

OFFICE SPACE FOR LEASE

27281-27285

LAS RAMBLAS

MISSION VIEJO, CA 92691



THE COURTYARD

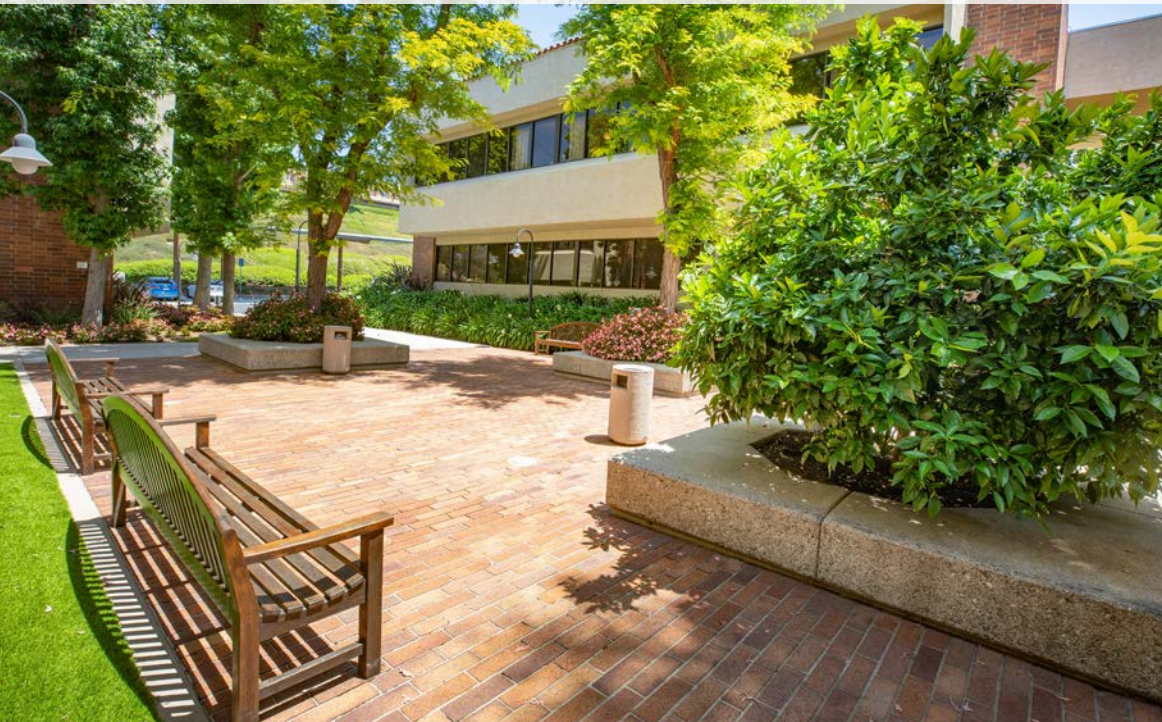


LEE &
ASSOCIATES

SMITH | FRYER | FISCHBECK

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OPEN AIR COURTYARDS



PROPERTY HIGHLIGHTS

- Two 2-Story Office Buildings +/- 59,000 SF
- Courtyard Style Buildings with Extensive Glass Line
- Meticulously Maintained Property with Open Air Common Courtyards
- Convenient Location in the Crown Valley Parkway Submarket
- Easy Access to Interstate 5
- Close Proximity to Mission Hospital, Mission Viejo Mall and Numerous Retail Amenities
- Abundant Free Surface Parking with Available Covered (Solar Carport) Stalls
- Upgraded Move-In Ready Spec Suites



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27281 LAS RAMBLAS AVAILABILITIES

SUITE	SUITE SIZE	LEASE RATE	DESCRIPTION
120	2,322	\$1.00 FSG*	7 Offices, Kitchen, Copy/Storage
140/150	3,152	\$1.00 FSG*	Combined Suites 140 & 150. Private Entrance Direct to Parking Lot
170	1,394	\$1.00 FSG*	3 Offices, Open Area
180	1,334	\$1.00 FSG*	2 Offices, Reception, Open Area & Break Area

