

6

JOURNEY



CTH | CRE
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AVAILABLE UNITS

updated september 2025

building address	total sf	office sf	warehouse sf	notes	lease rate
Suite 100	±10,379	±5,400	±4,979	Corner Unit. Three (3) Ground Level Doors. Two-Story Office Space. Large Breakroom. High Clear Warehouse.	\$1.40 NNN*
Suite 155	±1,967	±1,967	-	Exposed Ceiling / Creative Office Space, Four (4) Private Offices, Open Office Area.	\$1.40 NNN*
Suite 240	±2,128	±2,128	-	Second Floor Suite, 100% Office, Four (4) Private Offices, Large Open Office Area, Nice Glass Line and Natural Light	\$1.40 NNN*
Suite 170	±4,693	±3,332	±1,361	SUBLEASE EXP 07/2027: Corner Unit, Seven (7) Private Offices, One (1) Conf. Room, High Clear Warehouse	\$1.40 NNN*

*Net Expenses: \$0.51 PSF/Mo.

PROPERTY description

High Image Flex / R&D Business Park

3.4:1,000 Parking Ratio

Approximately 16' - 26' Warehouse Clearance

Ground Level Loading (10'W x 10' H)

Fully Sprinklered

Immediate 73/133 Freeway Access

Minutes Away from Aliso Viejo Town Center and Other Amenities

Family Owned and Operated



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SUITE 100 ($\pm 10,379$ SF)

