

ROCKFIELD EXCHANGE

UNDER NEW OWNERSHIP

22600-22741 LAMBERT STREET | LAKE FOREST | CA | 92630

FOR MORE INFORMATION:

MORGAN CHIATE

949.930.9246

morgan.chiate@cushwake.com

AMANDA BARTEL

949.955.7651

amanda.bartel@cushwake.com

CUSHMAN & WAKEFIELD

18111 Von Karman Ave., Suite 1000

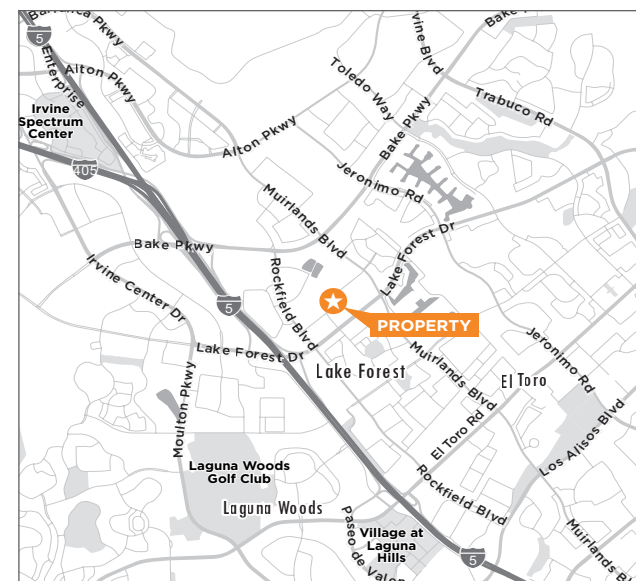
Irvine, CA 92612

www.cushwake.com



PROPERTY FEATURES

- Professionally managed
- Suites ready for immediate occupancy
- Variety of sizes- suites ranging from 1-7K SF
- Ability to expand into larger suites (subject to availability)
- Variety of industrial and office configurations
- Close proximity to the 5, 405, and 133 freeways, Irvine Spectrum, and Irvine Industrial Complex
- Walkable retail amenities

