

OFFICE SPACE FOR LEASE

27281-27285

LAS RAMBLAS

MISSION VIEJO, CA 92691



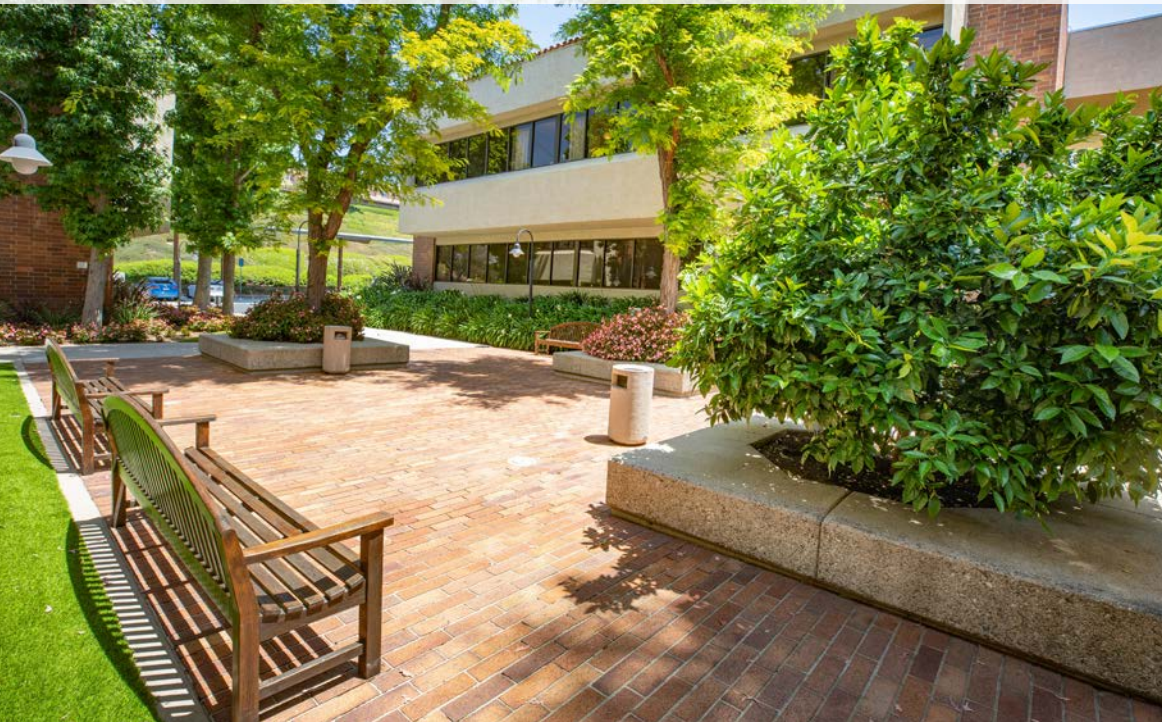
THE COURTYARD

 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



# THE COURTYARD

# 27281-27285

LAS RAMBLAS, MISSION VIEJO, CA 92691

## 27281 LAS RAMBLAS AVAILABILITIES

SUITE	SUITE SIZE	LEASE RATE	DESCRIPTION
135	1,109	\$1.35 FSG*	3 Offices, Open Area & Break Area
140	1,983	\$1.35 FSG*	Private Entrance Direct to Parking Lot
180	1,334	\$1.35 FSG*	2 Offices, Reception, Open Area & Break Area

## 27285 LAS RAMBLAS AVAILABILITIES

SUITE	SUITE SIZE	LEASE RATE	DESCRIPTION
148	904	\$1.35 FSG*	3 Offices, Reception
230	1,100	\$1.30 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 July 31, 2026.*

