



FOR SALE

## TOWNE CENTRE OFFICE PARK

**26000 TOWNE CENTRE DRIVE, SUITE 220 | Foothill Ranch | 2,137 SQUARE FEET | \$780,000**

**DAVE SMITH**

SENIOR VICE PRESIDENT

**LICENSE ID# 01195186**

949.790.3134

[DSMITH@LEEIRVINE.COM](mailto:DSMITH@LEEIRVINE.COM)

**MATT FRYER**

SENIOR VICE PRESIDENT

**LICENSE ID# 01333079**

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[MFRYER@LEEIRVINE.COM](mailto:MFRYER@LEEIRVINE.COM)

**TRAVIS WATTS**

SENIOR ASSOCIATE

**LICENSE ID# 01927498**

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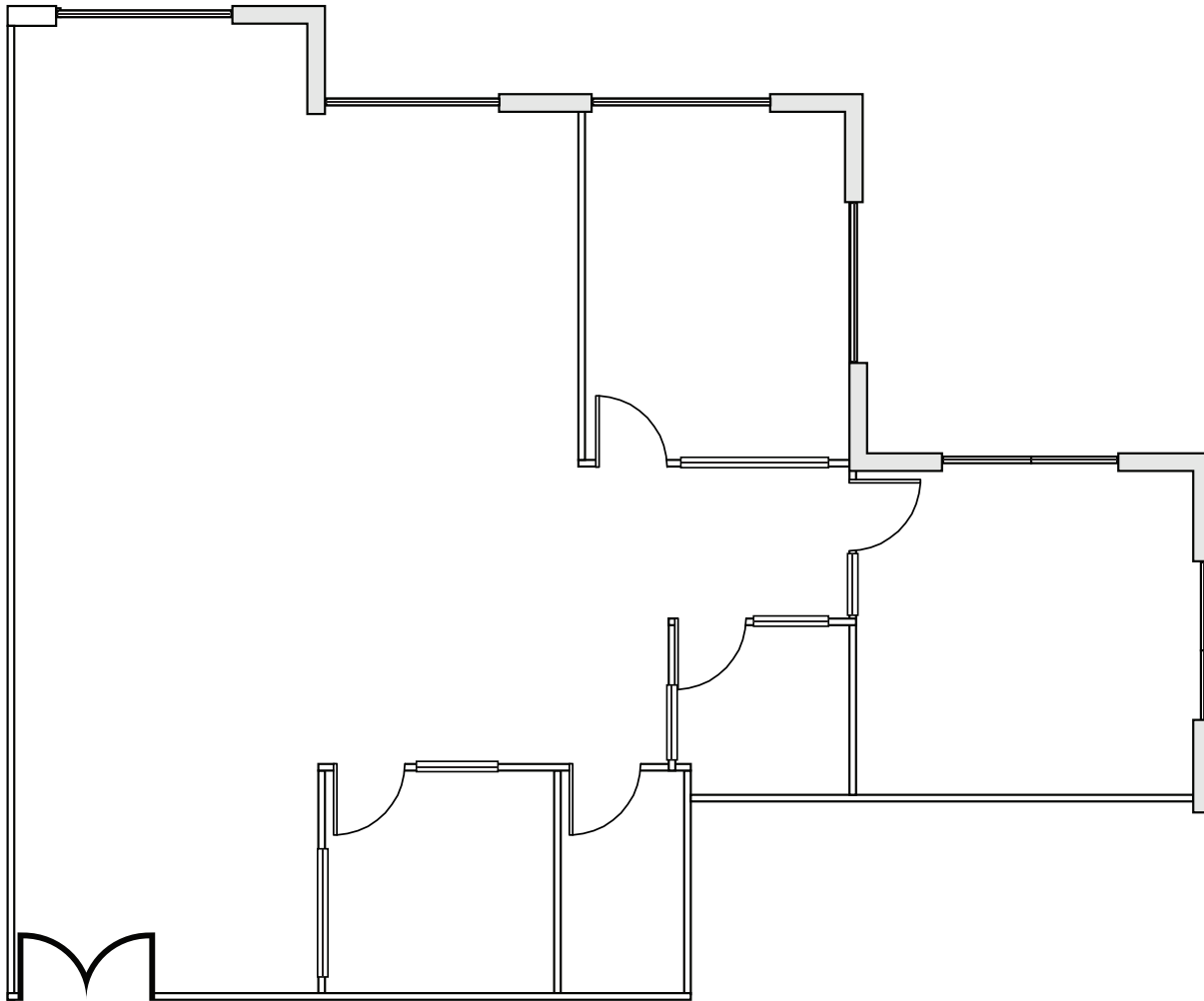
# PROPERTY OVERVIEW