27285 LAS RAMBLAS AVAILABILITIES

SUITE	SUITE SIZE	LEASE RATE	DESCRIPTION
230	1,100	\$1.00 FSG*	2 Offices, Reception, Open Area

**Promo Rate for 2 months for each year of lease term. Rate after Promo will be \$2.10 1st Floor and \$2.00 2nd floor. Janitorial service not included. All deal terms subject to Landlord approval. Promo Rate offered for NEW leases signed prior to August 31, 2026.*

EXCLUSIVELY LISTED BY

DAVE SMITH
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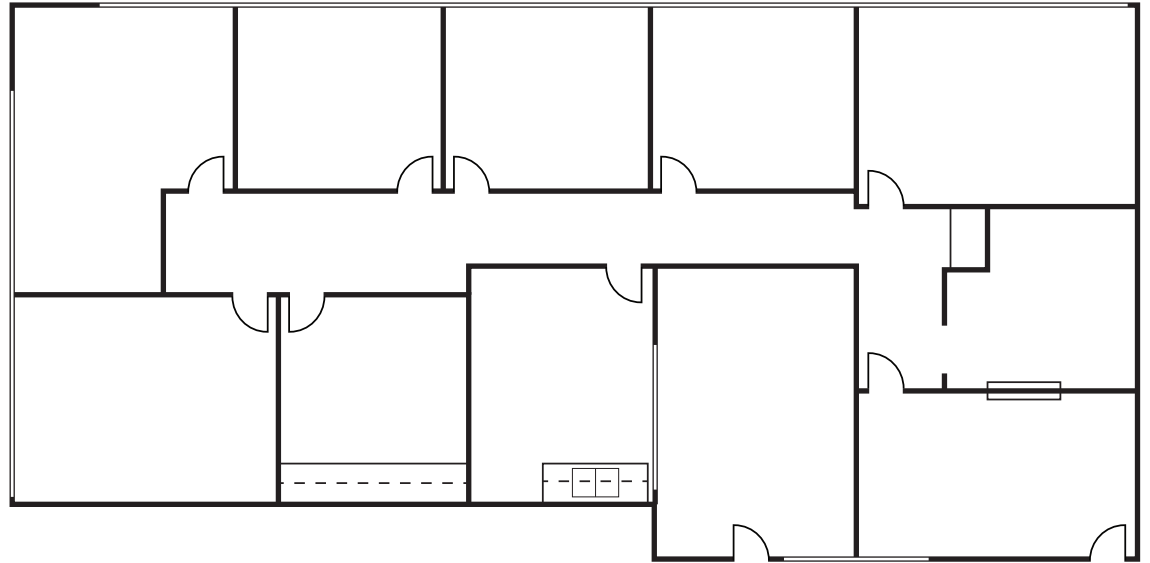
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SUITE 120 | ±2,322 SF



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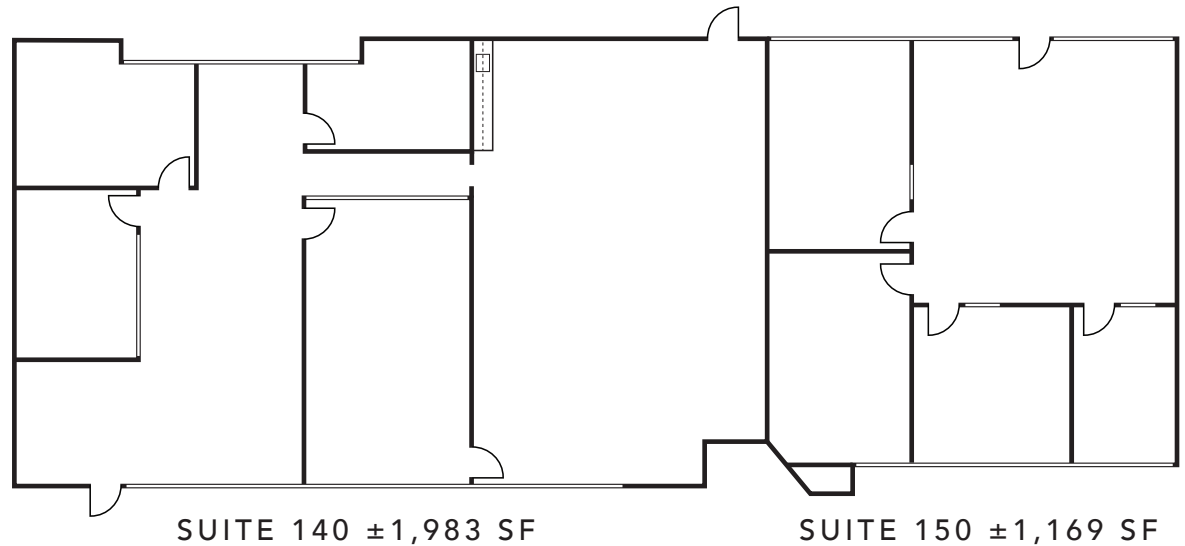
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SUITE 140 & 150 | $\pm 3,152$ SF



