

SMITH | FRYER | WATTS

HIGHLY EFFICIENT SINGLE-STORY DIVISIBLE OWNER/USER OFFICE BUILDING

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

PLAZA POINTE OFFICE PARK

23275 SOUTH POINTE DRIVE | LAGUNA HILLS | 6,906 SQUARE FEET | \$2,175,000

DAVE SMITH

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949.790.3134

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MATT FRYER

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

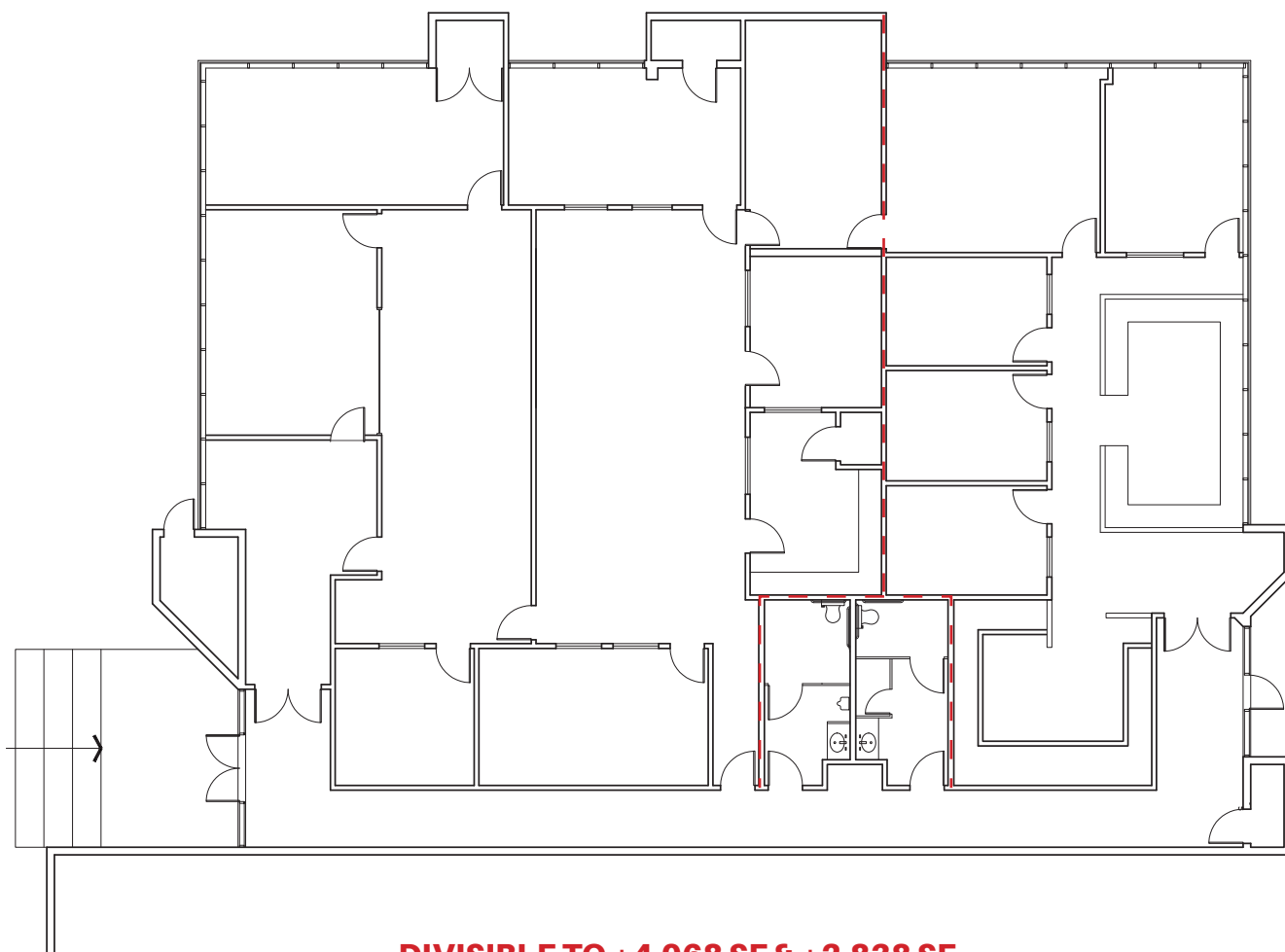
PROPERTY OVERVIEW

23275 SOUTH POINTE DRIVE | LAGUNA HILLS, CA

- A Rare ±6,906 square foot, Highly Efficient, Single-Story Divisible owner/user office building located in the “heart” of South Orange County.
- Unique owner/user opportunity allowing a buyer the flexibility to occupy the entire ±6,906 square feet of the property or the ability to occupy ±4,068 square feet and lease out the remaining ±2,838 square feet to offset the monthly mortgage.
- Two separate exterior ground floor double door entrances off the parking lot, building top signage and an outdoor seating/courtyard area.
- Plaza Pointe Office Park is a well-maintained professional office campus with an abundance of surface parking, lush landscaping, breathtaking views of Saddleback Mountain range, & extensive window lines allowing for an abundance of natural light.
- Close proximity to the Irvine Spectrum Entertainment Center, Los Olivos Marketplace, John Wayne International Airport, Irvine Metrolink Station, & numerous residential/multi-family developments.
- Direct access 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 with 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.
- Fee simple ownership, low tax rate, professional association & no mello roos.
- **SALE PRICE: \$2,175,000 (\$314.94 PSF)**