features

Corner Unit

Three (3) Ground Level Doors

High Clear Warehouse

Two-Story Office Space

Large Breakroom

Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.51 PSF Net

SIEMENS

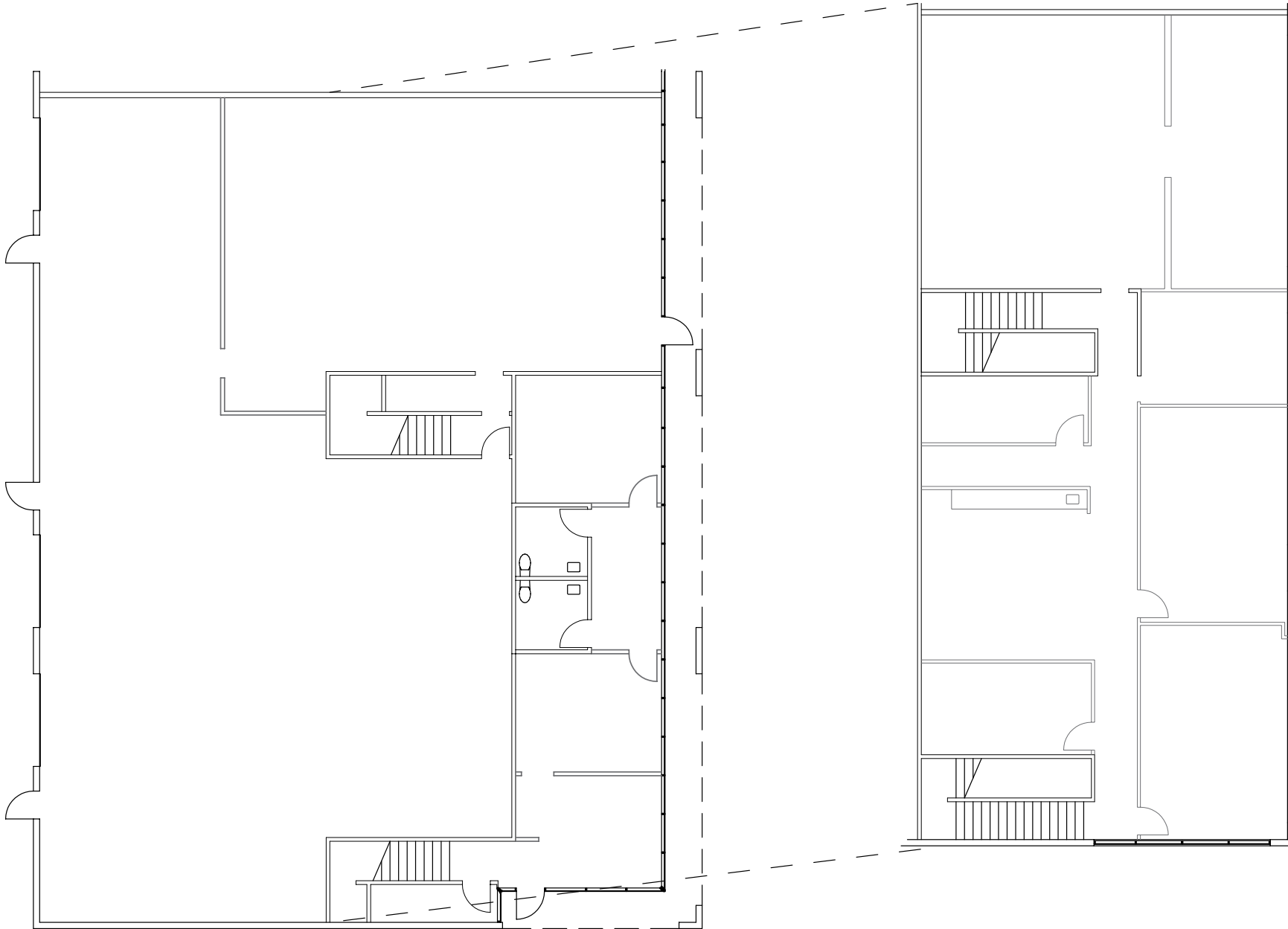
CIANNA MEDICAL

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suite 100



