

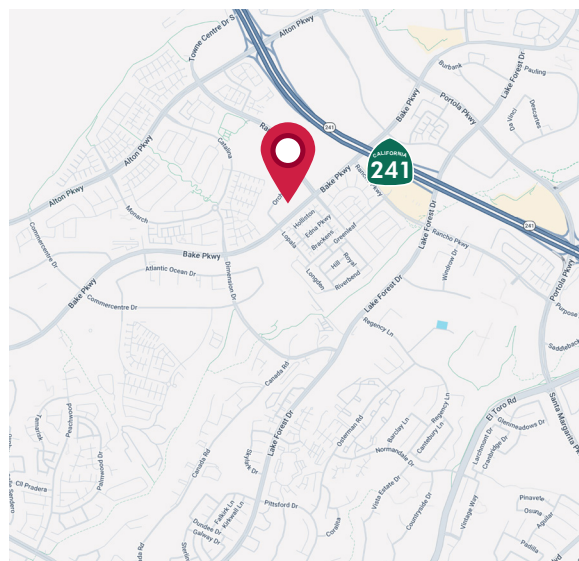
±4,269 - 13,784 OFFICE SUITE FOR LEASE ORCHARD TECHNOLOGY PARK

6 ORCHARD RD, SUITE 100/150/200 | LAKE FOREST, CA



LISTING DATA

- 1st Floor Availability: 4,269 SF - 13,784 SF Office Space
- 2nd Floor Availability: 10,589 SF Office Space (Available 3/1/27)
- Orchard Technology Park
