

# FOR LEASE

MULTI-TENANT INDUSTRIAL UNITS

2388

**TEASER RATE  
ON SELECT UNITS**

SEE PAGE 2 FOR  
MORE DETAILS

ELECTROLYSIS, ETC. 508

Elegance Tailoring 507

Timeo's

508

ELECTROLYSIS  
by Joanne  
949-837-2242

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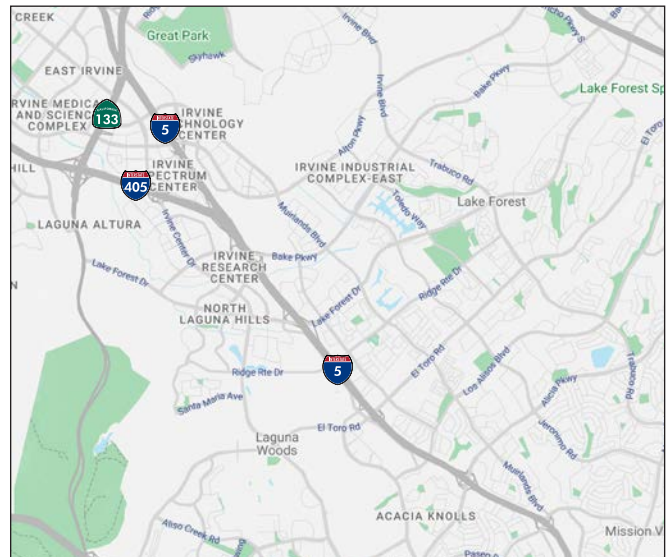
ELECTROLYSIS  
by Joanne  
949-837-2242

## MISSION VIEJO BUSINESS CENTER

MISSION VIEJO, CALIFORNIA 92691

### PROPERTY HIGHLIGHTS

- High-image business park
- Office & warehouse units available
- Parking 2:1000 ratio
- 100 amps power
- 14' clear height
- Prominent signage
- Ground level loading
- Major street frontage



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**MIG**  
Real Estate

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## CURRENT AVAILABILITY

ADDRESS	SUITE	TOTAL SF	OFFICE SF	LEASE RATE	COMMENTS
23851 Via Fabricante	201*	7,007	250	\$1.75 NNN	Showroom/Flex Space w/ Warehouse and Two (2) GL Doors.
23881 Via Fabricante	509/510*	2,178	642	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	513/514*	2,394	600	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	519/520	2,632	1,200	\$1.85 NNN	Available 2/1/26. Call to Show.
23881 Via Fabricante	523*	1,351	350	\$1.85 NNN	Vacant and Available Now.
23891 Via Fabricante	601*	853	853	\$1.95 NNN	100% Office. 2 Private Offices, Private Restroom, and Open Work Area. Corner unit. Vacant and Available Now.
23891 Via Fabricante	603*	919	919	\$1.95 NNN	100% Office Unit. Vacant and Available Now.
23891 Via Fabricante	607/608*	435 - 1,288	435-1,288	\$1.95 NNN	100% Office. Units can be Leased Together or Separate. Vacant and Available Now.
23891 Via Fabricante	610	1,013	300	\$1.90 NNN	Available in 30-60 Days.
23891 Via Fabricante	617*	1,268	350	\$1.90 NNN	Vacant and Available Now.

