

22941

TRITON WAY, LAGUNA HILLS

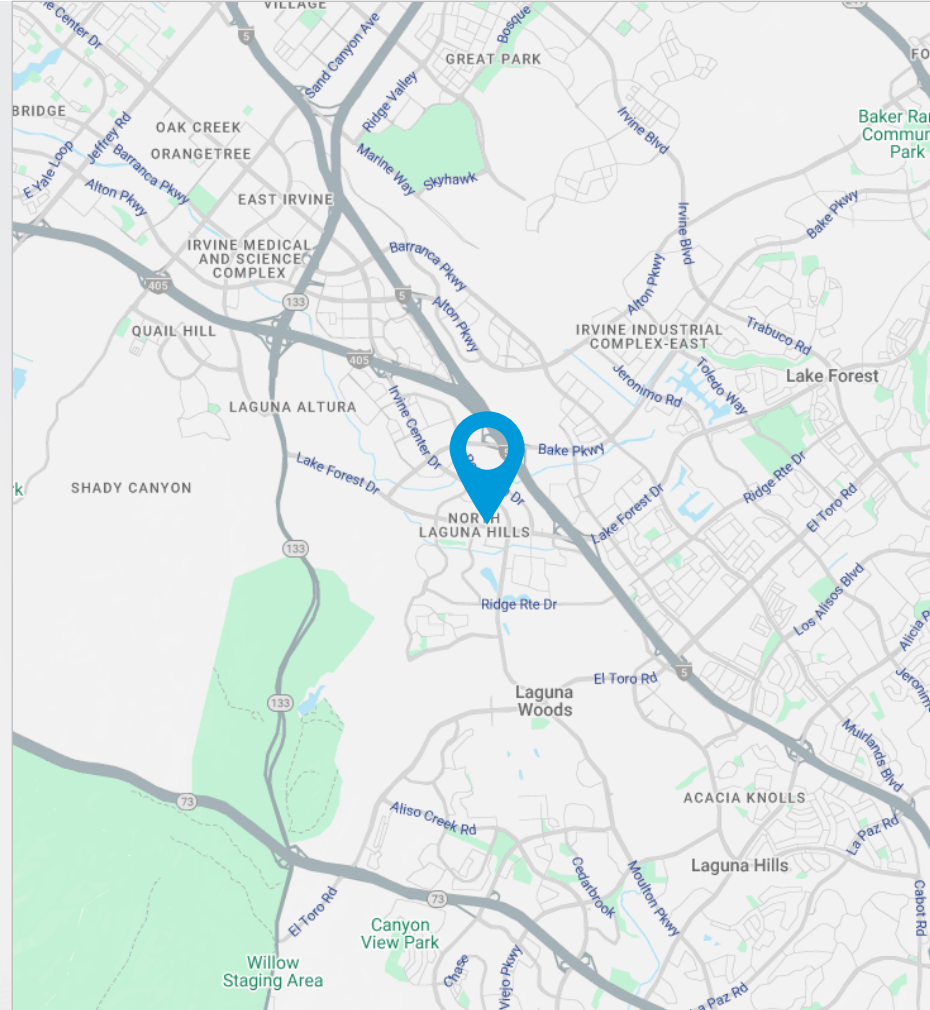
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2 Story Medical & Office Building
- Near Newly Developed Luxury Residential
- Major Renovations Just Completed
- Near Irvine Spectrum Center
- Lake Forest Street Expansion Now Open
- Turn Key TIs Available on Long Term Leases
- On-Site Management
- Abundant Parking
- Excellent Access to the 405, 133 & 5 Freeways and Toll Roads

CURRENT AVAILABILITY

SUITE	SIZE	USE	LEASE RATE*
141	700 SF	Office	\$1.75 FSG
227	870 SF	Office	\$1.75 FSG
234	660 SF	Office	\$1.75 FSG
243	660 SF	Office	\$1.75 FSG