- Part of a 2 Story Office Building: 27,099 SF Total
- Elevator Served
- Ample 4:1,000 Surface Free Parking
- Turnkey Office Space
- Close Proximity to Numerous Retail Amenities
- Easy Access to the 241 Hwy, Bake Pkwy, and Alton Pkwy
- Call to show



For more information, contact:

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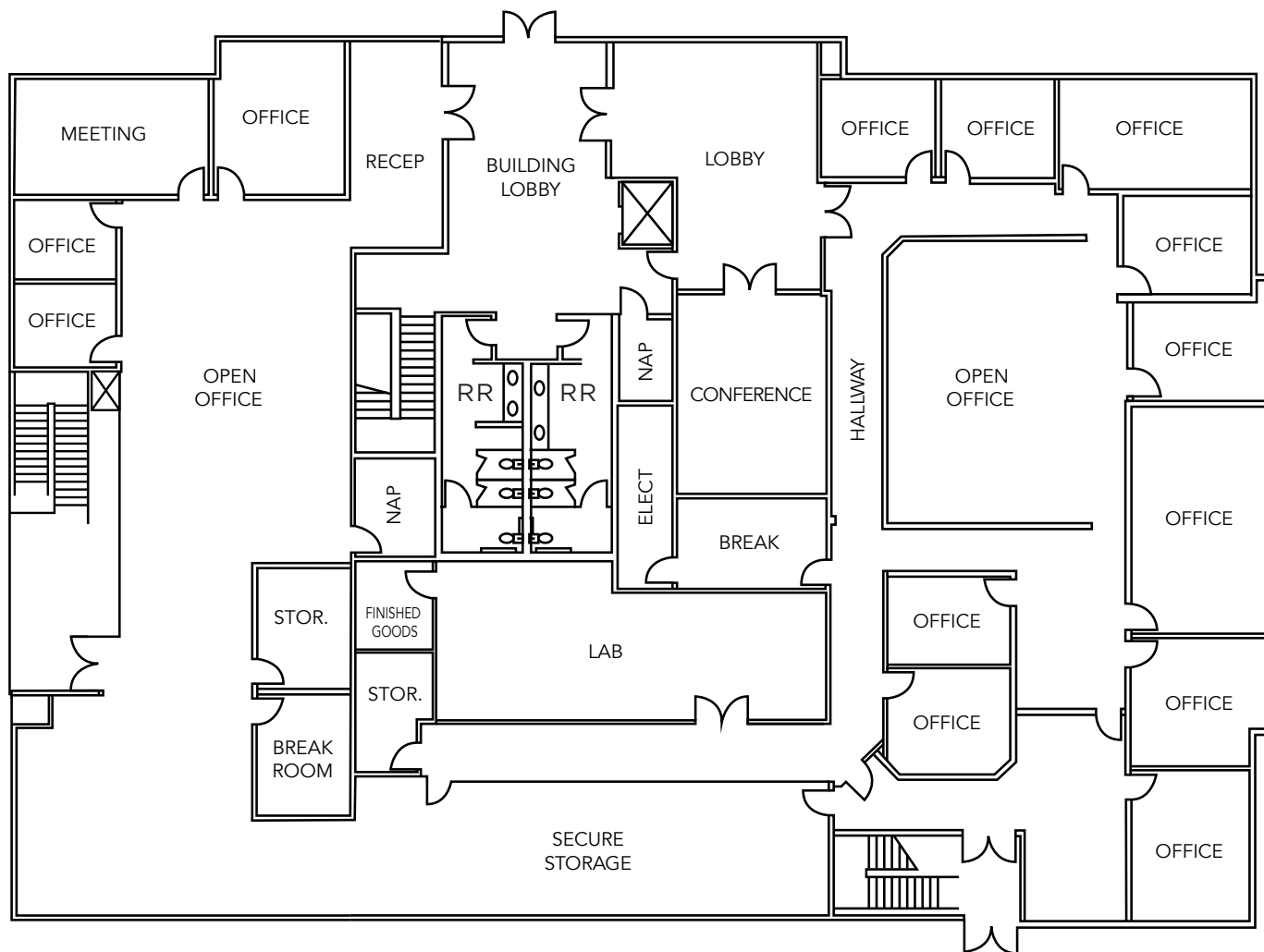