### EXCLUSIVELY LISTED BY

DAVE SMITH  
LICENSE ID# 01195186  
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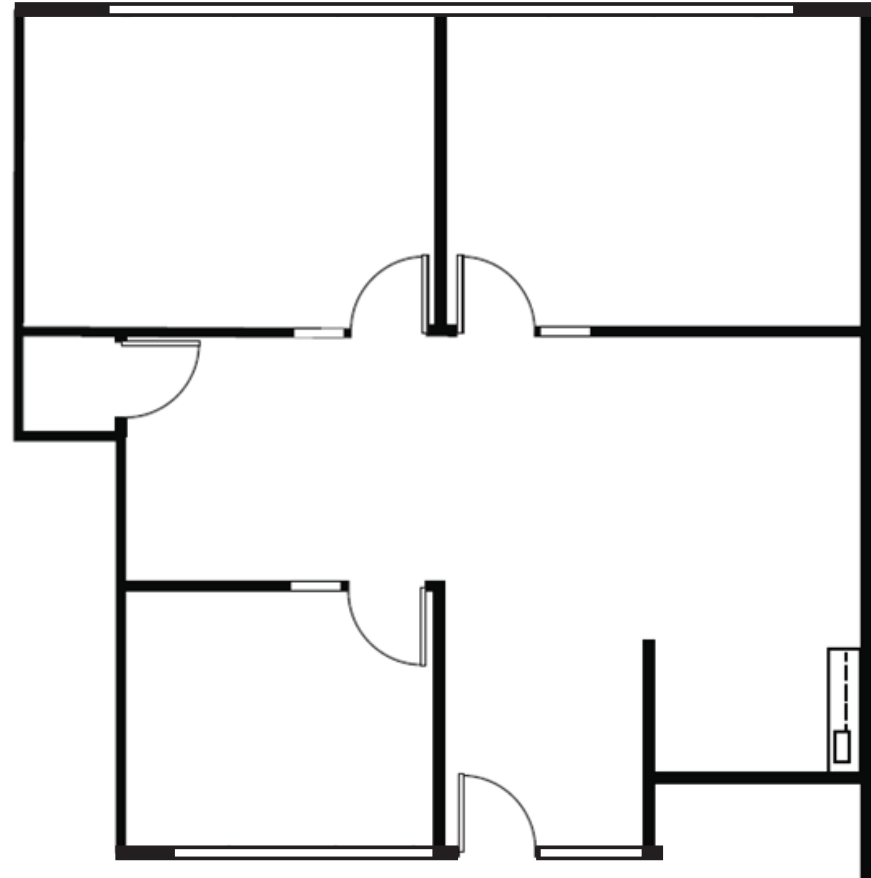
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27281 LAS RAMBLAS

SUITE 135 | ±1,109 SF



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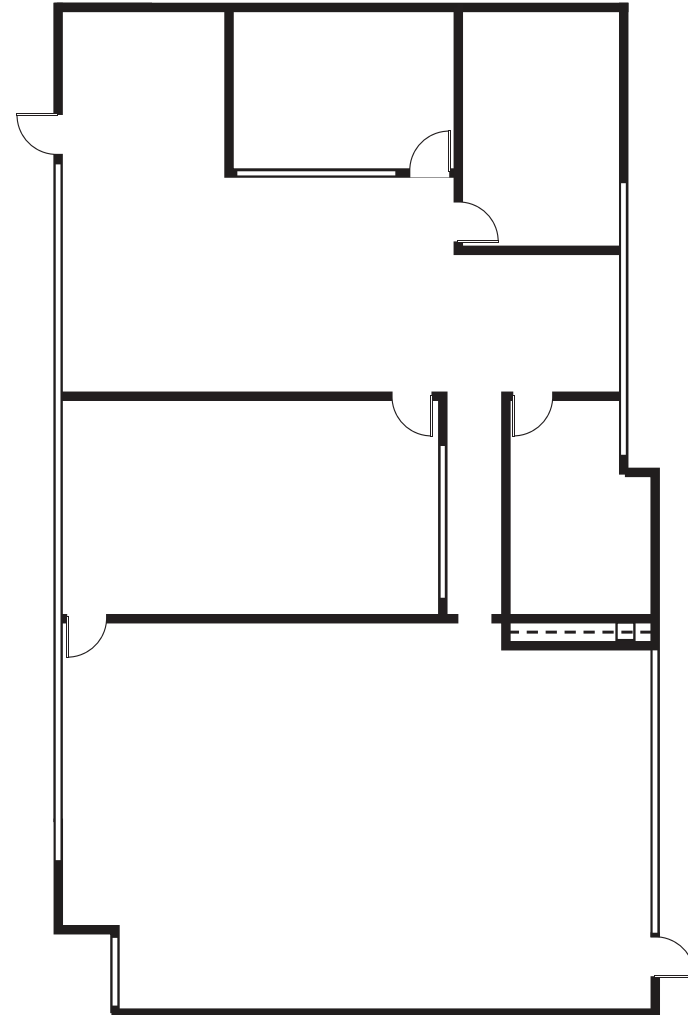
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27281 LAS RAMBLAS