**\*\$1 PSF NNN TEASER RATE. FIRST 6 MONTHS ON 36 MONTH LEASE TERM.**

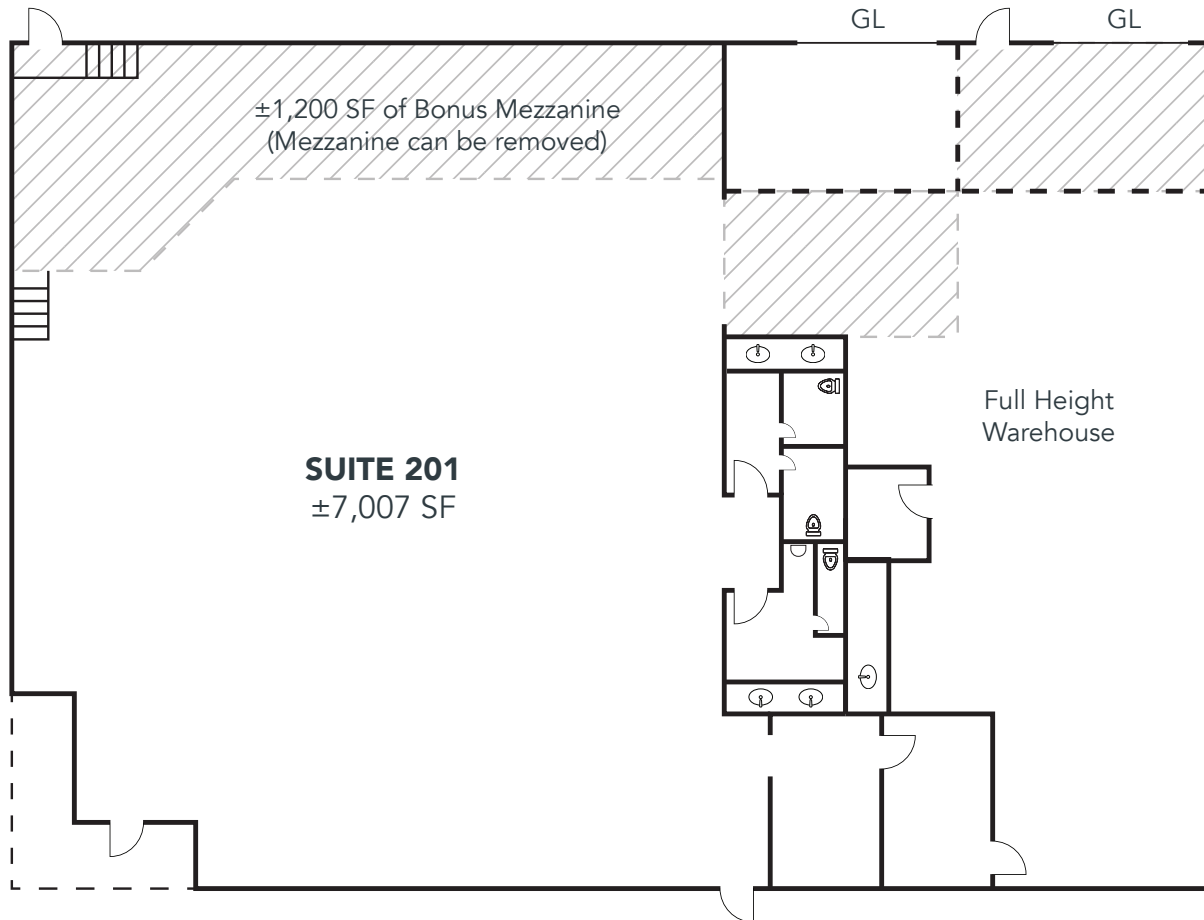




# MISSION VIEJO BUSINESS CENTER

23851 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS

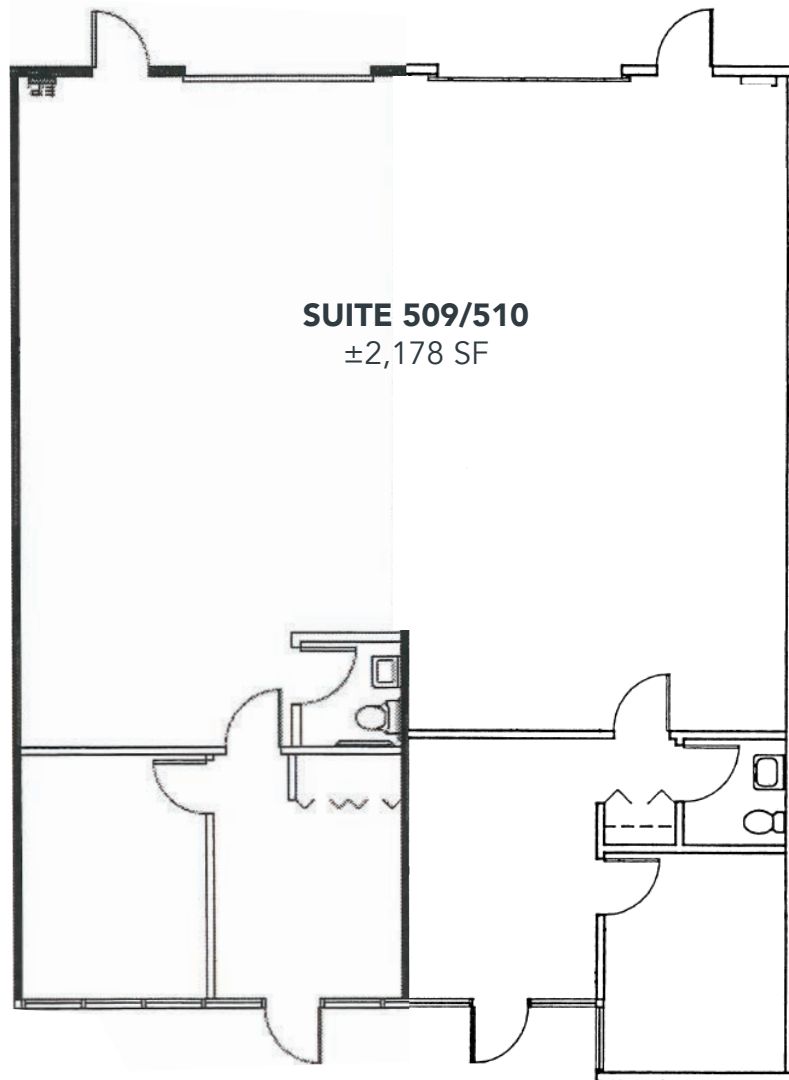


