

22706 ASPAN

SUITE 303 | LAKE FOREST



COMMERCIAL REAL ESTATE SERVICES

ERIC DARNELL
Vice President
CalBRE 01888743
949.790.3157
edarnell@leeirvine.com

JASON HELMICK
Senior Vice President
CalBRE 01786729
949.790.3119
jhelmick@leeirvine.com



22706

ASPAN, SUITE 303
LAKE FOREST

MODERN OFFICE/RETAIL
FOR LEASE ±500 SF



- Flexible Uses Approved
- Open Reception Area
- Private Office
- Private Restroom
- Building Signage
- Separate HVAC and Electrical
- Easy Access to Retail and Major Freeways
- Direct Access from Parking
- Asking \$1,295 Modified Gross per Month

AVAILABLE NOW



AMENITIES NEAR NEW DEVELOPMENTS:

- THE GREAT PARK - 12 MIN
- THE IRVINE SPECTRUM - 8 MIN
- 405 & 5 FREEWAY - 3 MIN
- 133 FREEWAY - 10 MIN
- HOLIDAY INN - 1 MIN
- LAKE FOREST GATEWAY - 1 MIN



EXTERIOR PHOTOS



22706
ASPAN



SUITE
303



LOCAL AMENITIES

3 New Hotels Under Construction



Lake Forest Gateway



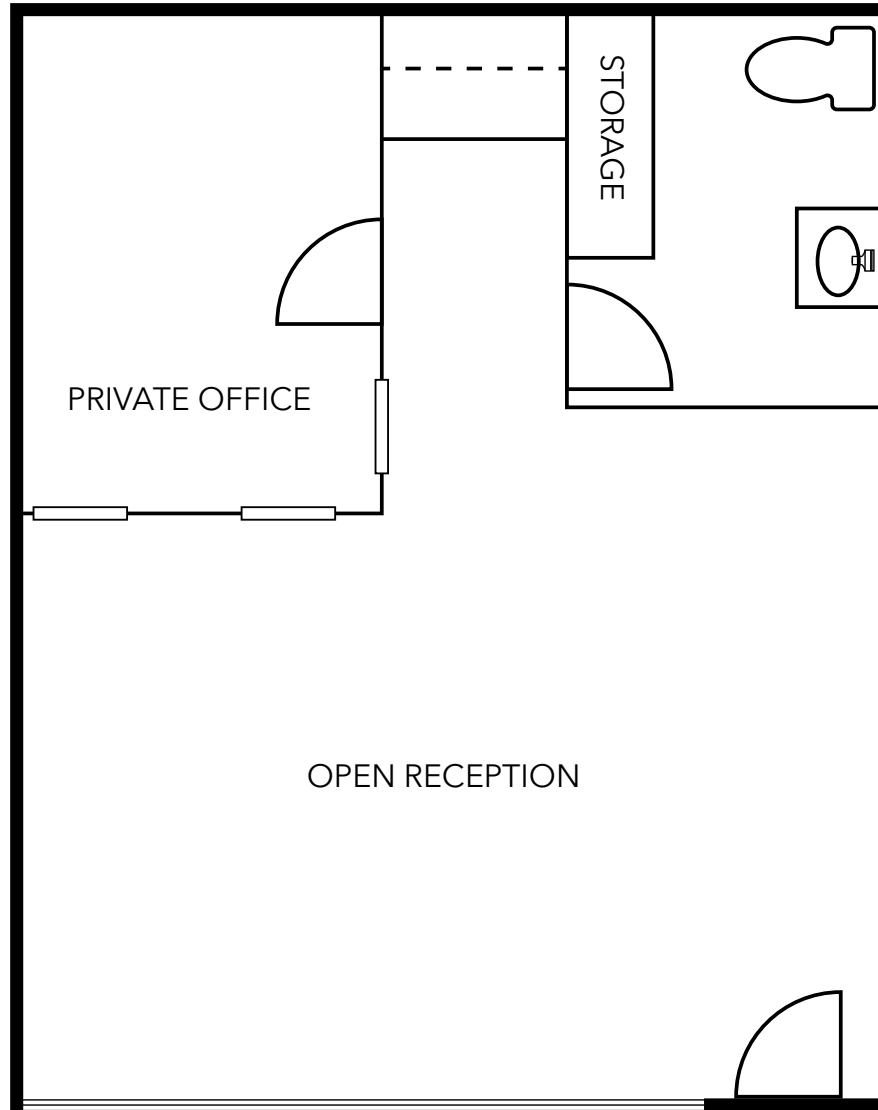
Baker Ranch Development



Irvine Spectrum



FLOOR PLAN



PROPERTY SITE PLAN