SUITE 140 | ±1,983 SF



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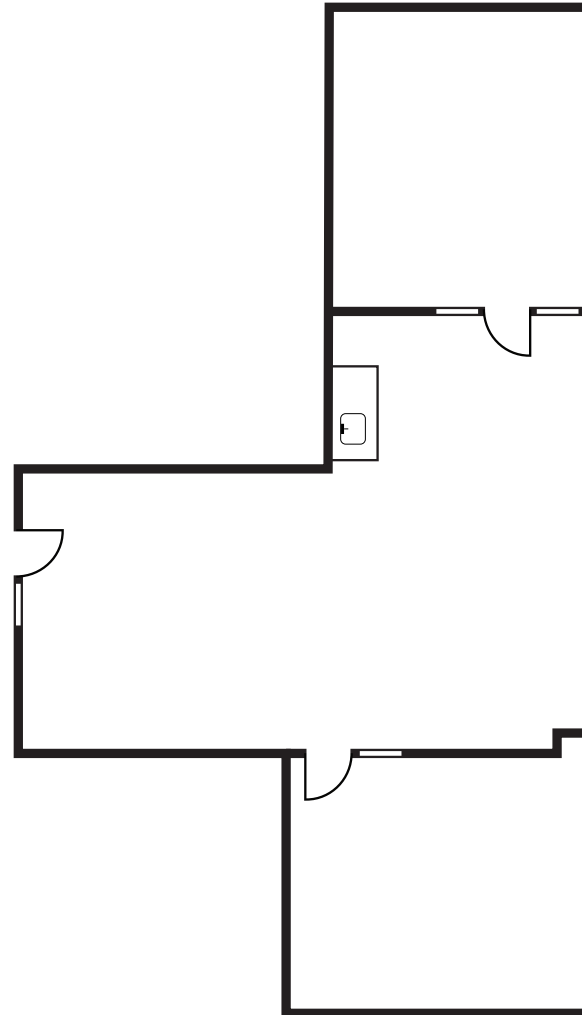
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27281 LAS RAMBLAS

