



Free Standing R&D Building

20505 CRESCENT BAY DRIVE, LAKE FOREST CA 92630

±7,195 SF
FOR SALE & FOR LEASE



PROPERTY OVERVIEW



±7,195 SF
freestanding
building



±4,000 SF
two-story office



Shower in
restroom



1 grade
level door



20'
clear height



400 AMP,
277/480v
electrical service



Fully
sprinklered
system



3:1,000 parking
ratio (22 spaces)

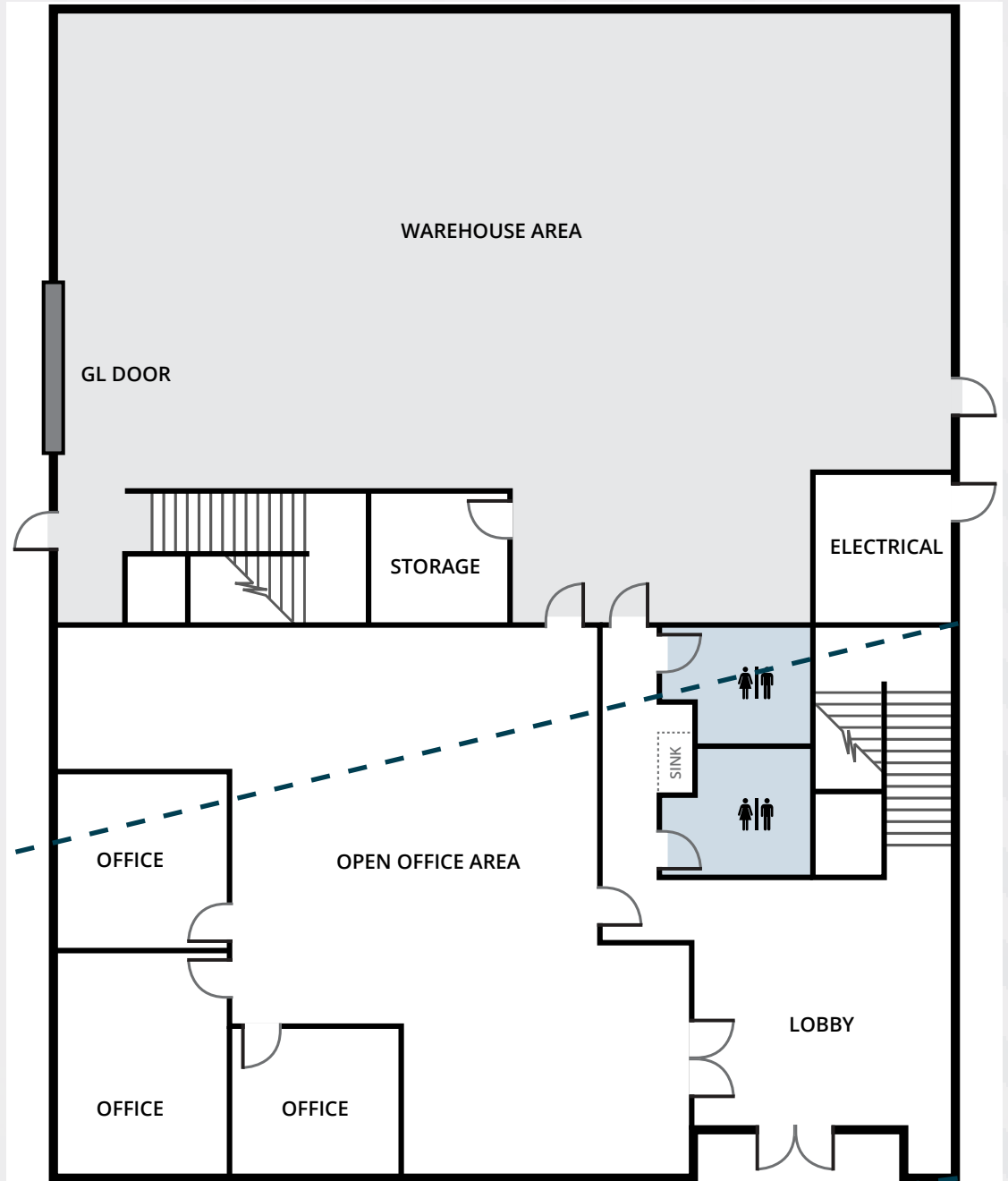


Close proximity
I-5 & 241
freeways

