

RENOVATIONS COMPLETE

AVAILABLE FOR SALE/LEASE

TOWN CENTER CORPORATE PARK
26970 ALISO VIEJO PARKWAY • ALISO VIEJO

26970

 **LEE &
ASSOCIATES**
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PROPERTY OVERVIEW



FEATURES

- Perfect Owner User
- Flexible Sizes Available (Can Divide Suites)
- ±38,716 SF Available for Sale
- High Image Office Space with Common Area Improvements in Planning
- Full Floor Available to New Owner
- Flexible Sizes & Layouts Available
- High Ceilings Giving an Open Feel
- 4:1 Free Surface Parking
- Abundance of Restaurants, Hotels & Parks Nearby
- Easy Access to the 73 Toll Road & Freeways
- Possible Creative Office Value Add
- Entire Building for Sale: \$330 PSF (\$12,776,280)
- Lease Rate: \$1.75 NNN (\$0.66 Net charges - covers HVAC AND MAINTENANCE)



26970 ALISO VIEJO PARKWAY | ALISO VIEJO

EXTERIOR PHOTOS



BUILDING SIGNAGE AVAILABLE



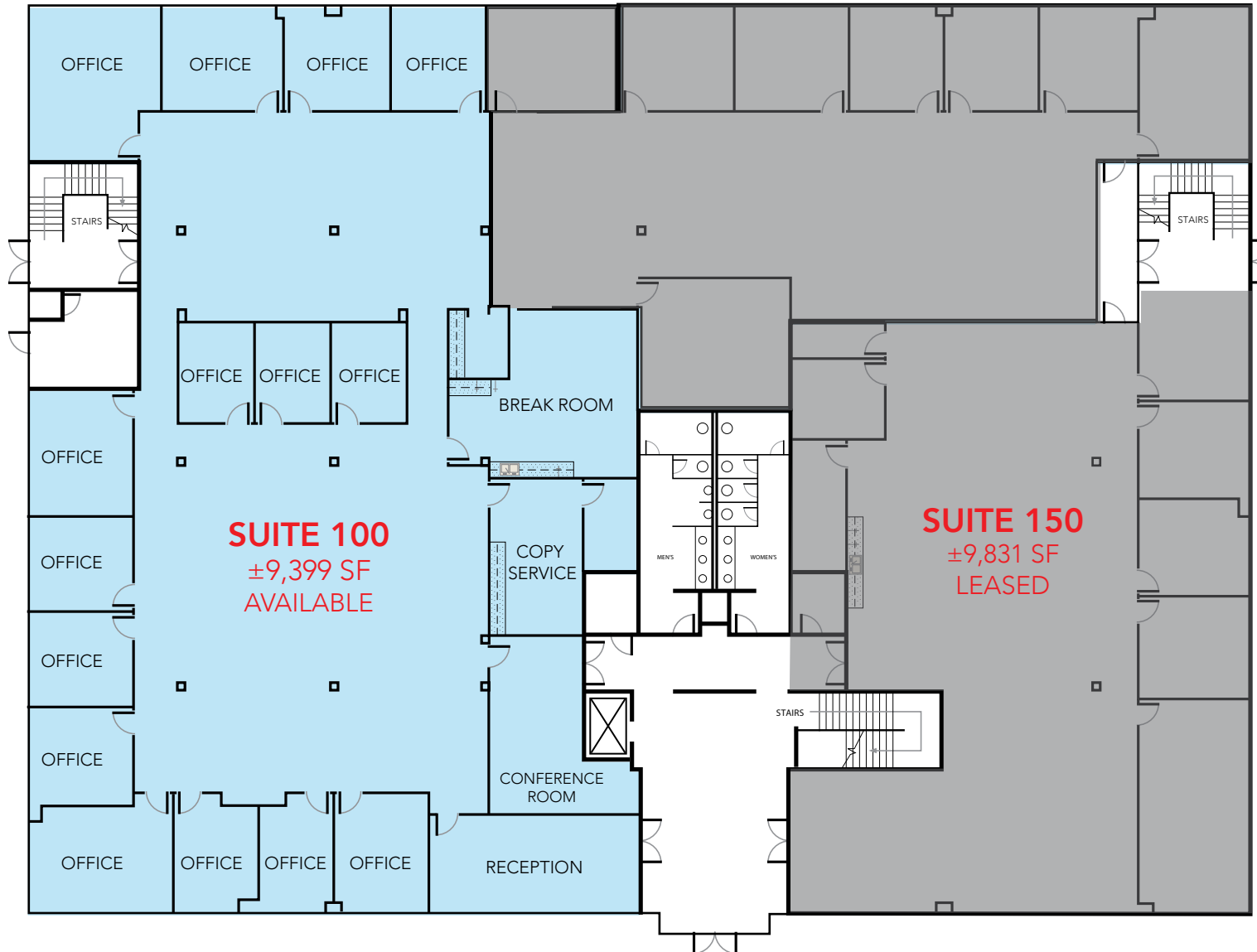
INTERIOR PHOTOS



RENOVATIONS COMPLETE



FLOORPLAN



FIRST FLOOR

FLOORPLAN



SECOND FLOOR