*\*Floorplans not to scale.*

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 509/510**  
±2,178 SF

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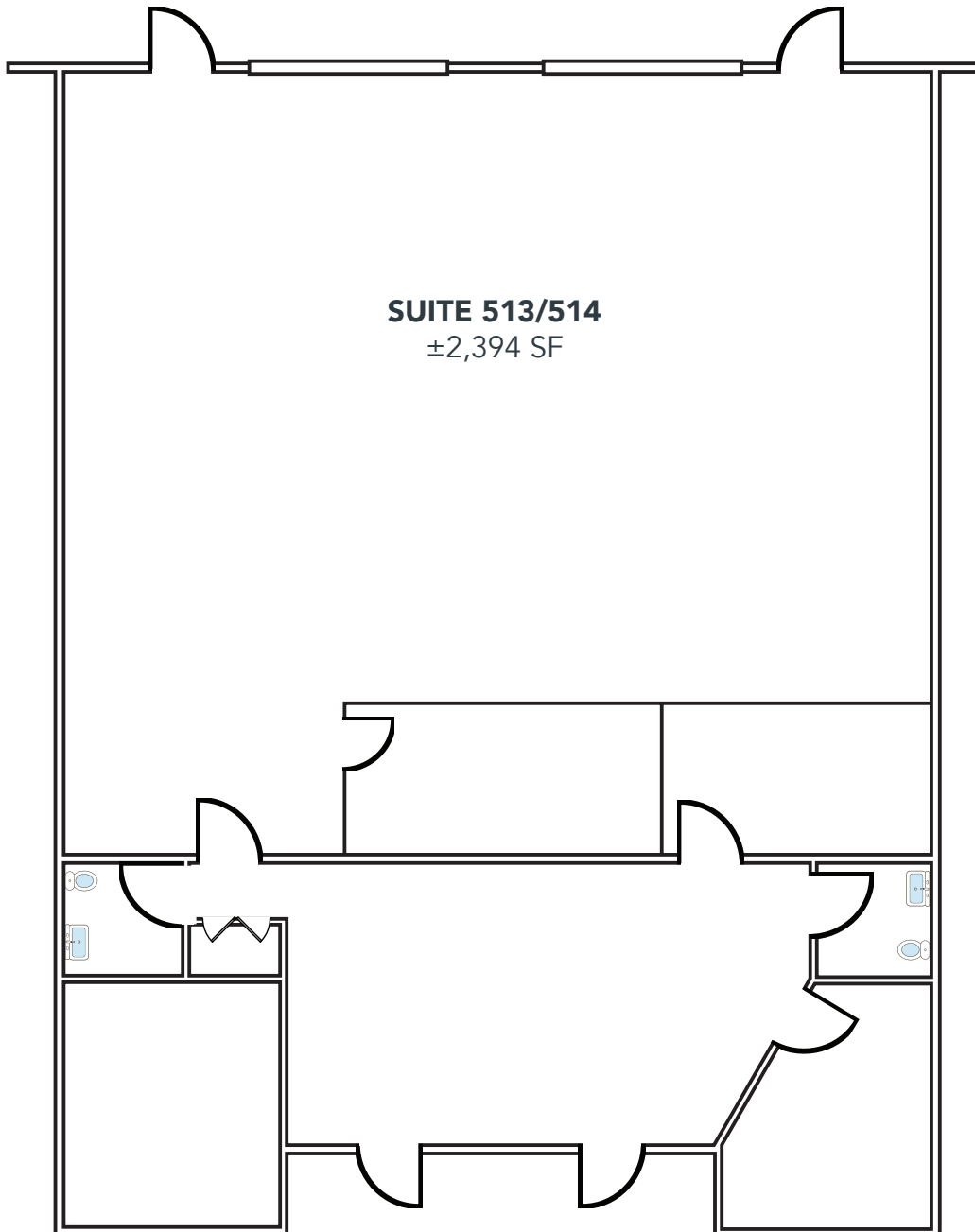
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## FLOOR PLANS



