

22941

TRITON WAY, LAGUNA HILLS

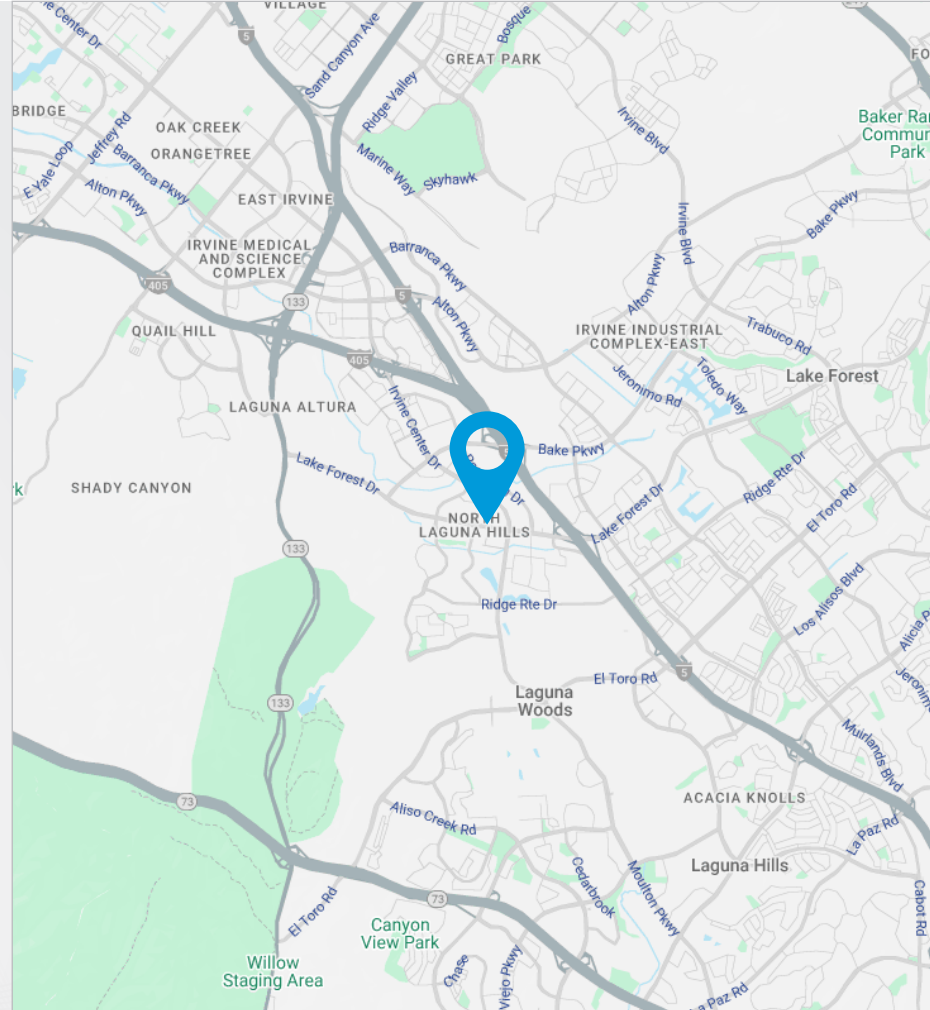
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2 Story Medical & Office Building
- Near Newly Developed Luxury Residential
- Major Renovations Just Completed
- Near Irvine Spectrum Center
- Lake Forest Street Expansion Now Open
- Turn Key TIs Available on Long Term Leases
- On-Site Management
- Abundant Parking
- Excellent Access to the 405, 133 & 5 Freeways and Toll Roads

CURRENT AVAILABILITY

SUITE	SIZE	USE	LEASE RATE*
234	660 SF	Office	\$1.75 FSG
243	660 SF	Office	\$1.75 FSG



CITY OF LAGUNA HILLS



BAKER RANCH
DEVELOPMENT

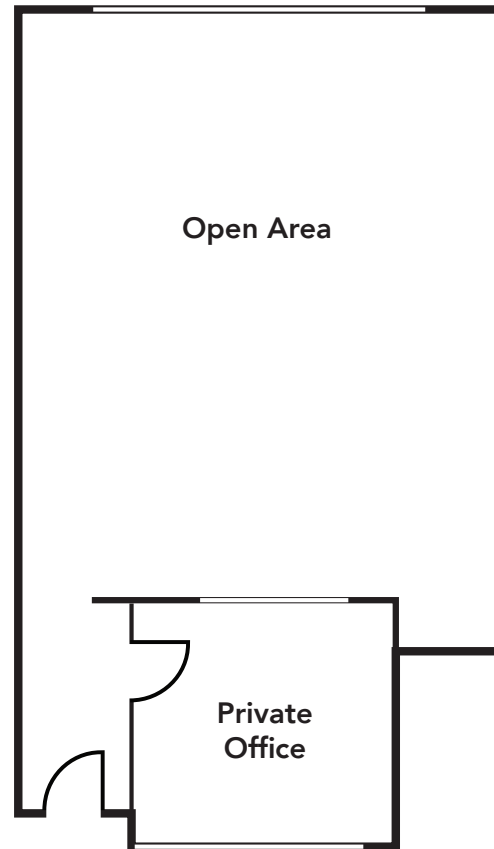


THE GREAT
PARK

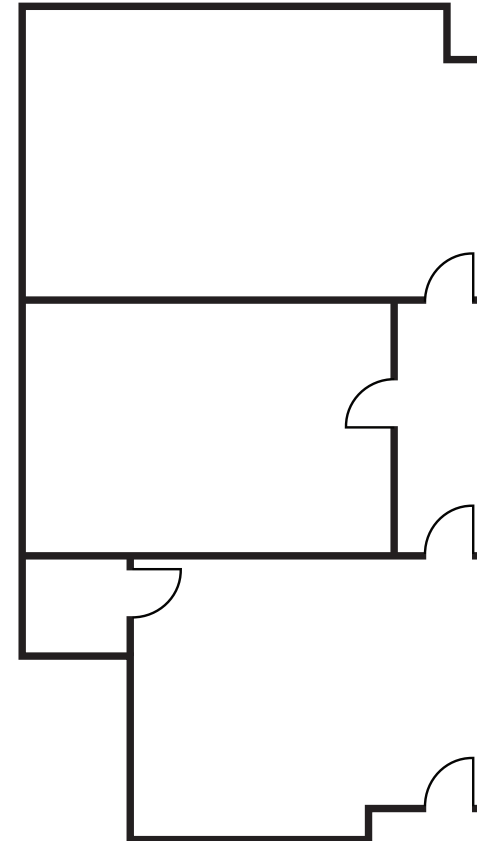


IRVINE
SPECTRUM

SUITE 234
±660 SF



SUITE 243
±660 SF



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.