CITY OF LAGUNA HILLS



BAKER RANCH
DEVELOPMENT



THE GREAT
PARK



IRVINE
SPECTRUM



LOS OLIVOS
MARKETPLACE



IRVINE
SPECTRUM
CENTER



BARCELONA
HOMES



22921 & 22931
TRITON WAY



MAJOR HOTEL
DEVELOPMENTS

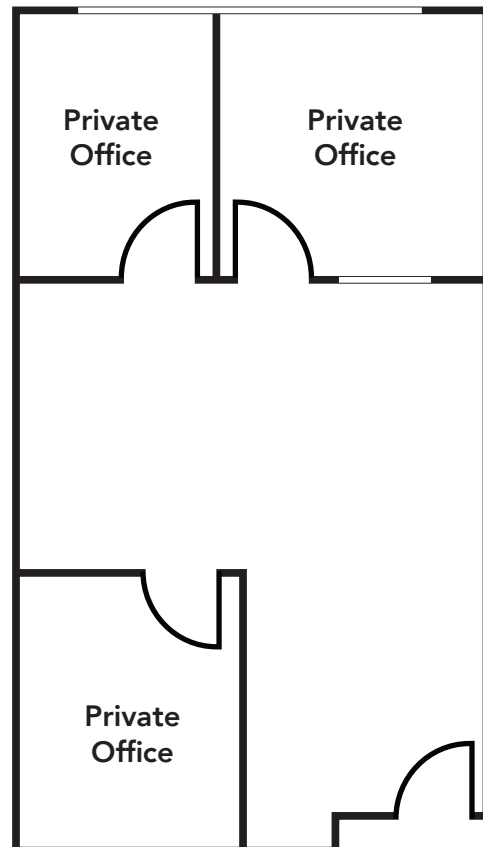
LAKE FOREST
GATEWAY CENTER

← DIRECT ACCESS TO 133

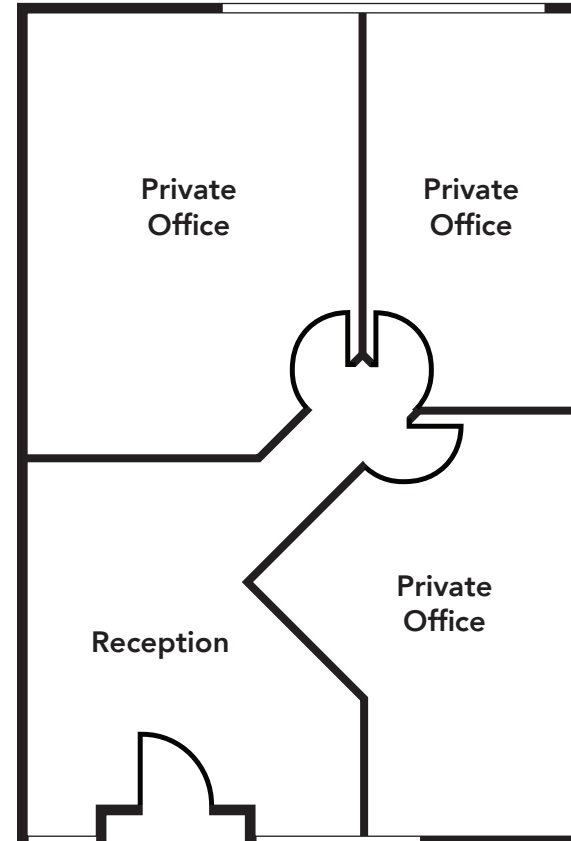
AMENITIES NEAR NEW Developments:

The great park - 12 min
The Irvine Spectrum - 9 min
405 & 5 Freeway - 3 min
133 Freeway - 5 min
Los Olivos - 5 min

SUITE 141
±700 SF

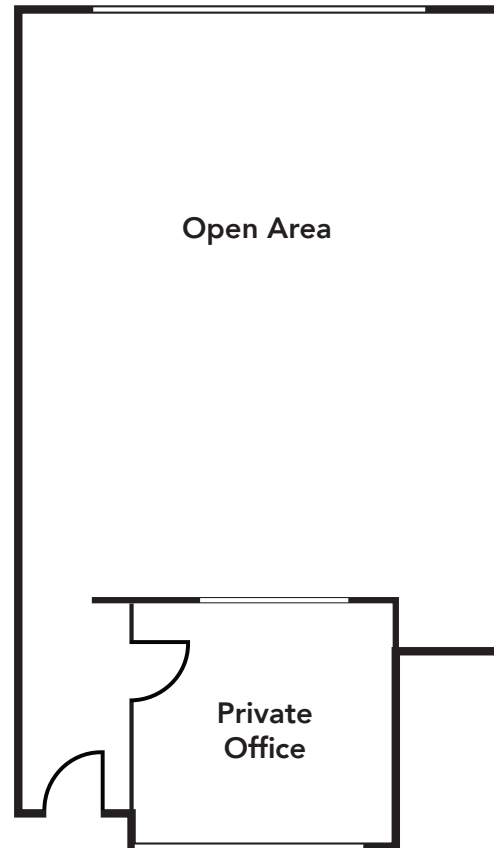


SUITE 227
±870 SF

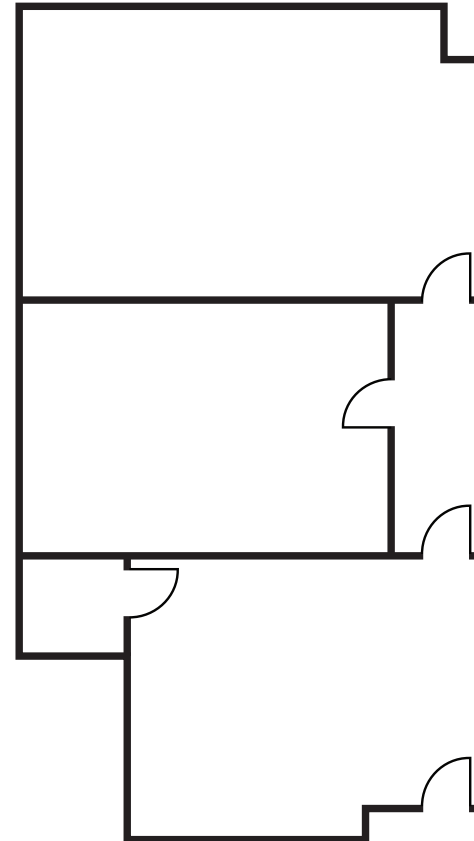


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SUITE 234
±660 SF



SUITE 243
±660 SF



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