

# HIGH IMAGE TWO STORY FREESTANDING OWNER/USER OFFICE BUILDING



FOR SALE

## THE PARK

**25381 COMMERCENTRE DRIVE | LAKE FOREST | 20,592 SQUARE FEET | PRICE TBD**

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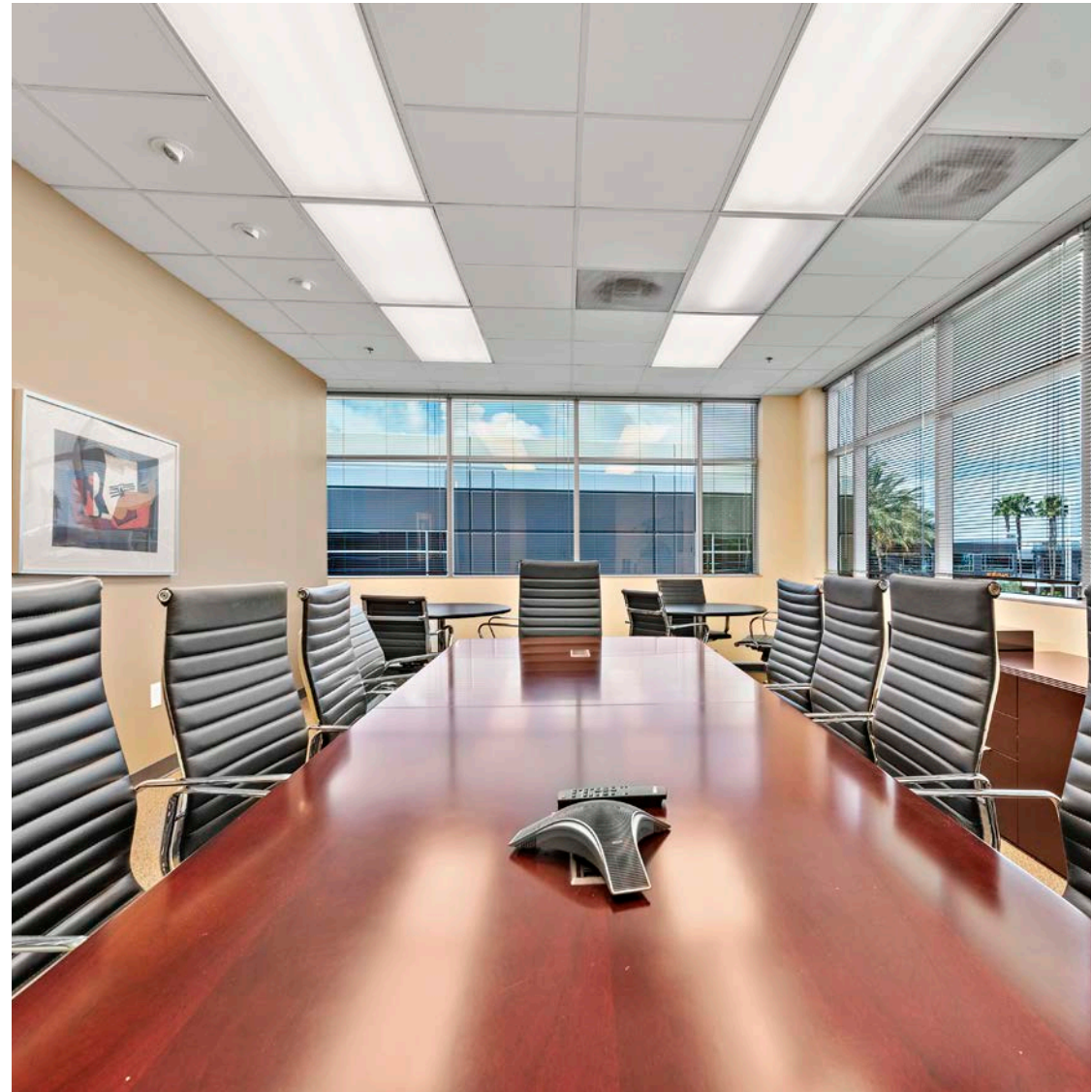
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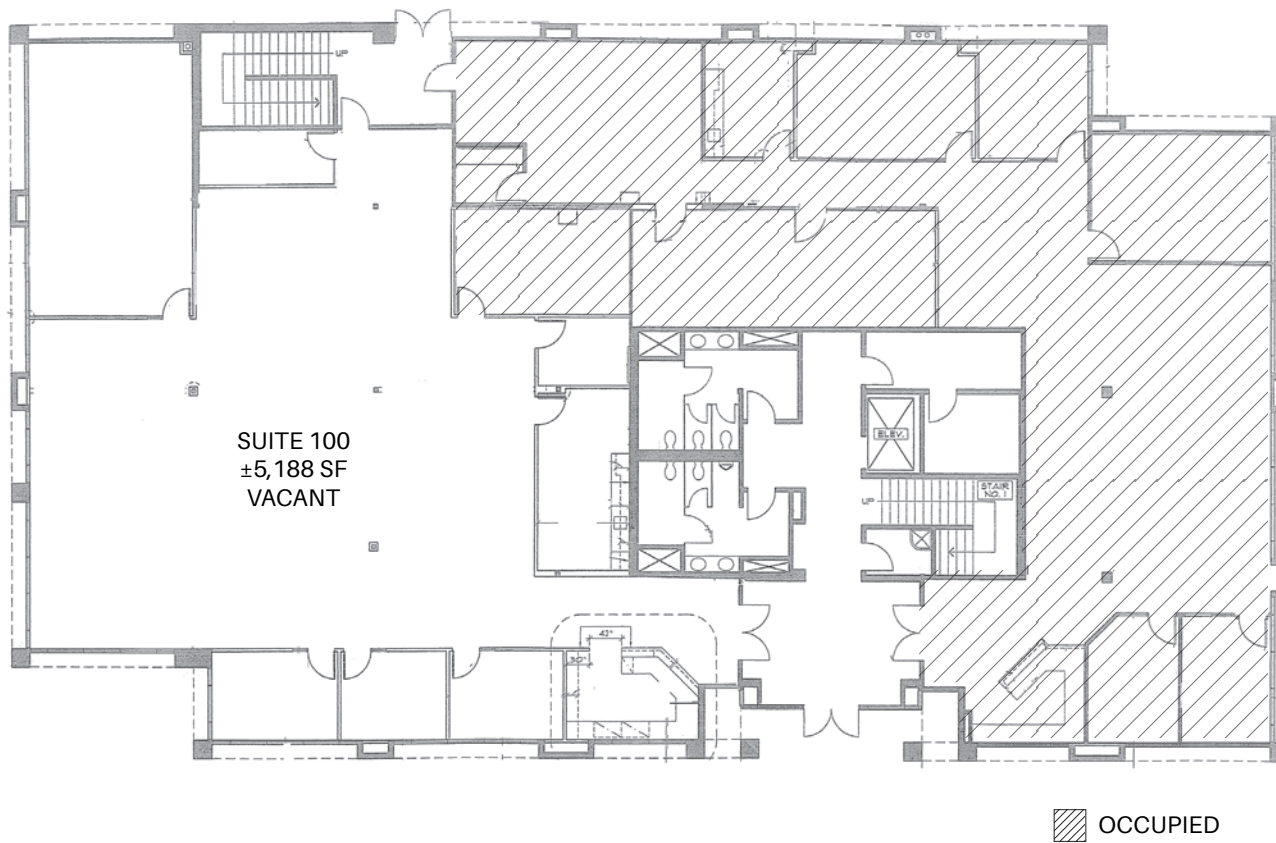
# PROPERTY OVERVIEW

