE FOREST



EXTERIOR IMAGES

22956 EL TORO RD | LAKE FOREST



LAGUNA HILLS RETAIL CENTER



LOS OLIVOS
MARKETPLACE
IRVINE SPECTRUM

IRVINE
SPECTRUM
CENTER

LAKE FOREST GATEWAY



THE ORCHARD



PLAZA DEL LAGO



BAKER RANCH

TOLL BROTHERS AT
THE MEADOWS

ALICIA TOWN PLAZA



GATEWAY SHOPPING CENTER



LAGUNA HILLS MALL



22956
EL TORO RD



22956
EL TORO RD

LAKE FOREST, CALIFORNIA



EL TORO EXECUTIVE GUILD

22956 EL TORO ROAD | LAKE FOREST | ±2,545 SQUARE FEET | **\$905,000**