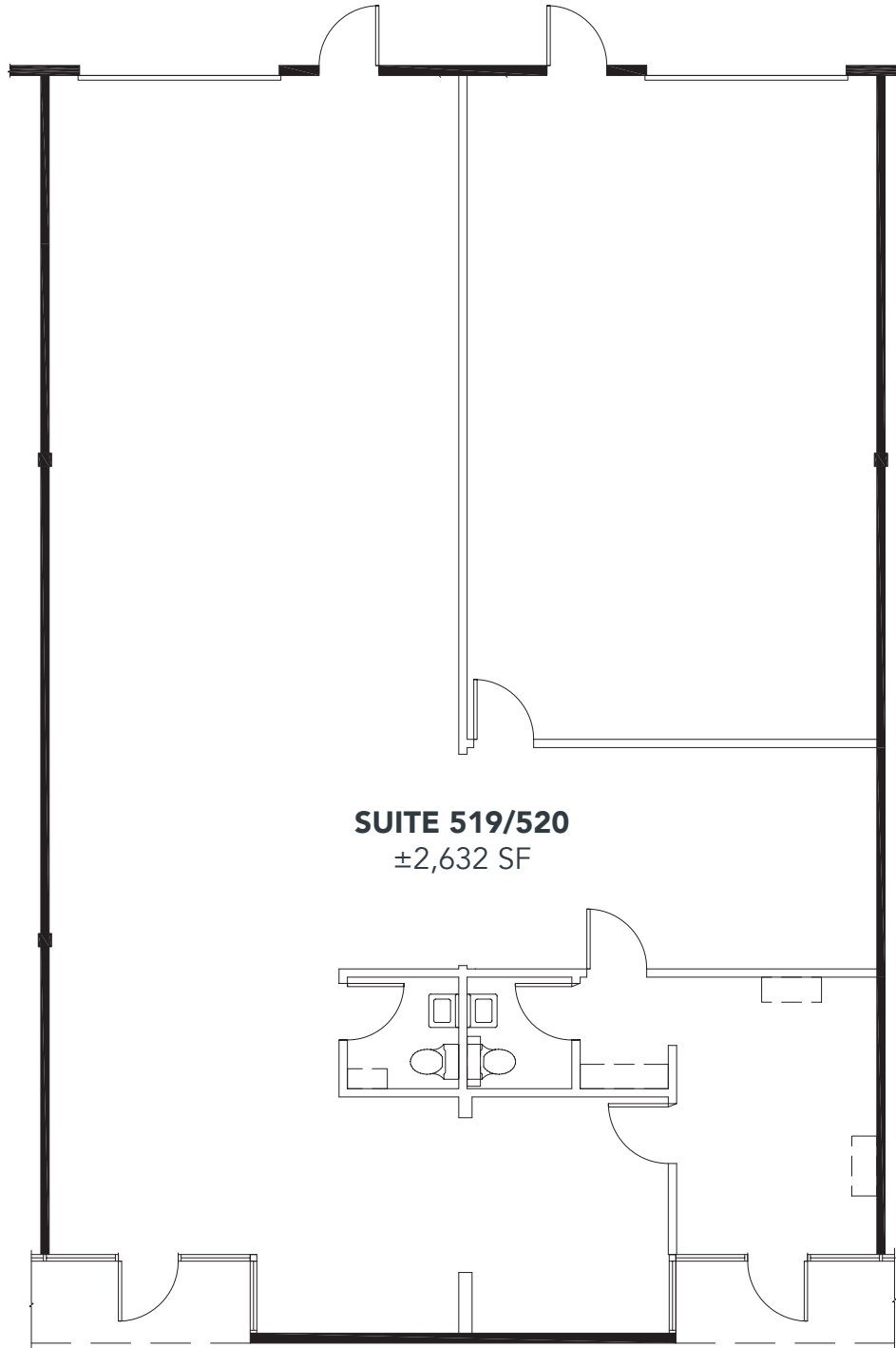
**SUITE 513/514**  
±2,394 SF

*\*Floorplans not to scale.*

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 519/520**

±2,632 SF

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# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 523**  
±1,351 SF

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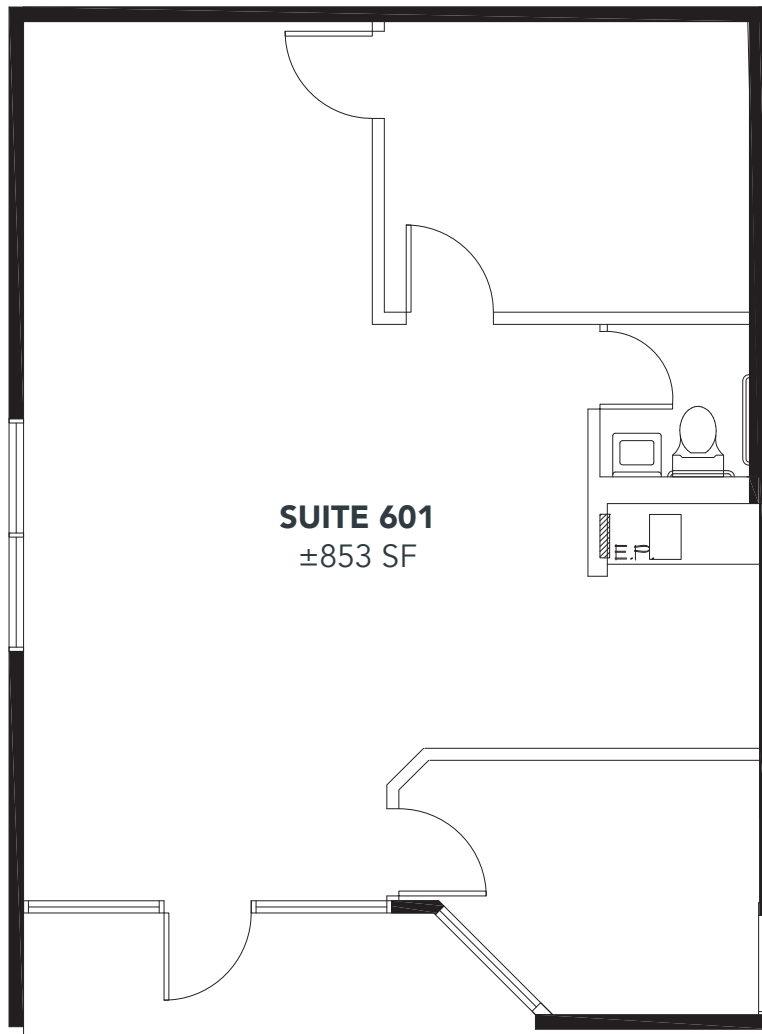
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# MISSION VIEJO BUSINESS CENTER