Not to scale. Not as built.

SUITE 155 ($\pm 1,967$ SF)

features

First Floor Suite

Exposed Ceiling / Creative Office

Current Salon Space

Contact for more details

Nice Glass Line and Natural Light

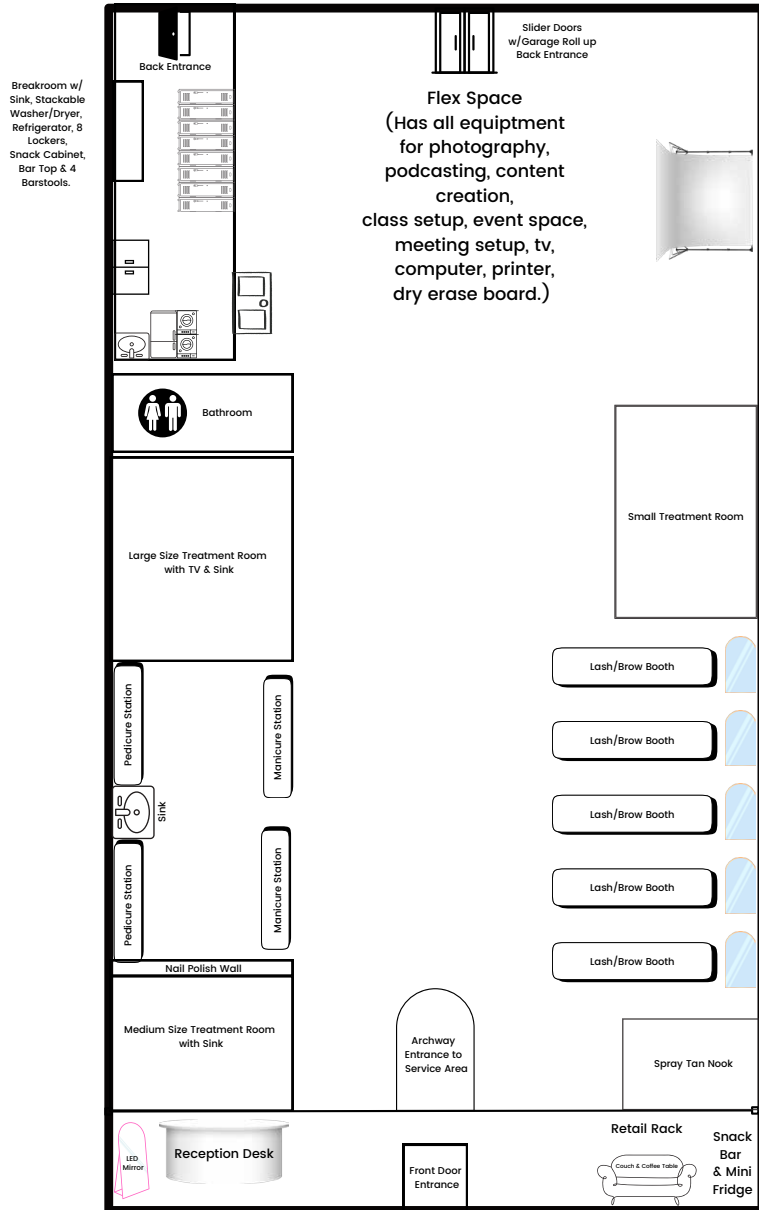
Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.51 PSF Net