26000 TOWNE CENTRE DRIVE, SUITE 220 | FOOTHILL RANCH, CA

- Rare High Image +/- 2,137 SF Professional Owner/User Office Condo that is part of a larger two (2) story elevator served free-standing office building nestled in the foothills of South Orange County.
- Available at the close of escrow, this second (2nd) floor office condo allows for an owner/user to lock in their occupancy costs for years to come and allow a company with stable balance sheets to not be subject to a run-a-way leasing market.
- This highly sought-after functional corner unit is located on the second (2nd) floor directly off an elevator served lobby and consists of three (3) offices, conference room, reception area, server/storage room & open area.
- 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 & an extensive window line.
- Close proximity to some of South Orange County's most affluent areas offering excellent regional access to a highly educated workforce in all directions and high-end residential neighborhoods including the Great Park & the new Baker Ranch residential development that features 2,400 high end homes.
- 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)
- Corporate neighbors include Spectrum Brands Holdings, Loan Depot, Oakley, Kaiser Permanent, Panasonic, Applied Medical, Apria Healthcare, Del Taco, Alcon Research, Kaiser Aluminum, Broadcom, Blizzard Entertainment, Cylance, and Cox Communications.
- An owner/user can capitalize on aggressive SBA lending (10% down) and all-time low interest rates to purchase a one-of-a-kind office condo in a premier location with an exploding South Orange County population.
- **SALE PRICE: \$780,000 (\$365.00 PSF)**



# FIRST FLOOR PLAN



# 26000

TOWNE CENTRE DR.

SUITE 220

FOOTHILL RANCH, CALIFORNIA



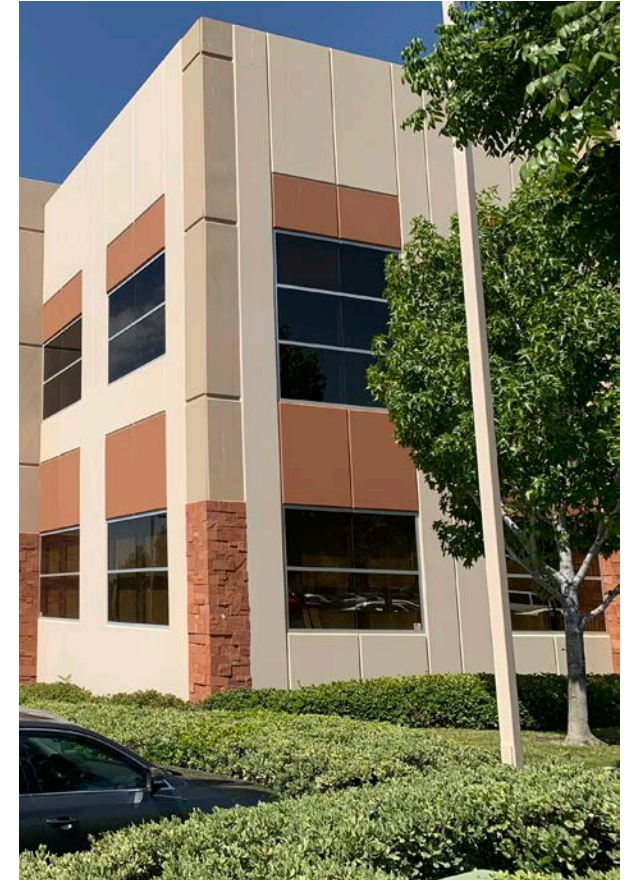
# INTERIOR IMAGES

26000 TOWNE CENTRE DRIVE, SUITE 220 | FOOTHILL RANCH, CA



# EXTERIOR IMAGES

26000 TOWNE CENTRE DRIVE, SUITE 220 | FOOTHILL RANCH, CA



IRVINE  
**SPECTRUM  
CENTER**



FOOTHILL PLAZA

**COURTYARD**  
BY MARRIOTT

FOOTHILL TOWNE CENTRE

BAKER RANCH

**26000**  
TOWNE CENTRE DR

THE VILLAGE

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