

**LAKE FOREST MEDICAL OFFICE GEM FOR SALE OR LEASE! CLASSIC CHARM AWAITS**



# **24432 MUIRLANDS BLVD. Suite #207**

**LAKE FOREST, CA 92630**

**NEAR 5 FWY, IRVINE SPECTRUM & EL TORO RD.**  
**ZONED FOR OFFICE or RETAIL**

**PRESENTED BY:**

**Crowne Point Equity, LLC**  
**DAVID ODDO & ANGELA DAVIS**  
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**714-410-7187**  
**DRE #02225990 & #02108408**



# PROPERTY SUMMARY

OFFERING SUMMARY	
LEASE RATE:	\$1.55 SF/mo. + (NNN approx. \$1.25/SF*) <small>*Estimated costs may vary</small>
AVAILABLE SF:	+/- 660 RSF
PARKING RATIO:	4.93:1,000 SF

## EXECUTIVE SUMMARY

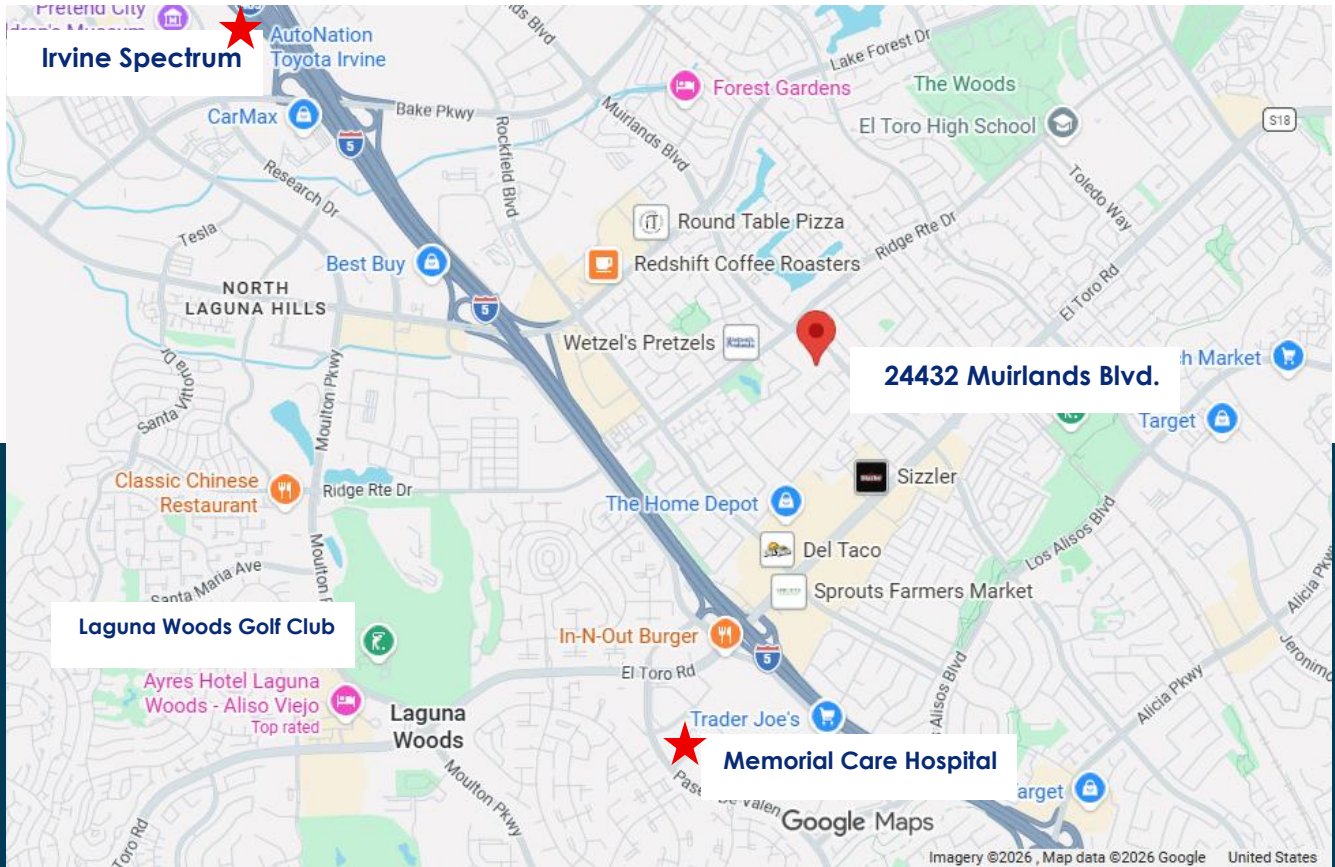
Crowne Point Equity is excited to offer a great sale or leasing opportunity for a private office suite in the heart of Lake Forest (**priced to sell, call for sale pricing**). This charming office condo is fully built out and ready for immediate move-in- perfect for medical, or professional users looking for a turnkey space. This office suite would be perfect for medical, dental, med spa, dermatology, pediatric, psychiatry, weight loss, life coaching, etc. The suite features clean, modern finishes, including white stone countertops, gray wood laminate flooring, and bright white walls that create a fresh, professional feel and can easily match any style. Zoned for office, medical, or retail use, the layout is designed for smooth client flow, with a welcoming waiting room, reception area, two exam rooms, a private office and an in-suite restroom. The property also offers ample on-site parking with 55 complementary spaces, making it convenient for both clients and staff.