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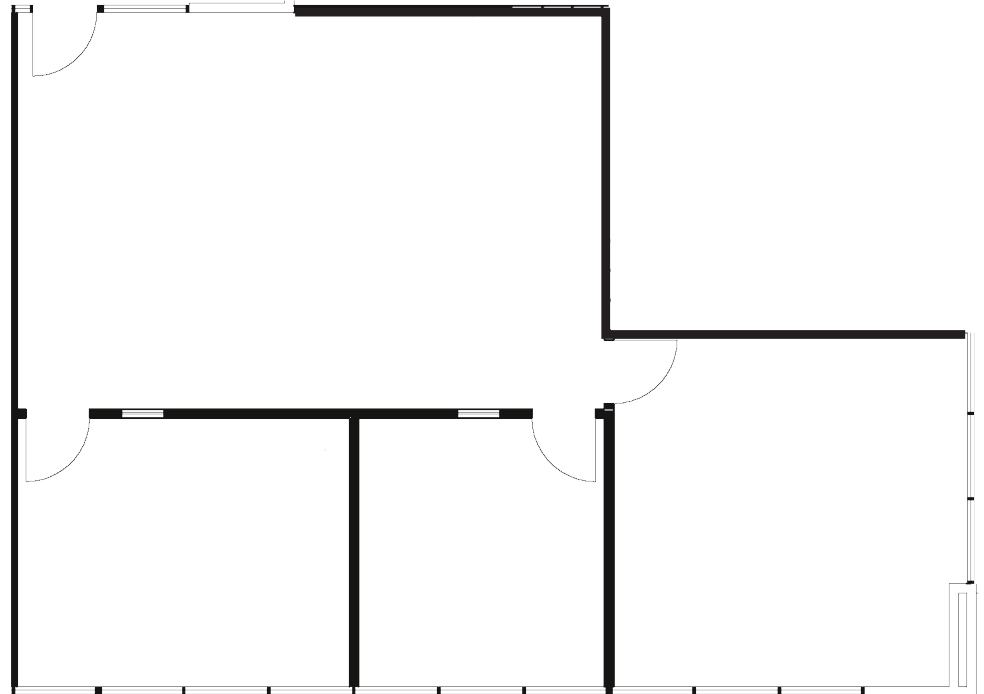
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LAS RAMBLAS, MISSION VIEJO, CA 92691