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## FLOOR PLANS

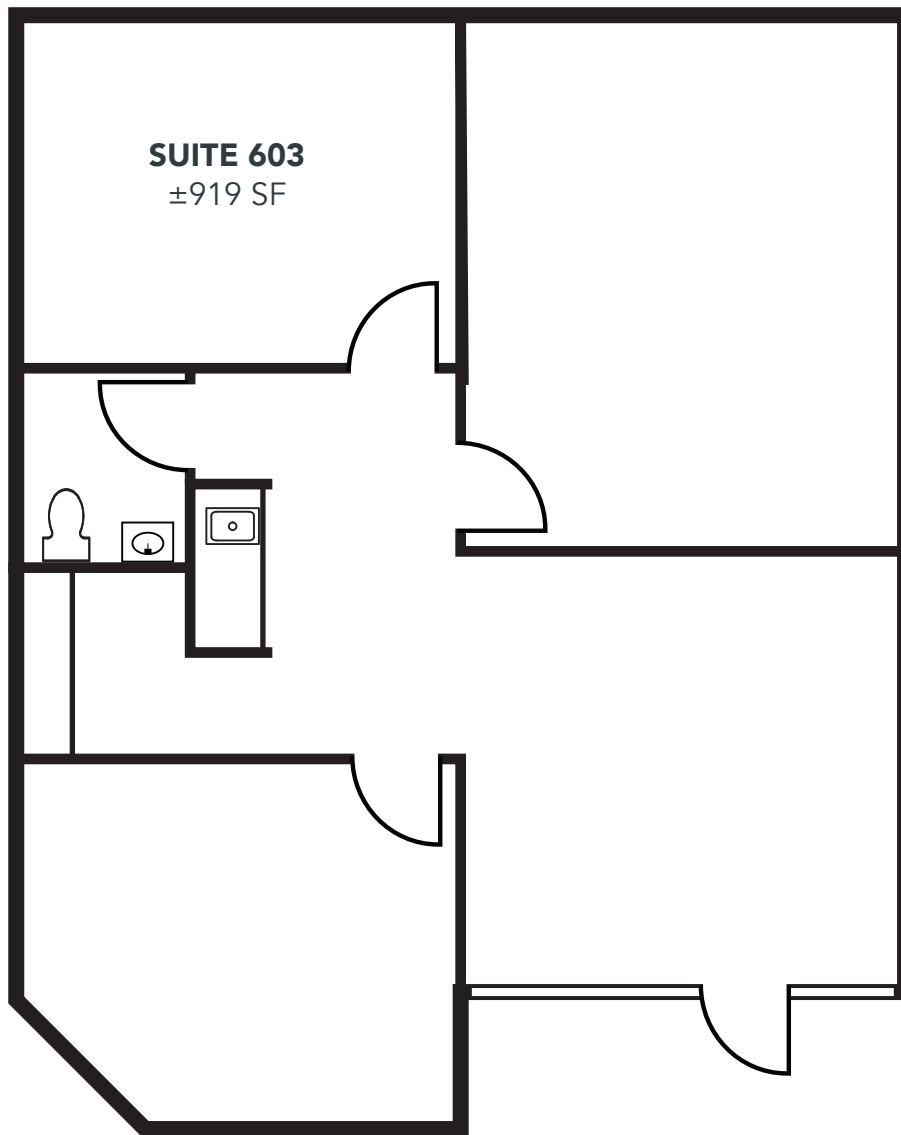


*\*Floorplan not to scale.*