COMMERCIAL REAL ESTATE SERVICES

NOT A PART

FIRST FLOOR FLOOR PLAN

SUITE 100: ±13,784 SF



- **Suite 100 (±13,784 SF)** 2 Large Conference Rooms, Reception area w/built in reception desk, open office areas, 13-15 private window offices plus 2 interior offices, 2 breakrooms/kitchens, storage room.

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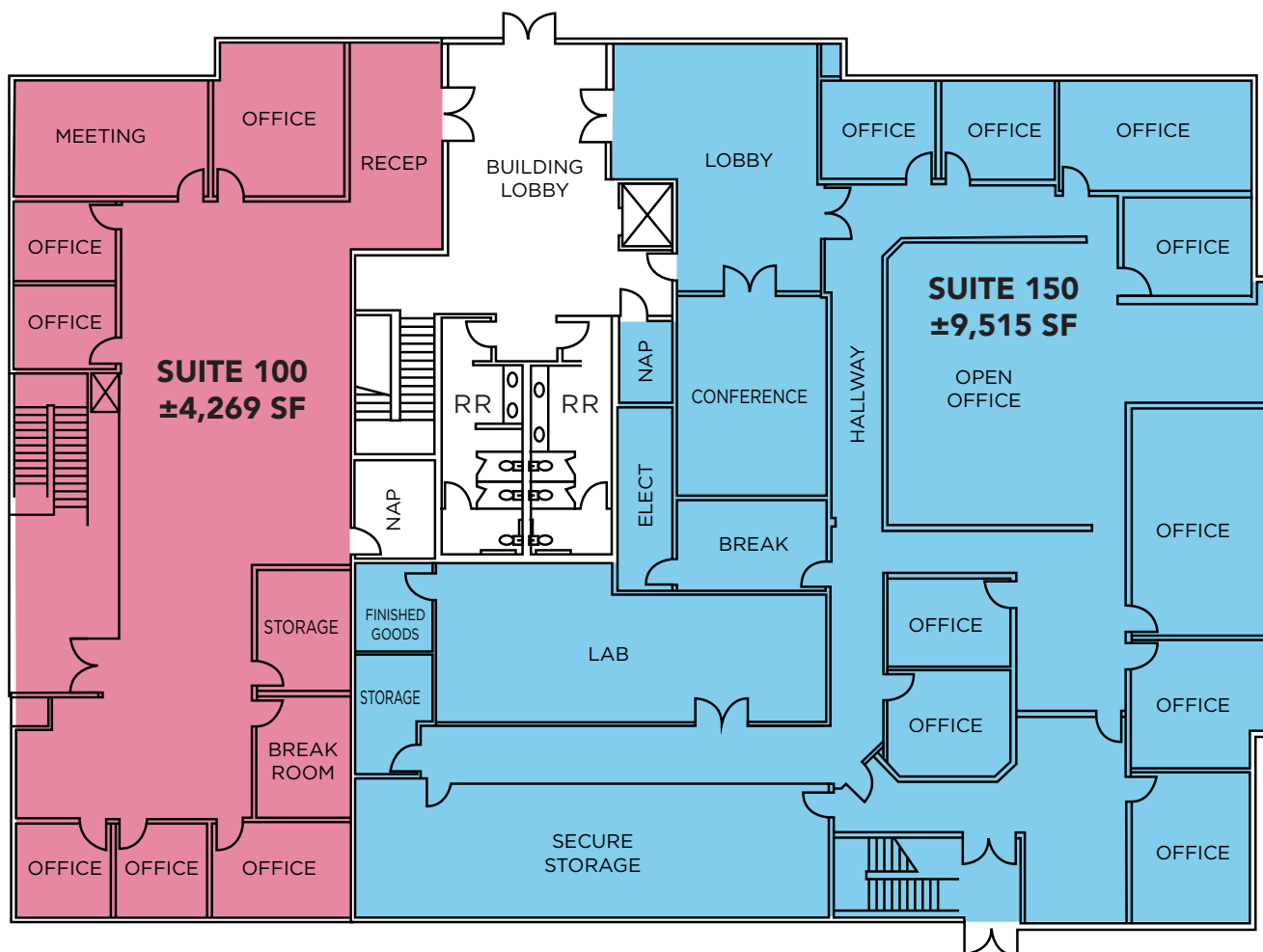


COMMERCIAL REAL ESTATE SERVICES

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HYPOTHETICAL FLOOR PLAN A

SUITE 100 & 150: ±4,269 - 9,515 SF



- **Suite 100 (±4,269 SF)** Large glass lined conference room, reception area, 3-6 private window offices, open office area, break room/kitchen, storage room.
- **Suite 150 (±9,515 SF)** Large conference room, large reception area w/built in reception desk, 8 private window offices plus 2 interior offices, open office area, lab area, large storage area, break room/kitchen.