SUITE 180 | ±1,334 SF



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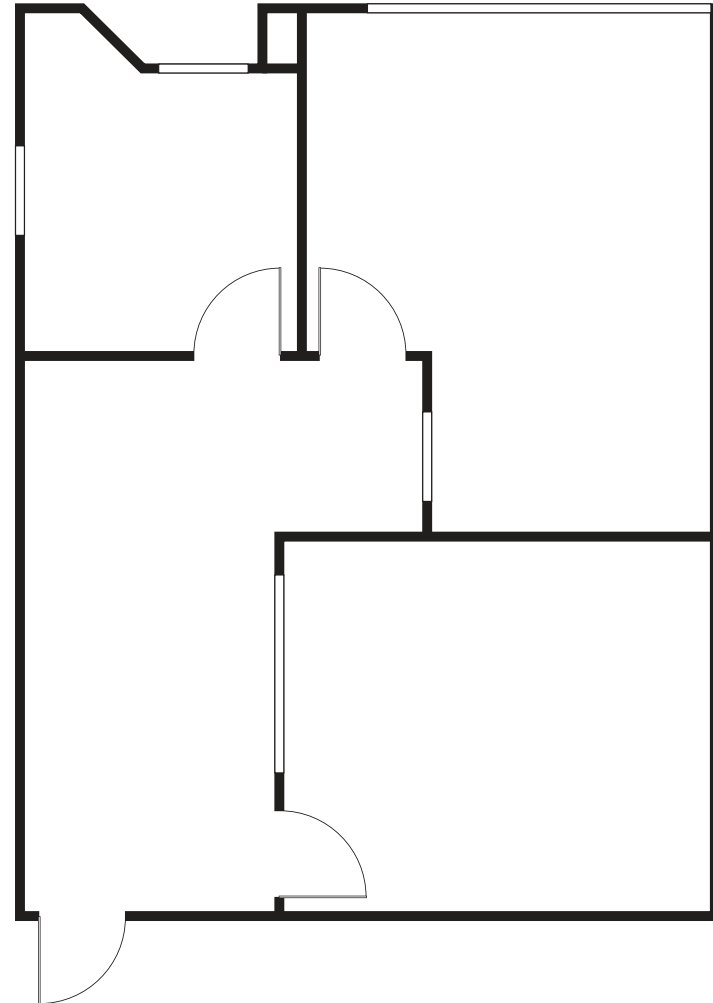
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27285 LAS RAMBLAS

SUITE 148 | ±904 SF



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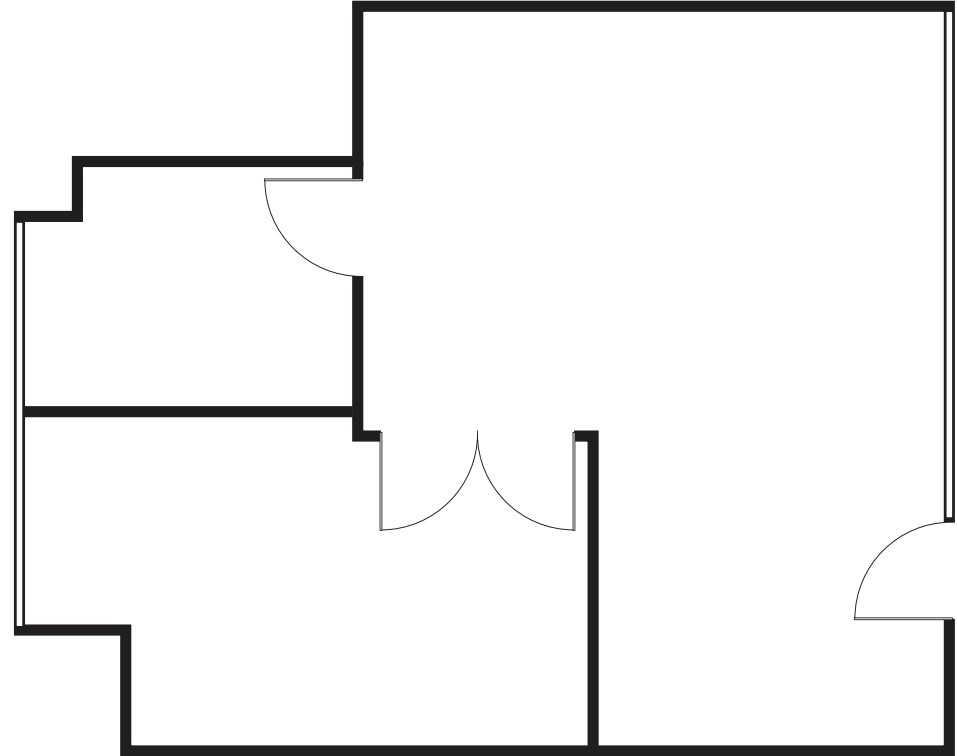
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27285 LAS RAMBLAS

SUITE 230 | ±1,100 SF



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UPGRADED SPEC SUITES





THE SHOPS  
AT MISSION VIEJO  
A SIMON MALL

CROWN VALLEY PKWY



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LAS RAMBLAS

PUERTA REAL

CONTACT FOR MORE INFO

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