suite 155



Not to scale. Not as built.

SUITE 240 ($\pm 2,128$ SF)

features

Second Floor Suite

100% Office

Four (4) Private Offices

Large Open Office Area

Nice Glass Line and Natural Light

Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.51 PSF Net

SIEMENS

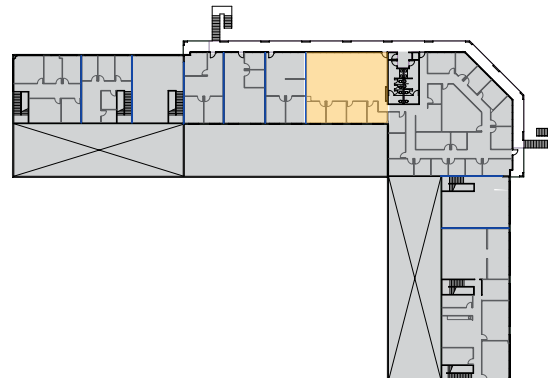
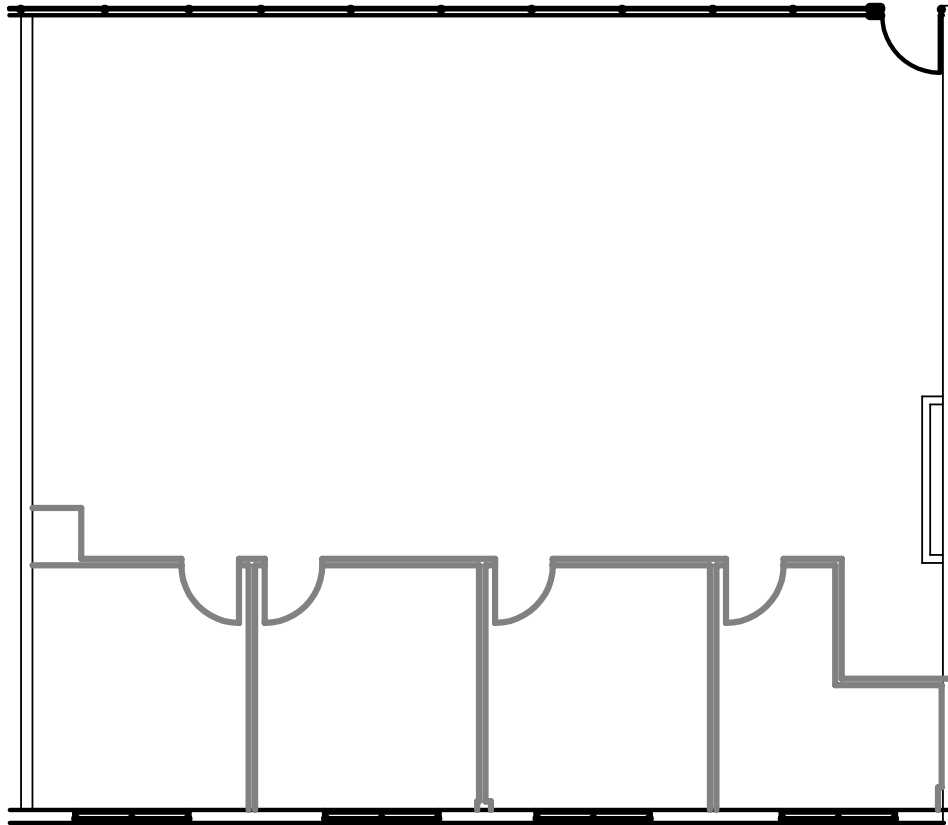
CIANNA MEDICAL

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suite 240



Not to scale. Not as built.