FLOOR PLAN

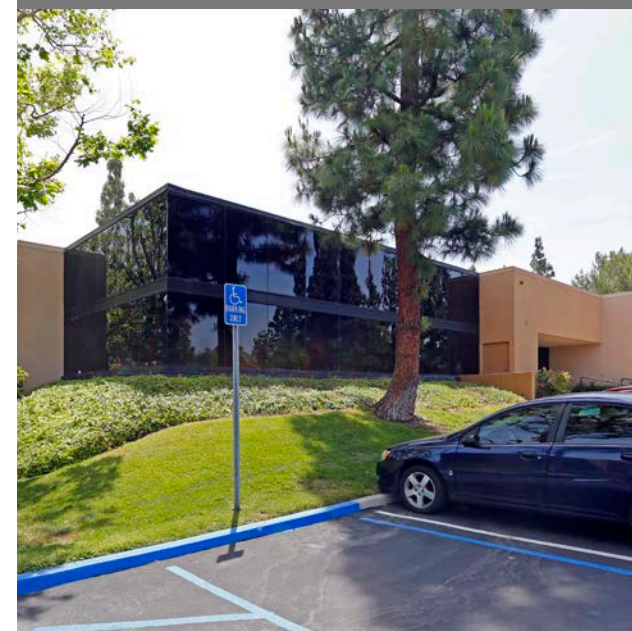


DIVISIBLE TO ±4,068 SF & ±2,838 SF

23275

SOUTH POINTE DRIVE

LAGUNA HILLS, CALIFORNIA



EXTERIOR IMAGES

23275 SOUTH POINTE DRIVE | LAGUNA HILLS, CA





LAGUNA HILLS RETAIL CENTER

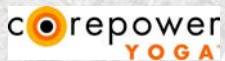


SPECTRUM CROSSROADS



23275
SOUTH POINTE DRIVE

PLAZA DEL LAGO



LAKE FOREST GATEWAY

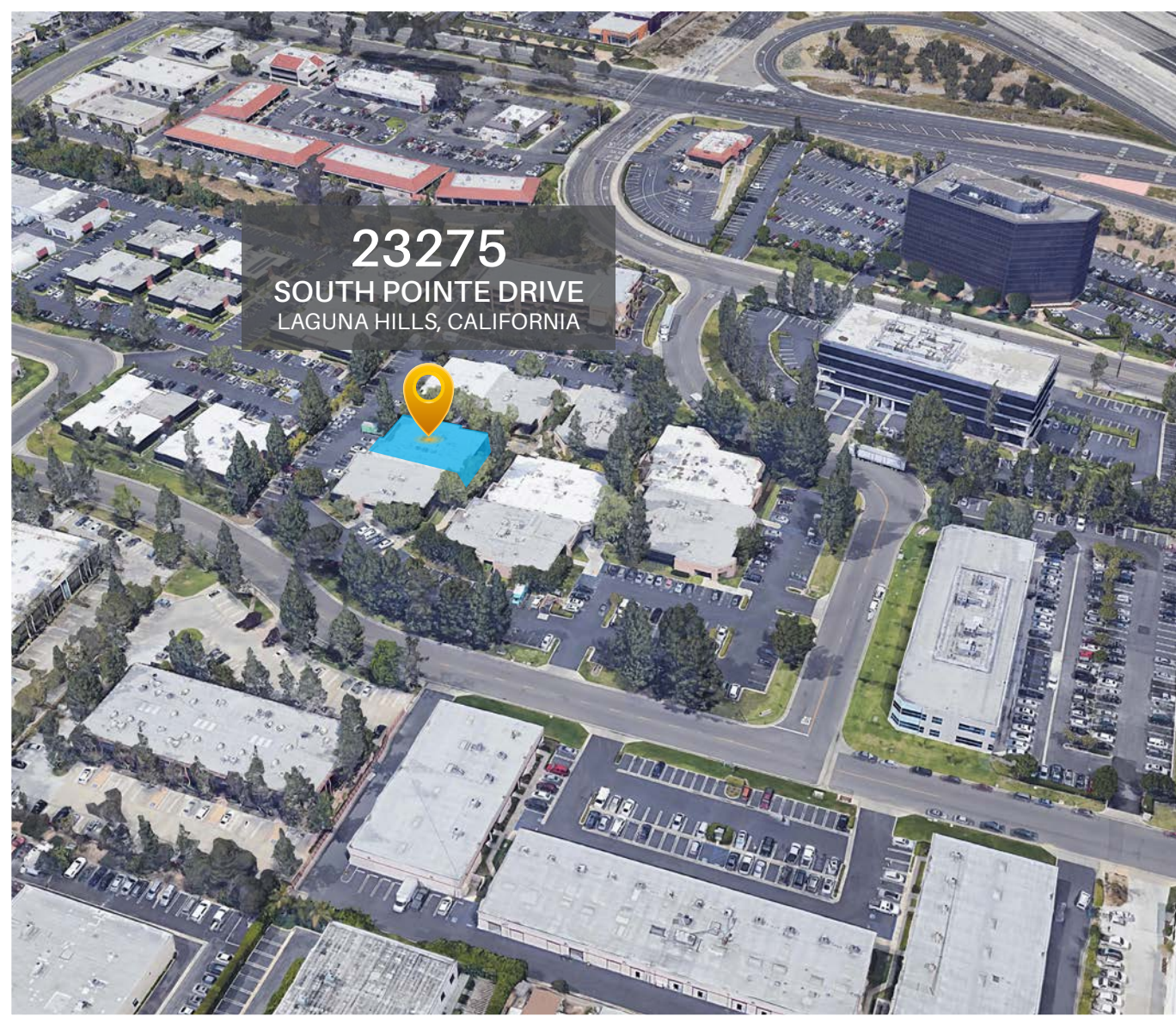


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