25381 COMMERCENTRE DRIVE | LAKE FOREST, CA

- Rare High Image Two Story Free Standing  $\pm 20,592$  square foot elevator served owner/user office building located in the "heart" of South Orange County.
- An owner/user can occupy the entire second floor ( $\pm 10,476$  square feet) immediately upon close of escrow with the flexibility to immediately expand into the first (1st) floor vacancy ( $\pm 5,188$  SF).
- The 2nd floor consists of  $\pm 10,476$  square feet & is currently occupied by the Seller allowing an owner/user immediate occupancy shortly after closing.
- Situated in a well-maintained professional office campus with attractive modern architecture, an abundance of surface parking, lush landscaping, breathtaking views of Saddleback Mountain range, & extensive window lines.
- Close proximity to some of South Orange County's most affluent areas offering excellent regional access to high-end residential neighborhoods and a highly educated workforce in all directions.
- High profile location surrounded by an array of retail amenities & immediate access to Interstate 5 (I-5), San Diego (405) Freeway, Laguna Canyon (133) Highway & the Foothill Transportation Corridor (241).
- An owner/user can capitalize on aggressive SBA lending (10% down) and all-time low interest rates to purchase a one-of-a-kind property in a premier location with an exploding South Orange County population.
- **ASKING PRICE: TBD**