SUITE 170 ($\pm 4,693$ SF)

features

Office: 3,332 SF

Warehouse: 1,361 SF

26' Warehouse Clear Height

One (1) Ground Level Door

Seven (7) Private Offices

One (1) Conference Room

Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.51 PSF Net

SUBLEASE EXP: July 2027

SIEMENS

CIANNA MEDICAL

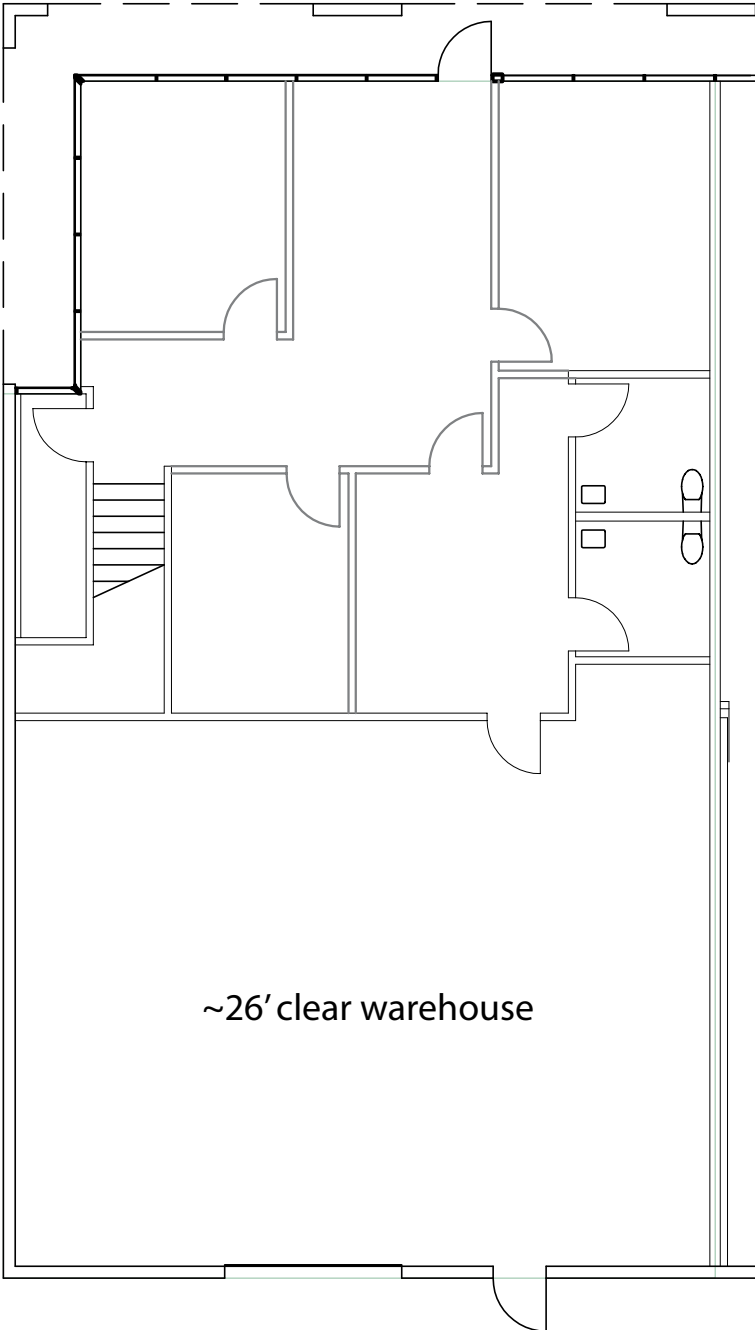
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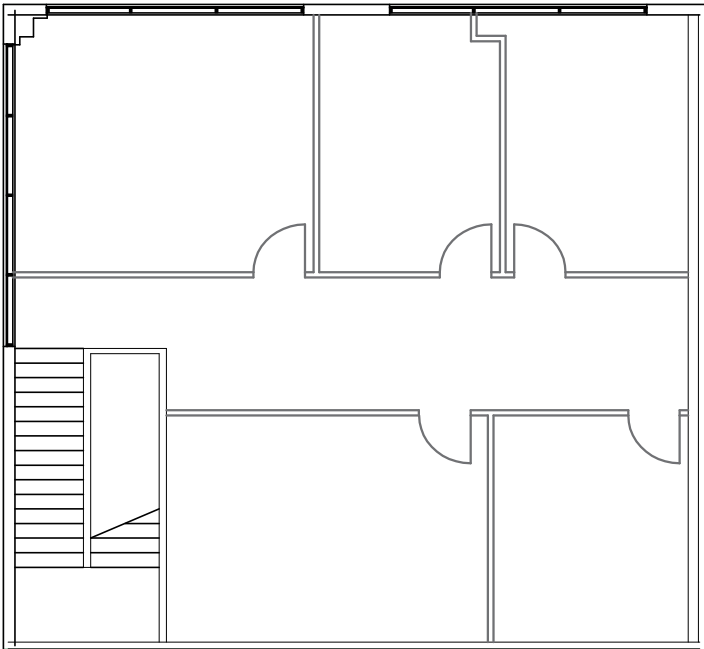
suite
170

