

OFFICE SUBLEASE

23181 Verdugo Dr
Laguna Hills | California
Suite 104 - A

±3,100 RSF
Office Suite



NICK TEZAK

Principal | Lee & Associates - Orange

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DRE: 02101474

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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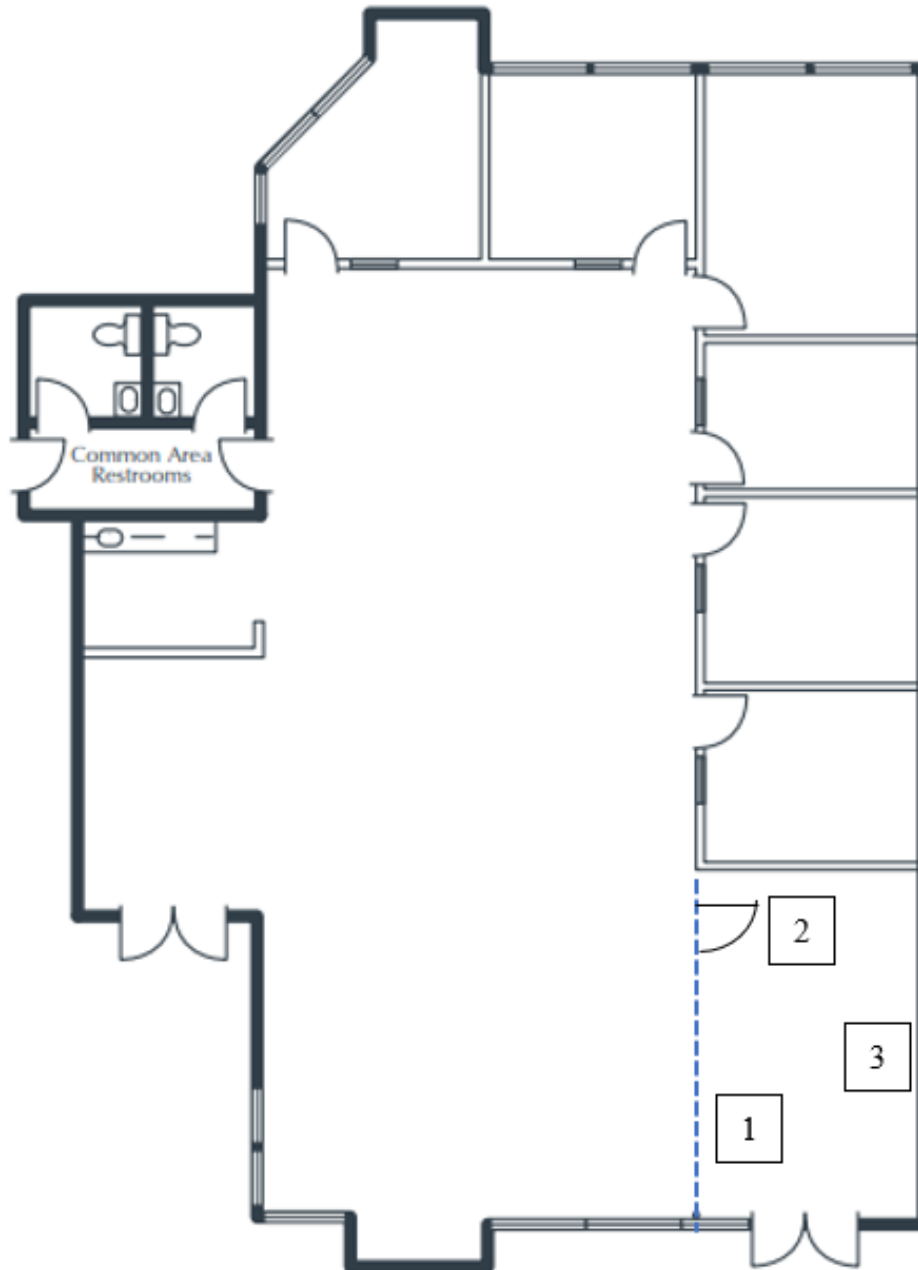


Property Highlights

- Sublease (3,100 SF) through November 30, 2027
- Below market asking rate
- Buildout: Large open area (ideal for cubicles), 5 private offices, 1 large conference room, kitchenette, reception area and private restrooms.
- Two private double door entrances
- Building top signage available
- Close proximity to numerous retail amenities
- Ample free surface parking (+/- 3:1,000 Parking Ratio)
- Immediate access to the 5, 405, 73 & 133 FWYS.
- Professionally managed business park.
- Moulton Parkway frontage

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Floor Plan



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Photos



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All information contained herein has been provided by Sub-Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Sub-Lessee and interested parties should independently verify all information communicated by these sources.

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