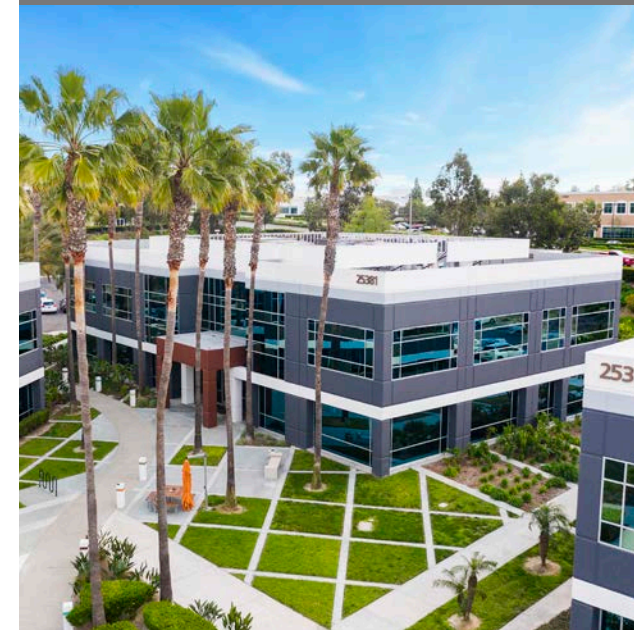


# FIRST FLOOR PLAN

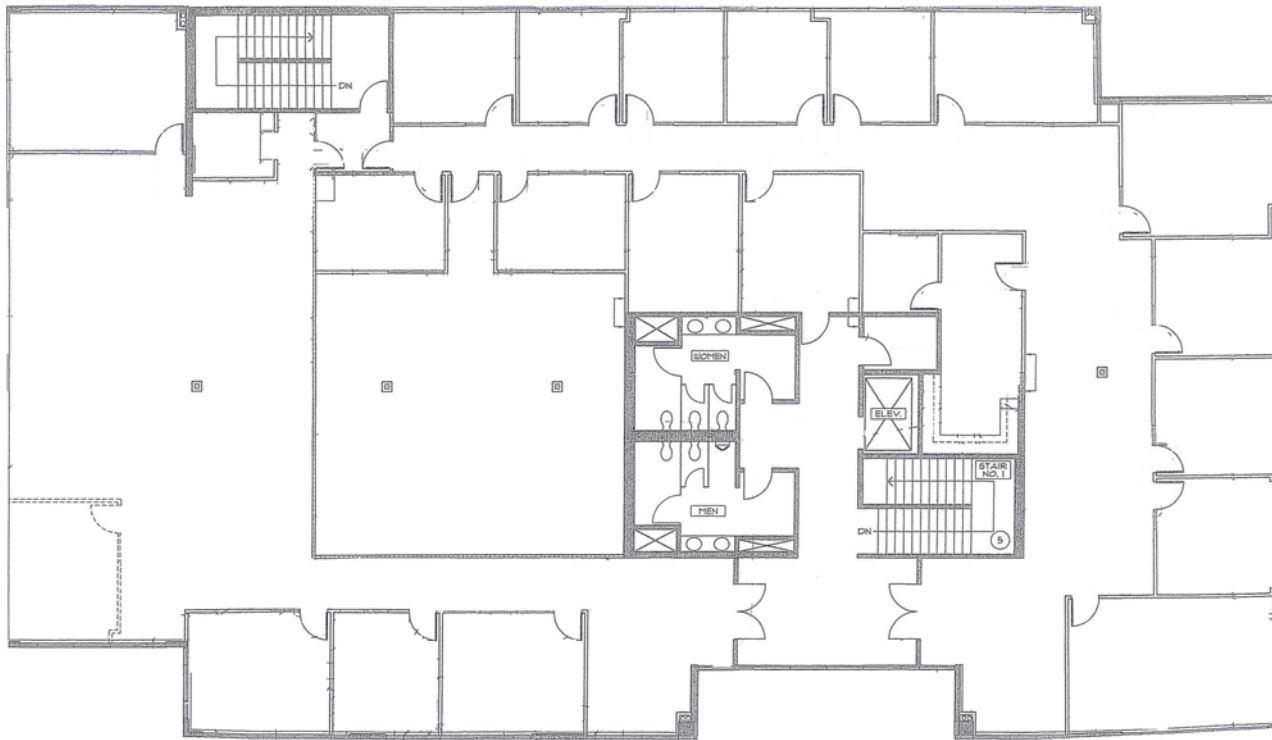


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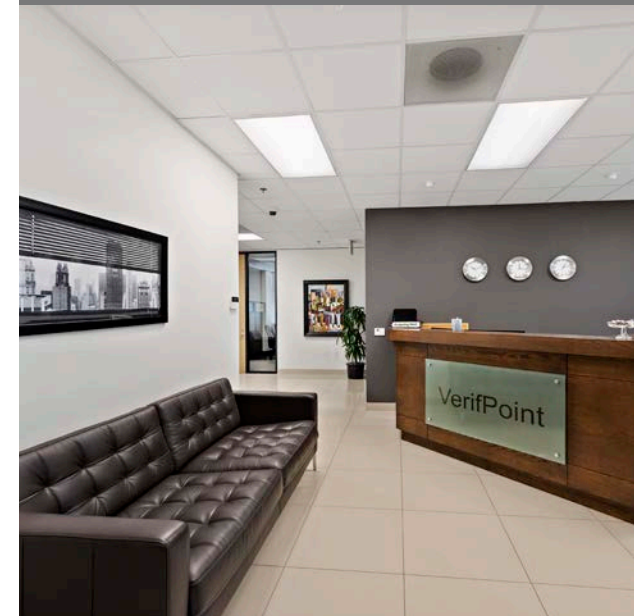
# SECOND FLOOR PLAN



SUITE 200 - ±10,476 SF

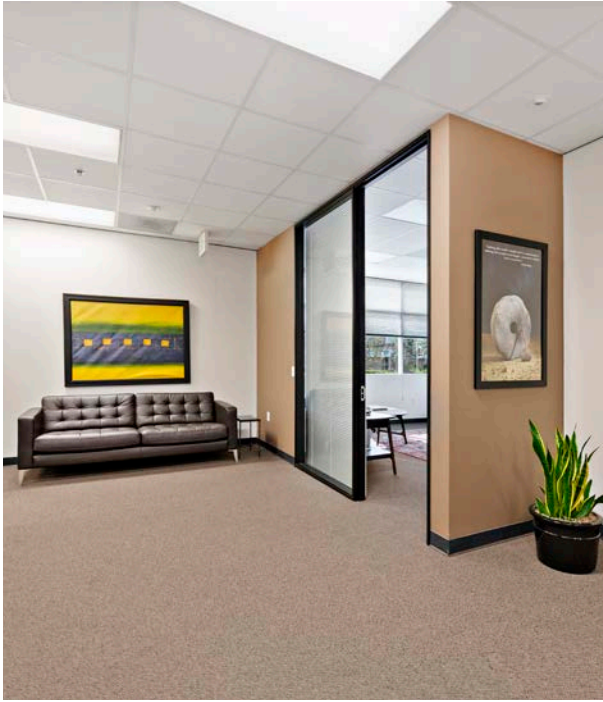
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# INTERIOR IMAGES

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# EXTERIOR IMAGES

25381 COMMERCENTRE DRIVE | LAKE FOREST, CA





25381  
COMMERCENTRE

FOOTHILL PLAZA





**COURTYARD**  
BY MARRIOTT

BAKER RANCH

FOOTHILL TOWNE CENTRE

















LAKE FORESTR

BAKER PKWY



PORTOLA PKWY

THE VILLAGE





# 25381 COMMERCENTRE DRIVE

LAKE FOREST, CALIFORNIA





# THE PARK

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 **LEE &  
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