## PROPERTY HIGHLIGHTS

- Turn-key Medical, Office or Retail Suite
- 24/7 Access
- Conveniently located near Memorial Care Hospital, Hoag Hospital Irvine and Saddleback Memorial Center
- Ample On-site Parking
- Easy Access to 5, 405 & 133 freeways
- Just 5 mins. from the Irvine Spectrum Center
- Close proximity to a variety of dining options

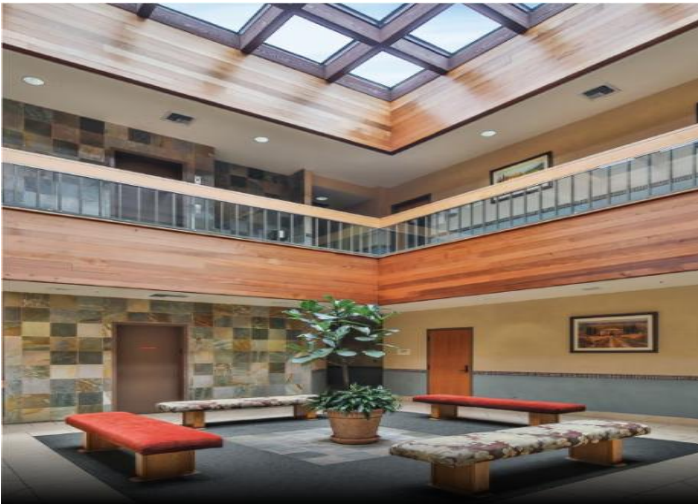
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# PROPERTY MAP



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**OTHER PHOTOS- (video available upon request)**



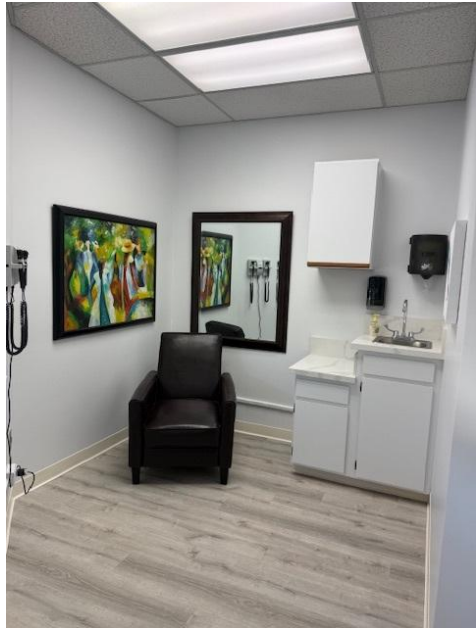
**Two Story Lobby With Elevator**



**Waiting Room**



**Reception**



**Exam Room 1**



**Exam Room 2**





**Private Office**



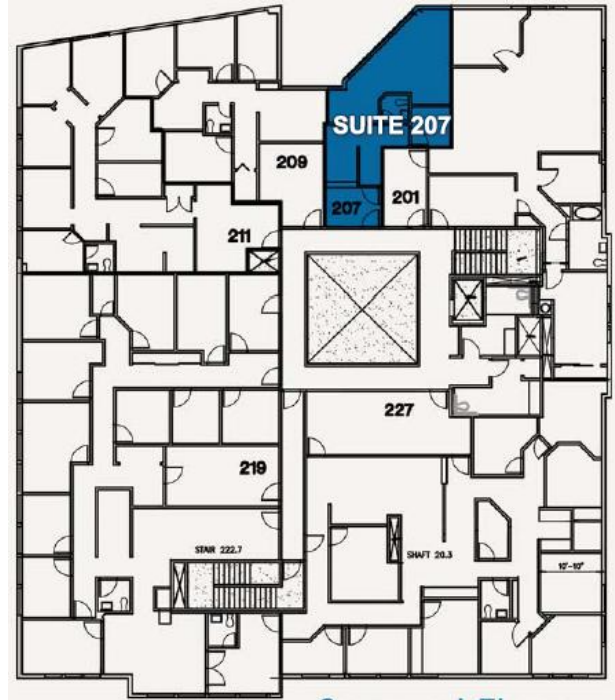
**Reception Desk**



**Private Bathroom**



**Office Layout**



**Second Floor**



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**Contact Angela Davis**  
714-410-7187