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SUITE 170 | ±1,394 SF



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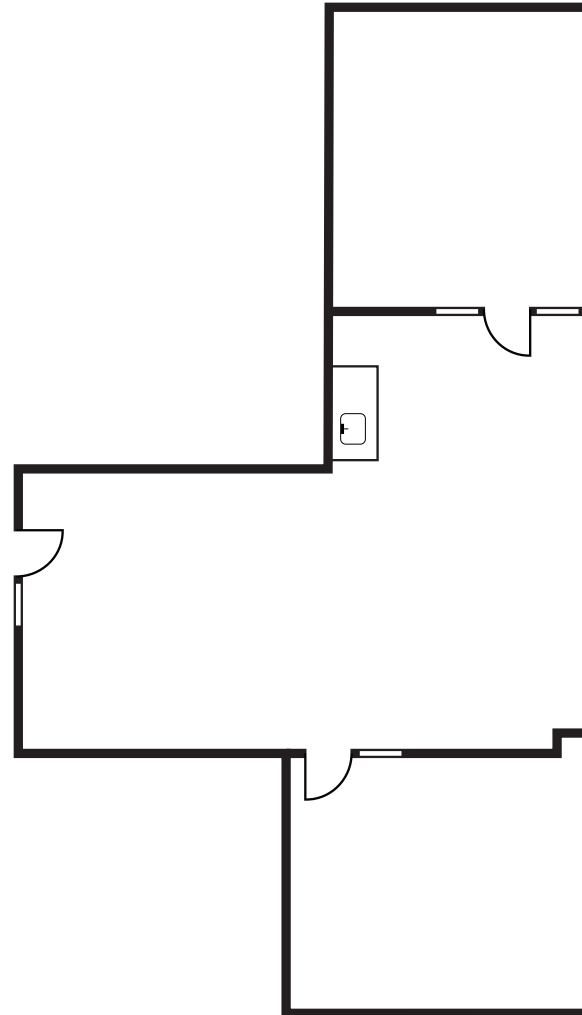
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SUITE 180 | ±1,334 SF



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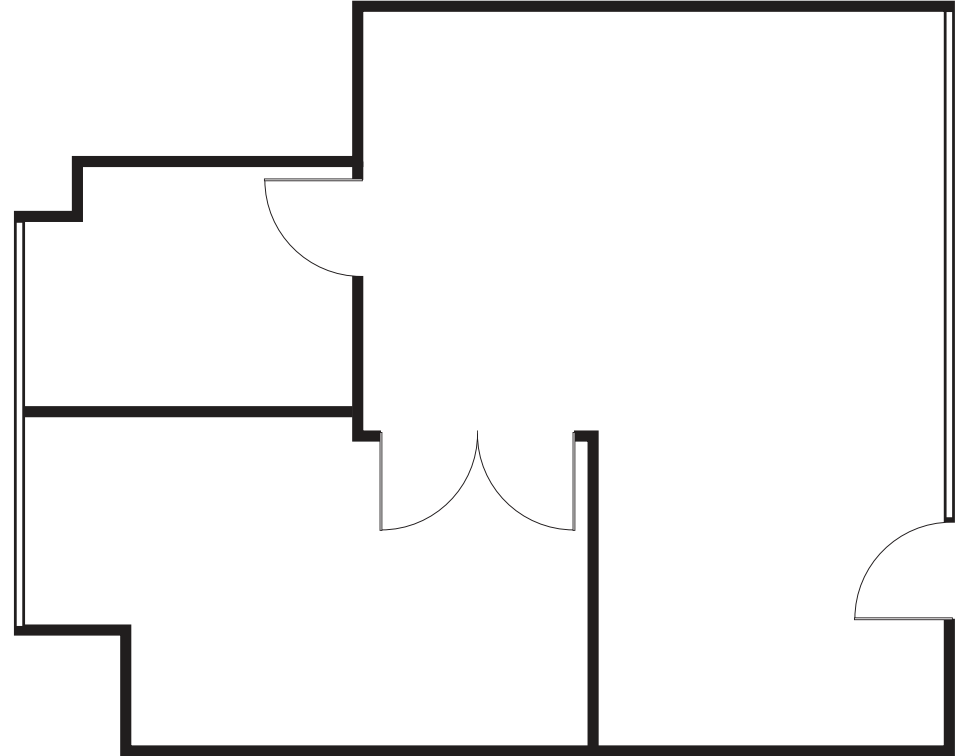
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SUITE 230 | $\pm 1,100$ SF



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UPGRADED SPEC SUITES



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THE SHOPS
AT MISSION VIEJO
A SIMON MALL

CROWN VALLEY PKWY

27281-27285

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LAS RAMBLAS



PUERTA REAL

CONTACT FOR MORE INFO

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