First Floor

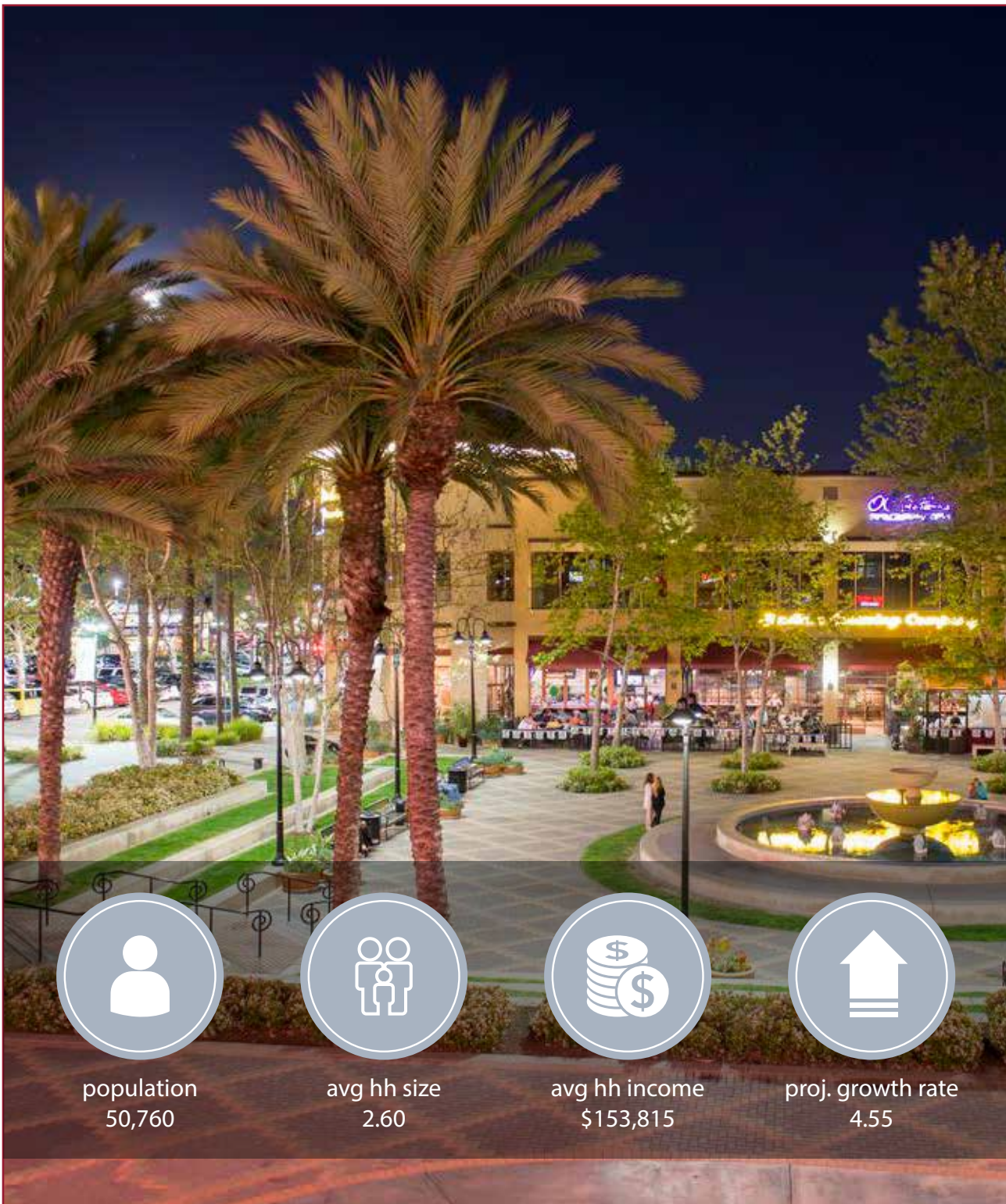


~26' clear warehouse

Second Floor



Not to scale. Verify for accuracy.



population
50,760



avg hh size
2.60



avg hh income
\$153,815



proj. growth rate
4.55

aliso viejo

With award-winning schools, attractive neighborhoods, and fabulous shopping, dining and entertainment, Aliso Viejo is certainly a popular place to live. The City, which is continually ranked one of the safest cities in the nation, boasts rolling hillside, valley terrain and picturesque views of mountains, streams, parks and city lights.

The City of Aliso Viejo is a master planned community that was developed to contain a balance between residential neighborhoods, community parks, facilities and schools as well as an appropriate mix of business, office and retail uses. The City is home to the headquarters of several large corporations and the community features ample employment opportunities and extensive recreational facilities. The City also enjoys access to the Orange County trail system. Wood Canyon Wilderness Park is home to many rare and endangered plants and animals, along with mature oaks, sycamore and elderberry trees and year-round streams. An abundance of parks and trails, cultural and recreational activities and youth sports programs further enhance the quality of life for a community with a vision to ensure long-term viability.

The City continues to be ranked among the best places in the nation to live and raise a family and the community mirrors Aliso Viejo's tagline: "Live Life Inspired."

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Aliso Creek Rd

Pacific Park Plaza

OC Fire Station

Aliso Viejo Self Storage

Aliso Viejo Town Center

National Gymnastics Training

Aliso Viejo City Hall

Aliso Viejo Library

OC Sheriff Department

South Coast Health Center

Aliso Viejo Ice Palace

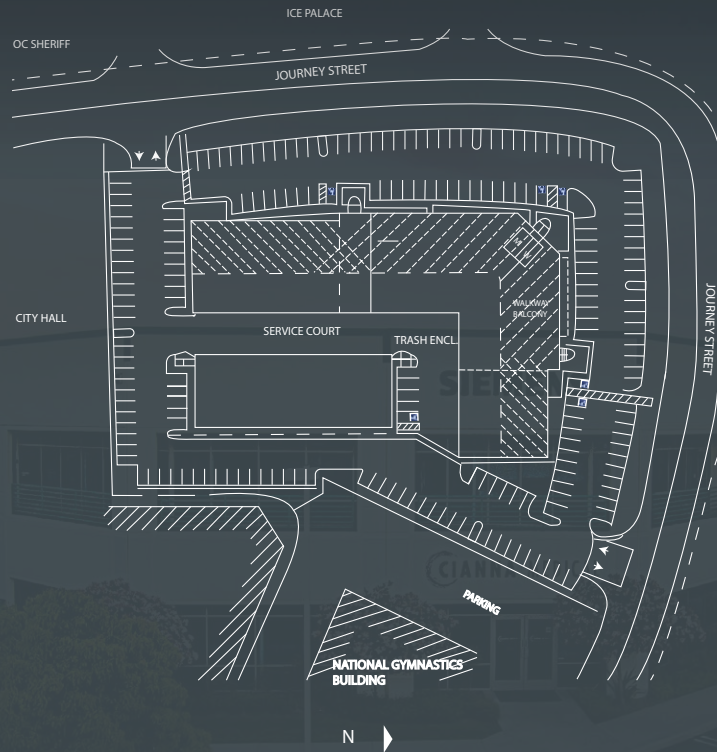
Pacific Park Dr

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For more information, please contact:

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