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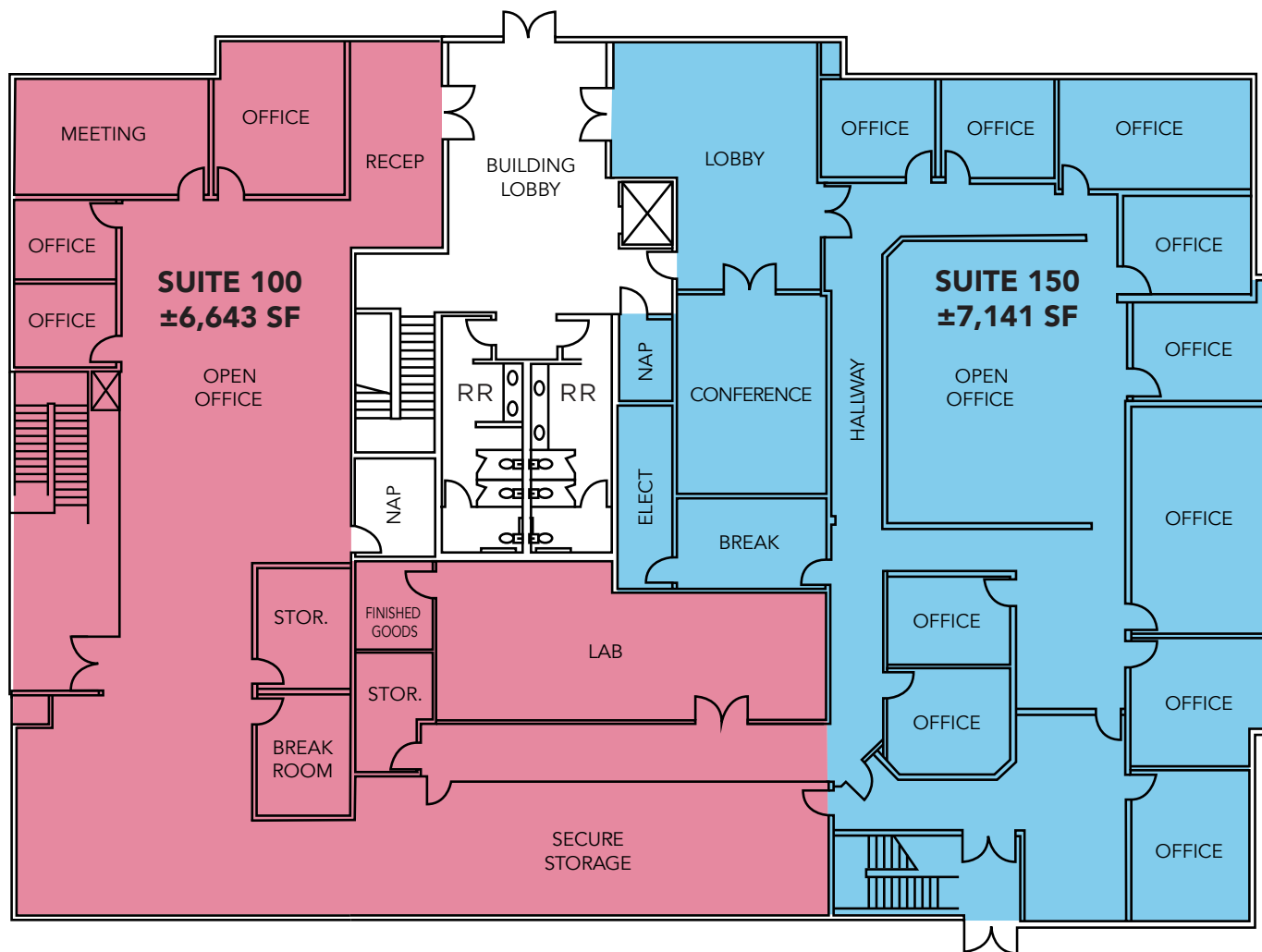


COMMERCIAL REAL ESTATE SERVICES

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HYPOTHETICAL FLOOR PLAN B

SUITE 100 & 150: ±6,643 - 7,141 SF



- **Suite 100 (±6,643 SF)** Large glass lined conference room, reception area, 3 private window offices, open office area, break room/kitchen, lab area, large storage area.
- **Suite 150 (±7,141 SF)** Large conference room, large reception area w/built in reception desk, 7-8 private window offices plus 2 interior offices, open office area, break room/kitchen.