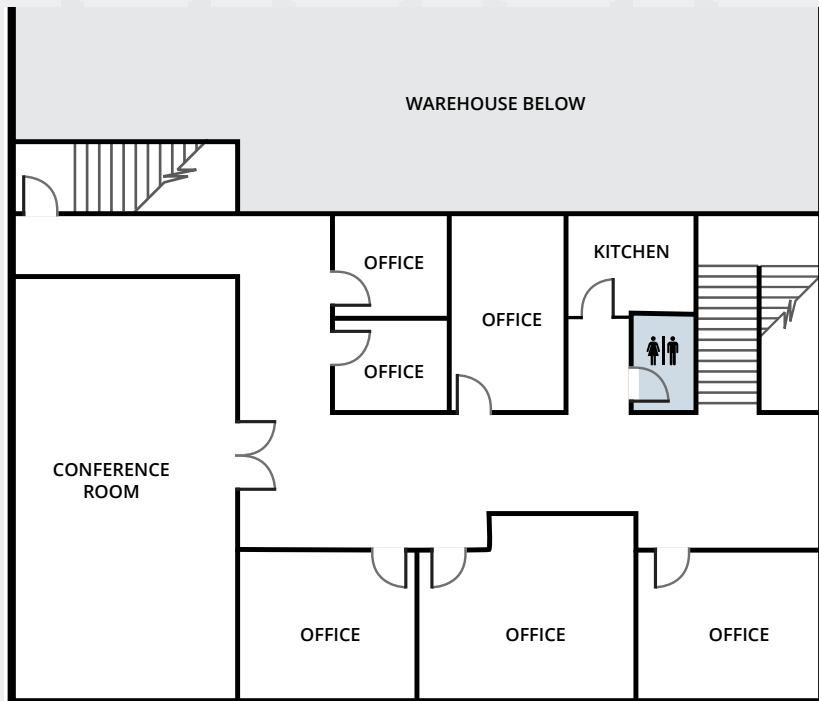


FLOOR PLAN

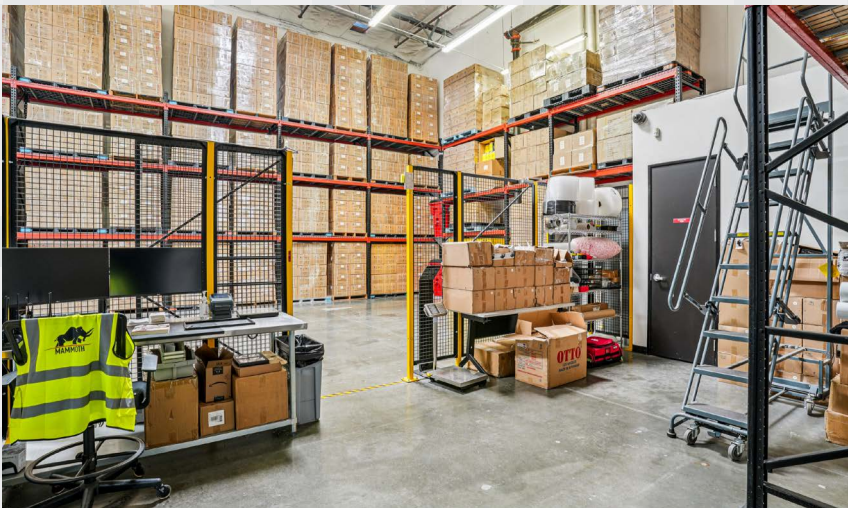
1ST FLOOR



2ND FLOOR



*Not to scale. Plan includes modular office which can be removed.



LOCATION HIGHLIGHTS



- 1.5 miles** ▶ 241 Freeway
- 2.8 miles** ▶ 5 Freeway
- 3.0 miles** ▶ 405 Freeway
- 3.3 miles** ▶ 133 Freeway
- 3.2 miles** ▶ Irvine Spectrum Center
- 10.3 miles** ▶ John Wayne Airport

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