



PROMO RATE

\$1.50 FSG FOR YEAR 1

\$2.50 FSG FOR YEAR 2

FOR SUBLEASE

±1,817 SF OFFICE SUITE AVAILABLE

27201 PUERTA REAL, #140

MISSION VIEJO, CA 92691

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

PROPERTY FEATURES

- ±1,817 SF OFFICE SUITE
- 3 PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM, OPEN AREA
- FURNITURE AVAILABLE
- AMPLE STRUCTURED AND FREE SURFACE PARKING
- FITNESS FACILITY ON-SITE
- MINUTES FROM THE SHOPS AT MISSION VIEJO AND KALEIDOSCOPE
- DIRECT ACCESS TO THE 5 FREEWAY

AVAILABILITIES

- **ASKING RATE:**
\$1.50/SF FSG - Year 1
\$ 2.50/SF FSG - Year 2
- **SUBLEASE EXPIRATION:** SEPTEMBER 30, 2028



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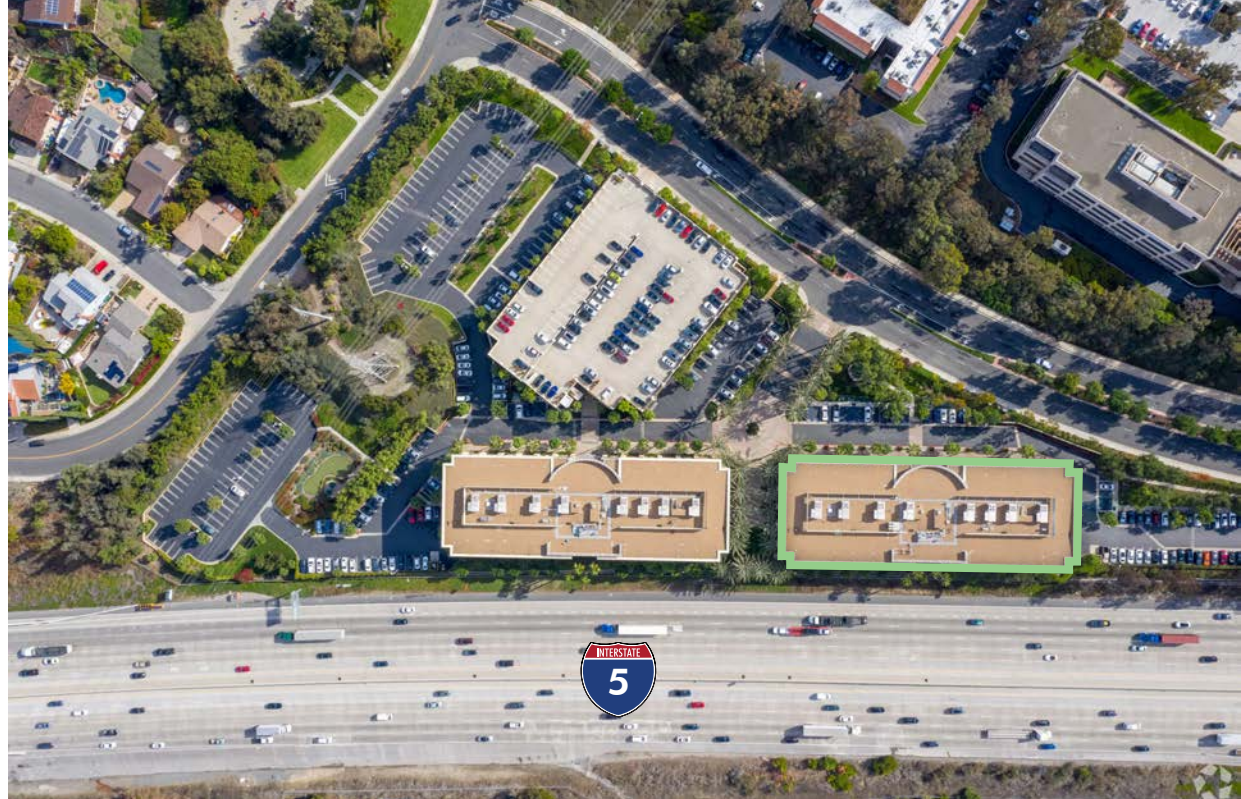


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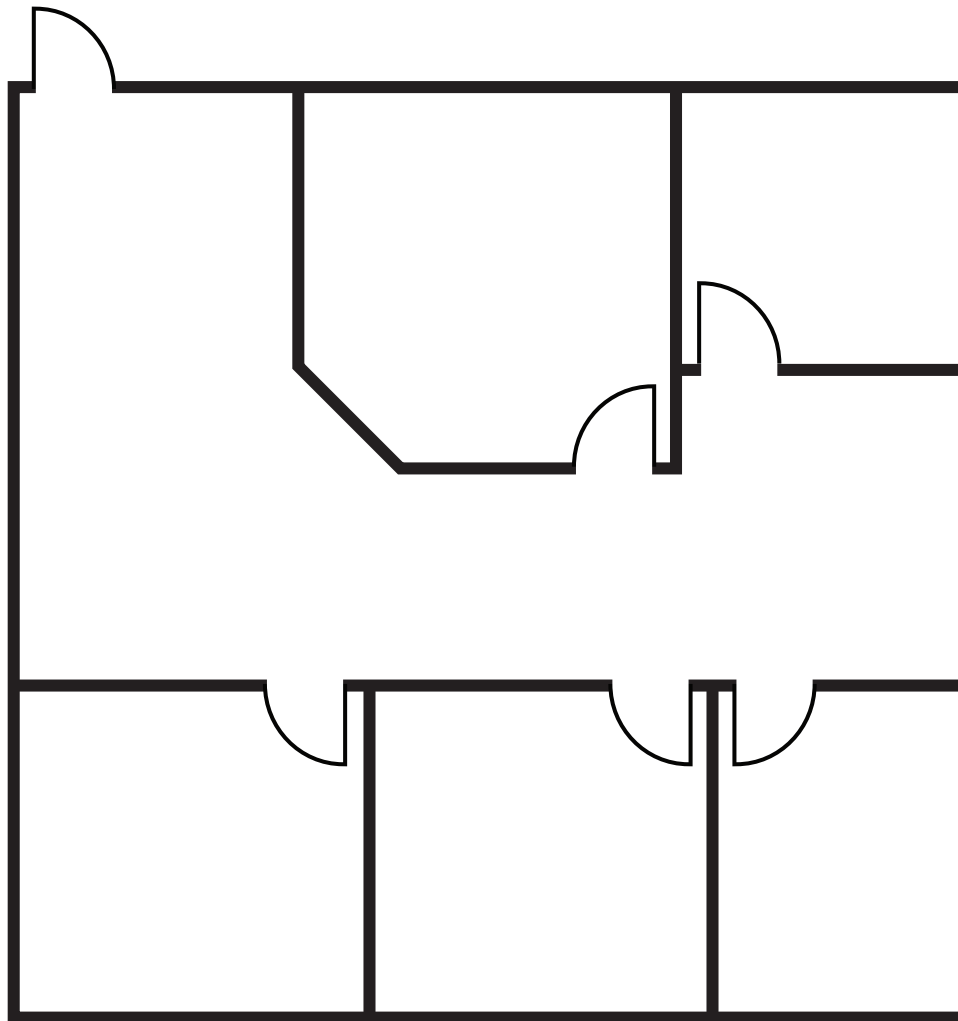
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FLOOR PLAN



SUITE 140

± 1,817 SF

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NEARBY AMENITIES