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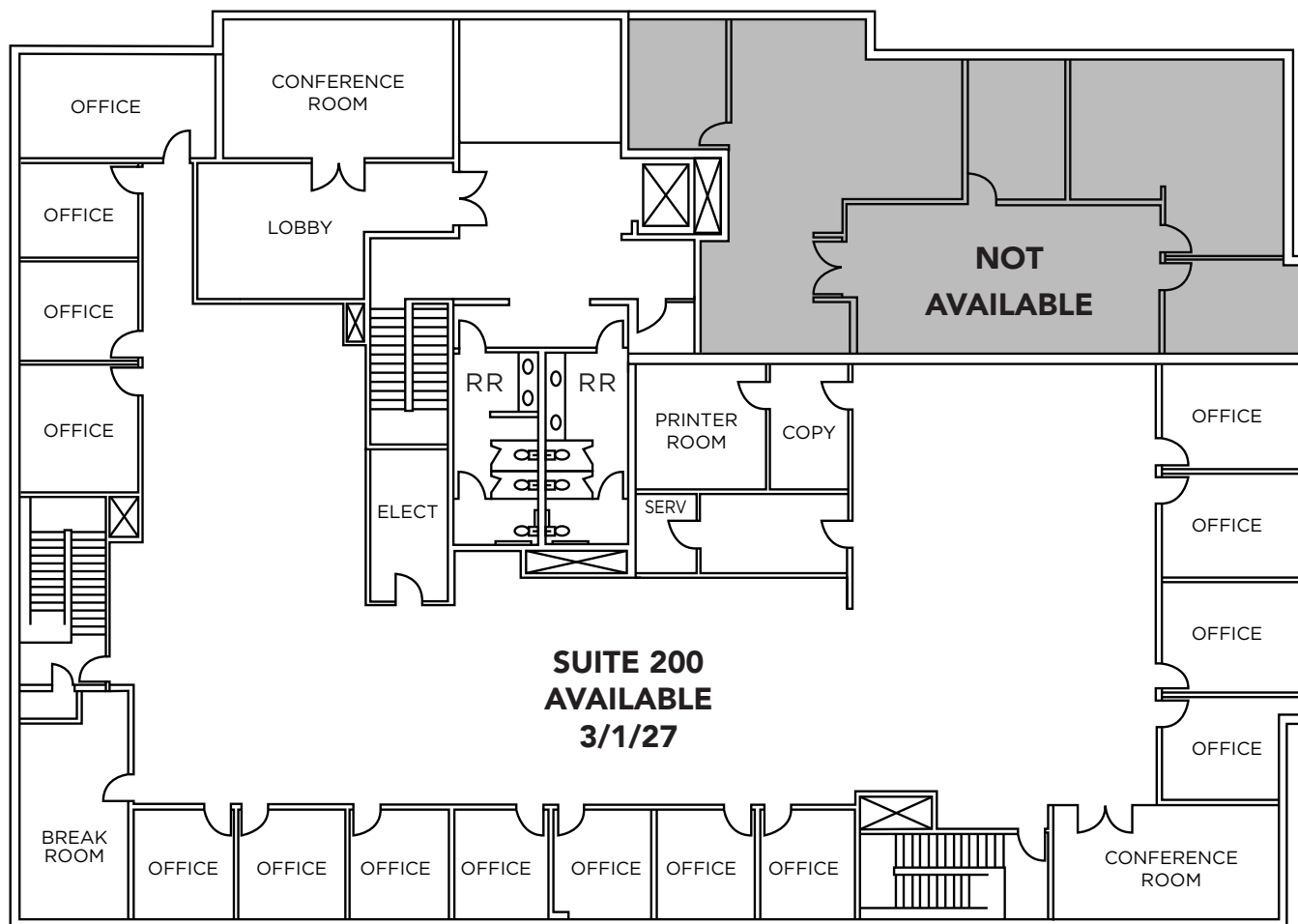


COMMERCIAL REAL ESTATE SERVICES

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SECOND FLOOR FLOOR PLAN

SUITE 200: ±10,589 SF



- **Suite 200 (±10,589 SF)** 2 Large glass lined conference rooms, reception area w/built in desk, 15 private window offices, large open office areas, 2 break rooms/kitchens, storage room.

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