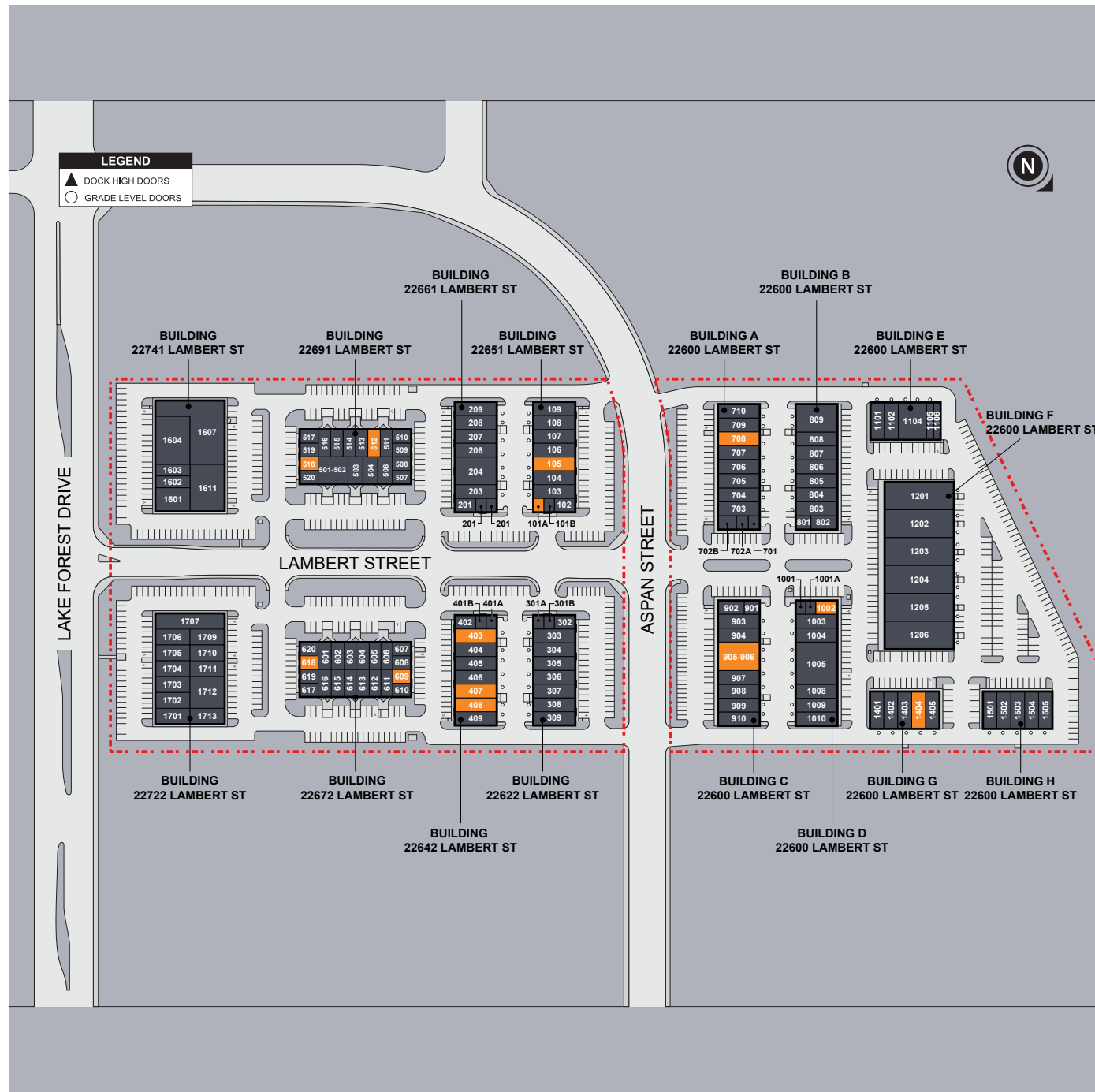


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

ROCKFIELD EXCHANGE

22600-22741 LAMBERT STREET | LAKE FOREST CA - SITE PLAN

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WAREHOUSE/OFFICE AVAILABILITIES



AVAILABLE



OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
22642 Lambert Street, Suite 407-408 *Divisible to 2,352 SF	4,764	TBD	\$2.50/PSF	Now
22600 C Lambert Street, Suite 905/906	4,576	TBD	\$2.35/PSF	Now
22600-A Lambert Street, Suite 708	2,352	TBD	\$2.50/PSF	Now
22642 Lambert Street, Suite 403	2,352	TBD	\$2.50/PSF	Now
22651 Lambert Street Suite 105	2,310	TBD	\$2.50/PSF	Now
22600-G Lambert Street Suite 1404	1,536	TBD	\$2.55/PSF	Now

OFFICE AVAILABILITIES



AVAILABLE



OCCUPIED

SUITE	TOTAL SF	ASKING RATE	AVAILABLE
22600 D Lambert Street, Suite 1002	1,178	\$2.50/PSF	8/1/26
22691 Lambert Street, Suite 512	1,152	\$2.50/PSF	8/1/26
22651 Lambert Street Suite 101A	576	\$2.80/PSF	8/1/26
22691 Lambert Street, Suite 518	540	\$2.80/PSF	8/1/26
22672 Lambert Street Suite 609	540	\$2.80/PSF	8/1/26
22672 Lambert Street Suite 618	504	\$2.80/PSF	8/1/26

ROCKFIELD EXCHANGE

22642 Lambert Street

STE 407-408

SUITE DATA:

TOTAL SUITE AREA ±4,764 SF

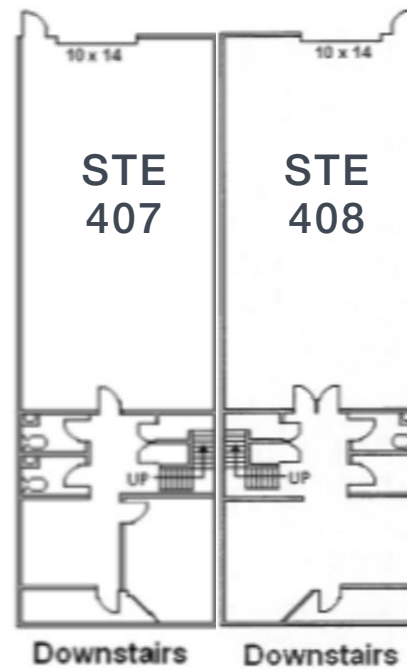
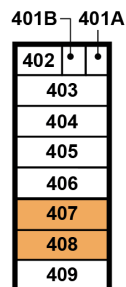
GRADE LEVEL DOORS 2

*DIVISIBLE TO 2,352 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



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ROCKFIELD EXCHANGE

LAMBERT STREET

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ROCKFIELD EXCHANGE

22600 Lambert Street, Bldg. C

STE 905-906

SUITE DATA:

TOTAL SUITE AREA ±4,576 SF

GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:

902	901
903	
904	
905-906	
907	
908	
909	
910	



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ROCKFIELD EXCHANGE

22600 Lambert Street, Bldg. A

STE 708

SUITE DATA:

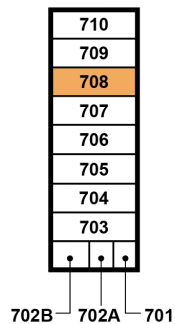
TOTAL SUITE AREA ±2,352 SF

GRADE LEVEL DOORS 1

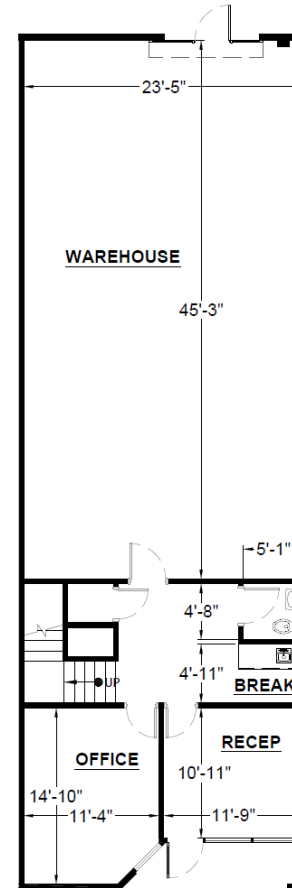
SITE KEY PLAN:



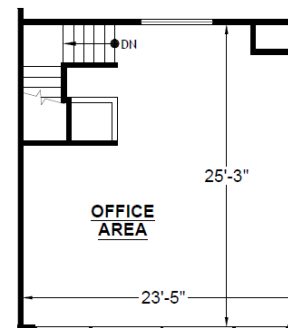
BUILDING KEY PLAN:



First Floor



Second Floor



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ROCKFIELD EXCHANGE

22642 Lambert Street

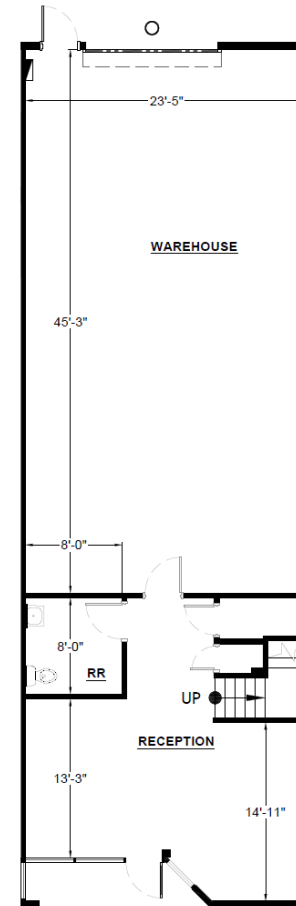
STE 403

SUITE DATA:

TOTAL SUITE AREA ±2,352 SF

GRADE LEVEL DOORS 1

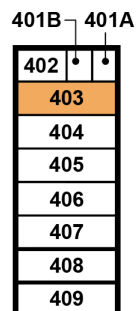
First Floor



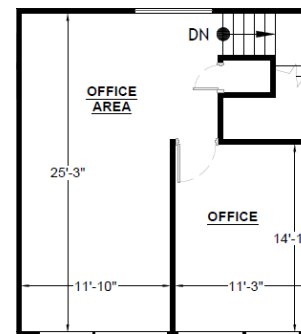
SITE KEY PLAN:



BUILDING KEY PLAN:



Second Floor



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ROCKFIELD EXCHANGE

22651 Lambert Street

STE 105

SUITE DATA:

TOTAL SUITE AREA ±2,310 SF

GRADE LEVEL DOORS 1

SITE KEY PLAN:

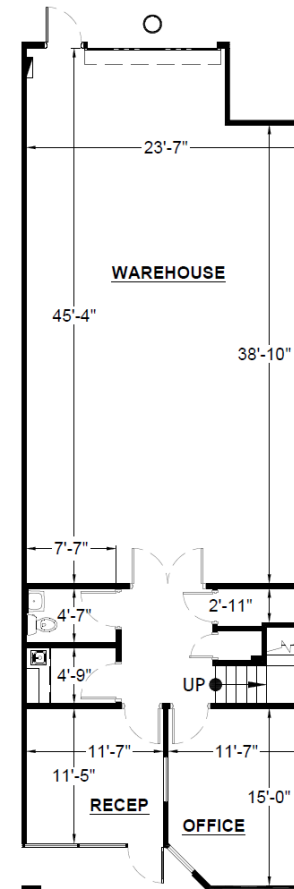


BUILDING KEY PLAN:

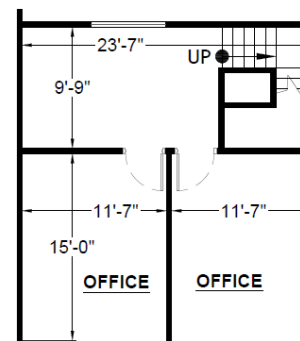
109
108
107
106
105
104
103
102

101A 101B

First Floor



Second Floor



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ROCKFIELD EXCHANGE
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ROCKFIELD EXCHANGE

22651 Lambert Street

STE 1404

SUITE DATA:

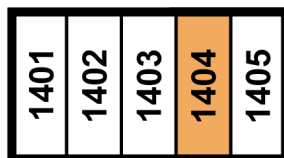
TOTAL SUITE AREA ±1,536 SF

GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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ROCKFIELD EXCHANGE

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ROCKFIELD EXCHANGE

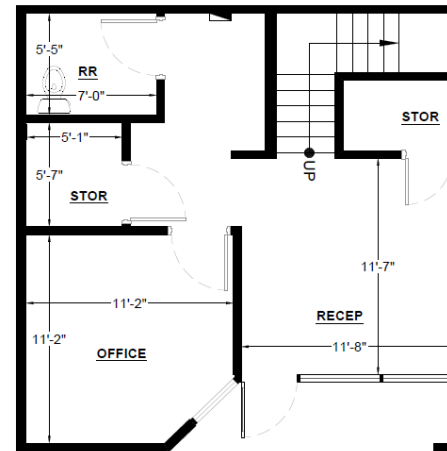
22600 Lambert Street, Bldg. D

STE 1002

SUITE DATA:

TOTAL SUITE AREA ±1,178 SF

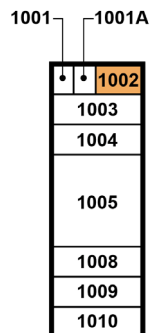
First
Floor



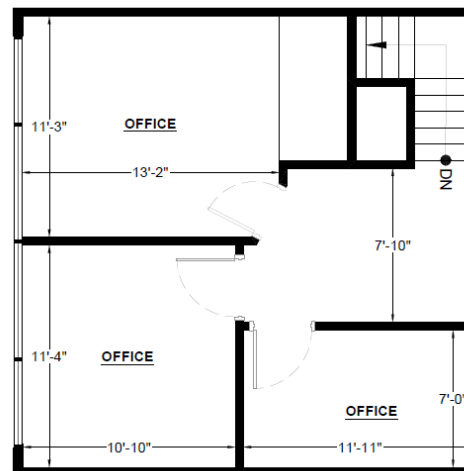
SITE KEY PLAN:



BUILDING KEY PLAN:



Second
Floor



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LAMBERT STREET

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ROCKFIELD EXCHANGE

22691 Lambert Street

STE 512

SUITE DATA:

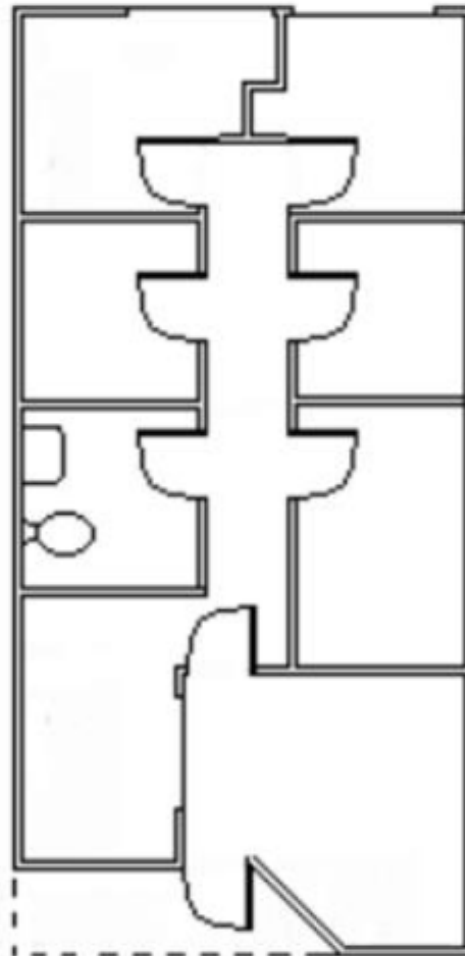
TOTAL SUITE AREA ±1,152 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

517	516	515	514	513	512	511	510
519							509
518	501-502		503	504	506		508
520							507



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ROCKFIELD EXCHANGE

22600 Lambert Street, Bldg. D

STE 101A

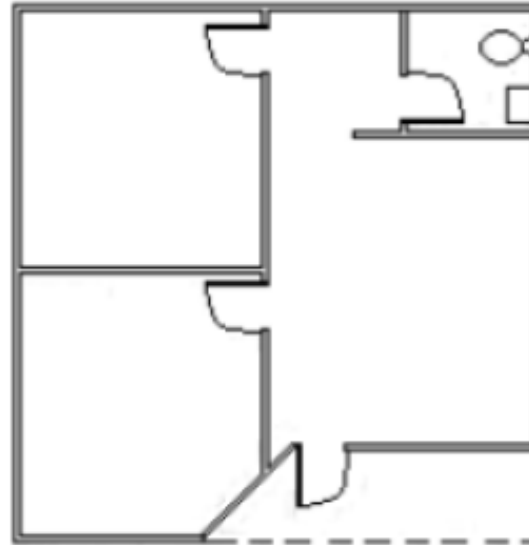
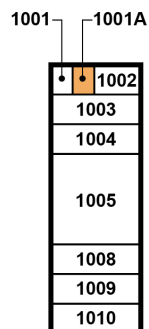
SUITE DATA:

TOTAL SUITE AREA ±576 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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ROCKFIELD EXCHANGE

LAMBERT STREET

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ROCKFIELD EXCHANGE

22691 Lambert Street

STE 518

SUITE DATA:

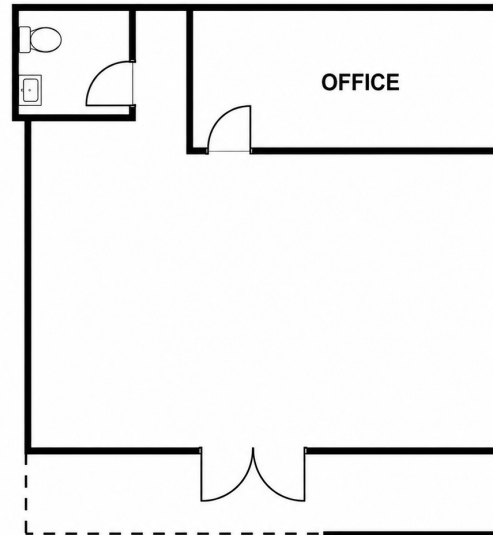
TOTAL SUITE AREA ±540 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

517	516	515	514	513	512	511	510
519							509
518	501-502			503	504	506	508
520							507



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ROCKFIELD EXCHANGE

LAMBERT STREET

LAKE FOREST, CA 92630



ROCKFIELD EXCHANGE

22672 Lambert Street

STE 609

SUITE DATA:

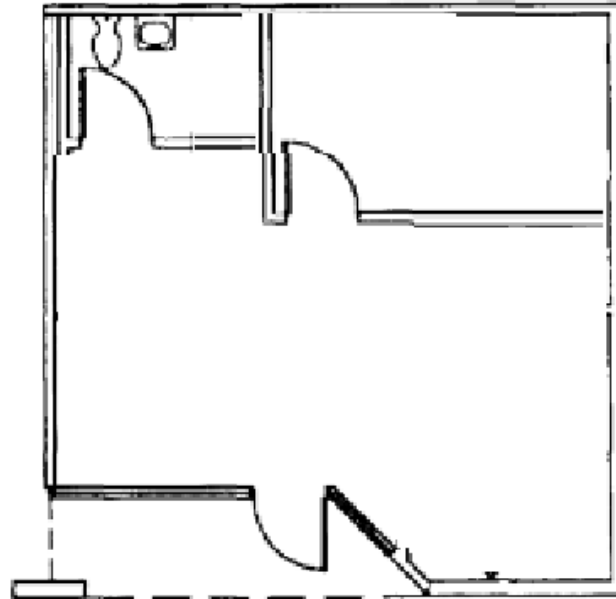
TOTAL SUITE AREA ±540 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

620	601	604	605	606	607
618					608
619	616	613	612	611	609
617					610



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ROCKFIELD EXCHANGE

22672 Lambert Street

STE 618

SUITE DATA:

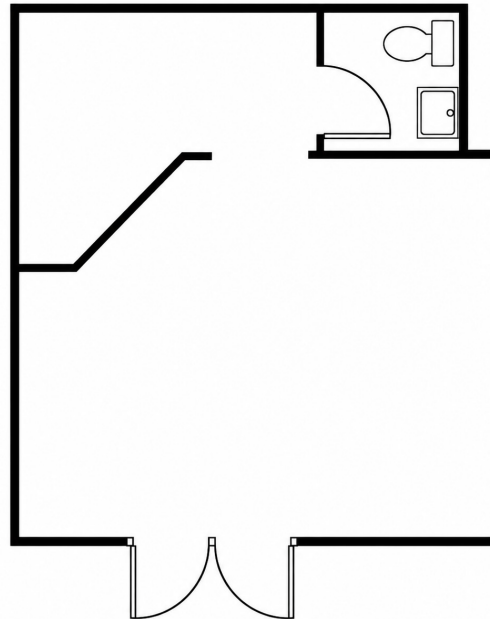
TOTAL SUITE AREA ±504 SF

SITE KEY PLAN:



BUILDING KEY PLAN:

620	601	604	605	606	607
618					608
619	616	613	612	611	609
617					610



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ROCKFIELD EXCHANGE

LAMBERT STREET

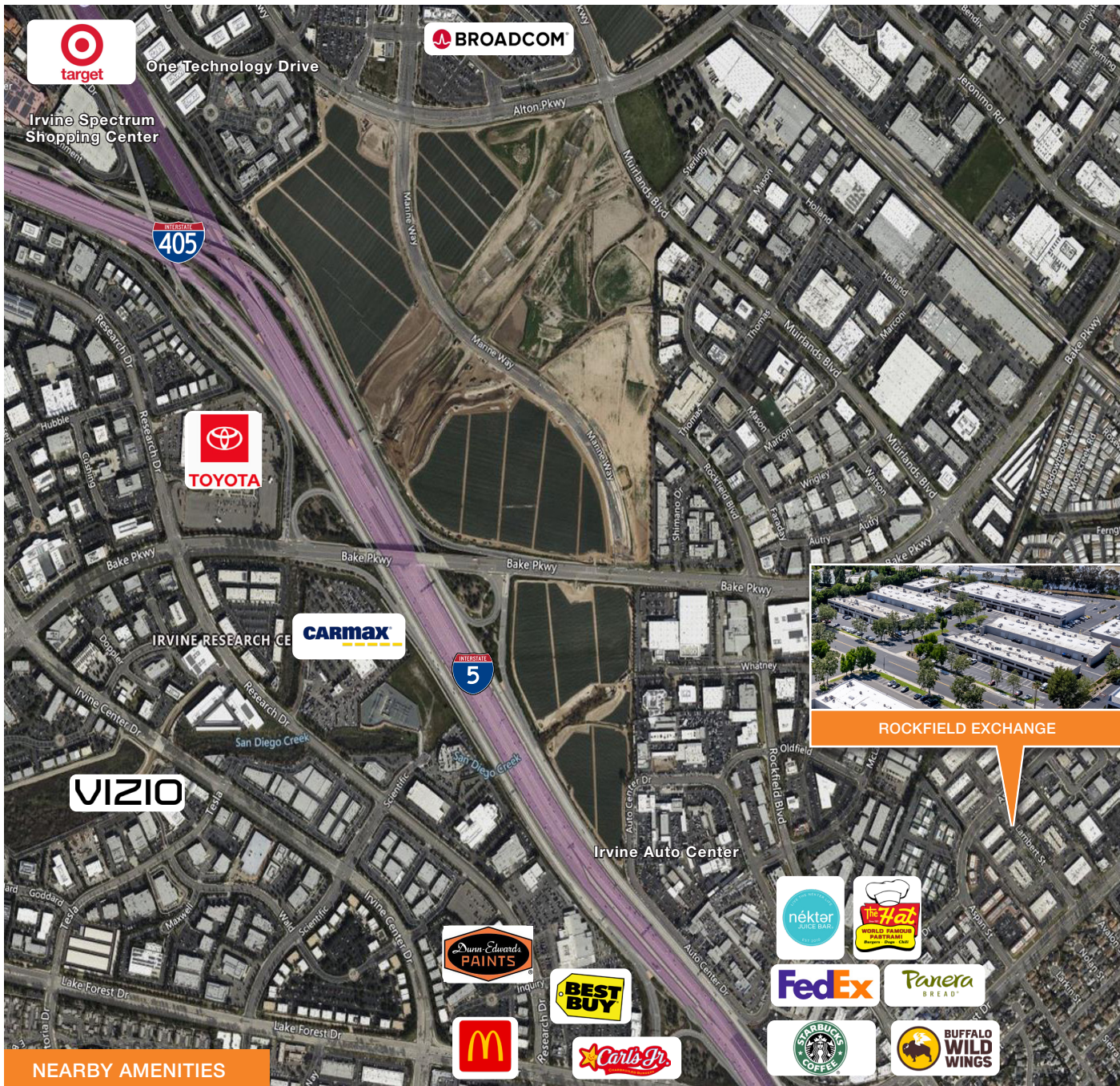
LAKE FOREST, CA 92630



ROCKFIELD EXCHANGE

22600-22741 LAMBERT STREET | LAKE FOREST CA - AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Irvine Spectrum Shopping Center
5, 405, & 133 Freeways
Irvine Technology Center

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NEARBY AMENITIES