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## FLOOR PLANS

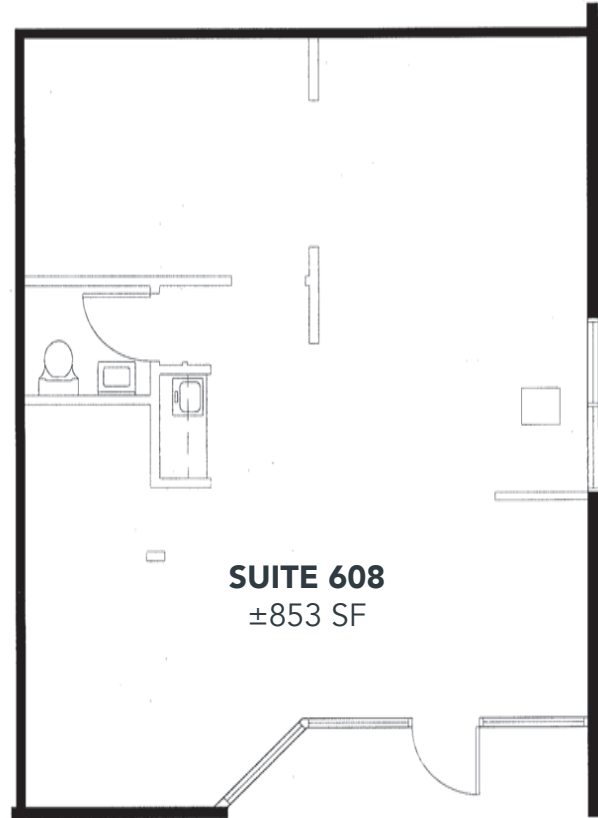
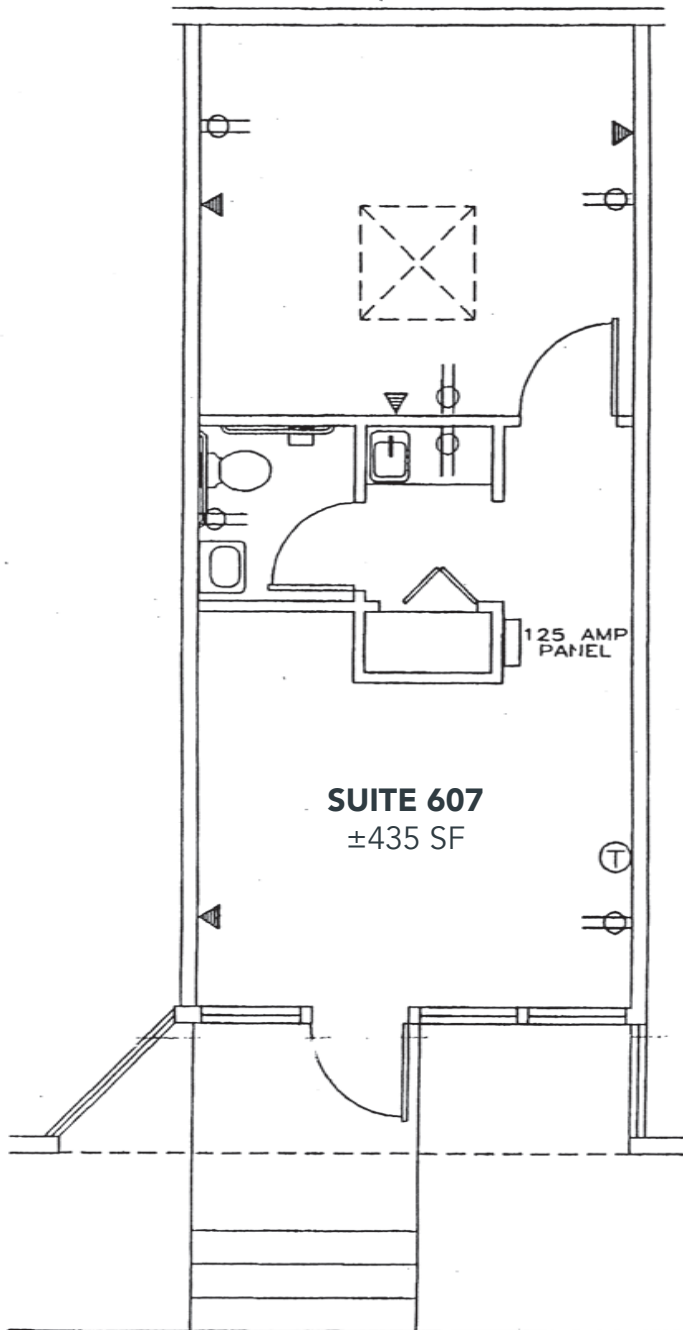


*\*Floorplan not to scale.*

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## FLOOR PLANS

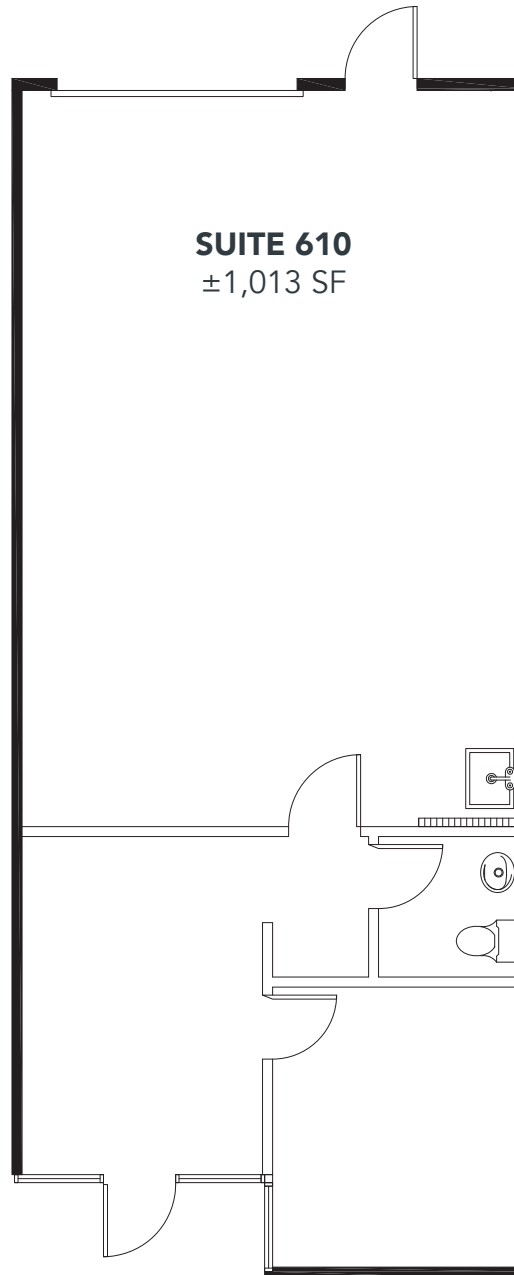


\*Floorplan not to scale.

# MISSION VIEJO BUSINESS CENTER

23891 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 610**

±1,013 SF

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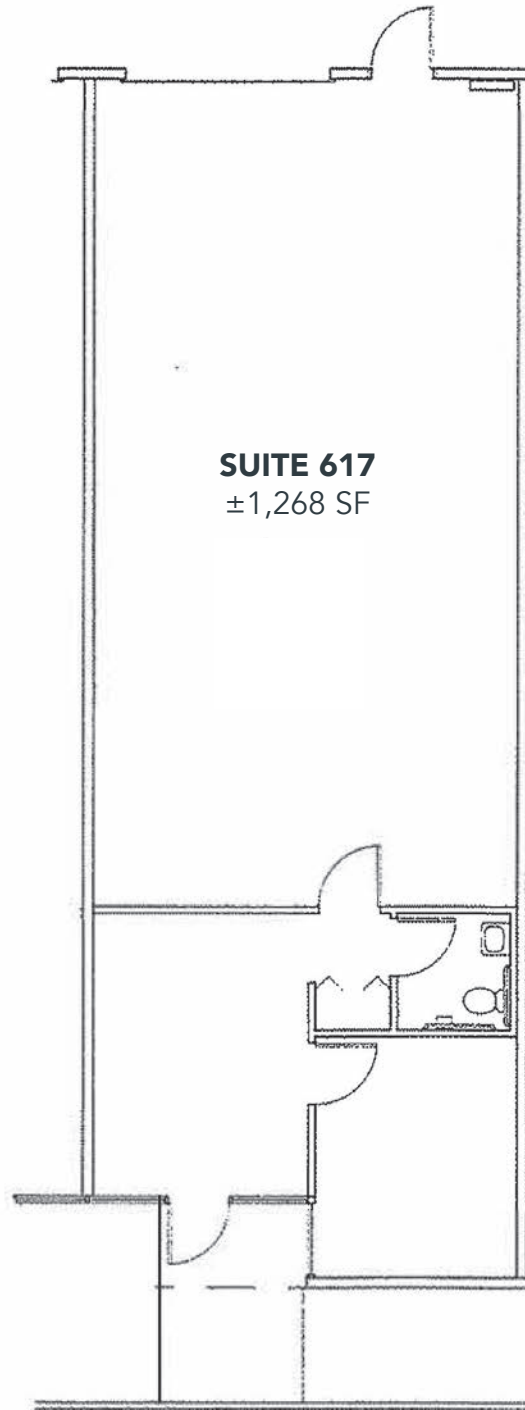
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# MISSION VIEJO BUSINESS CENTER

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## FLOOR PLANS



**SUITE 617**  
±1,268 SF

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