

# FOR SALE - 29829 SANTA MARGARITA PKWY #100

## ARBOURS OFFICE CAMPUS, RSM

±5,163 Square Foot Single-Story Office Condo



exclusively listed by:

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*Lee & Associates, Inc. - Irvine, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 29829 Santa Margarita Parkway, Suite 100. Consisting of approximately 5,163 square feet, this single-story office condo is located in the prestigious city of Rancho Santa Margarita.*

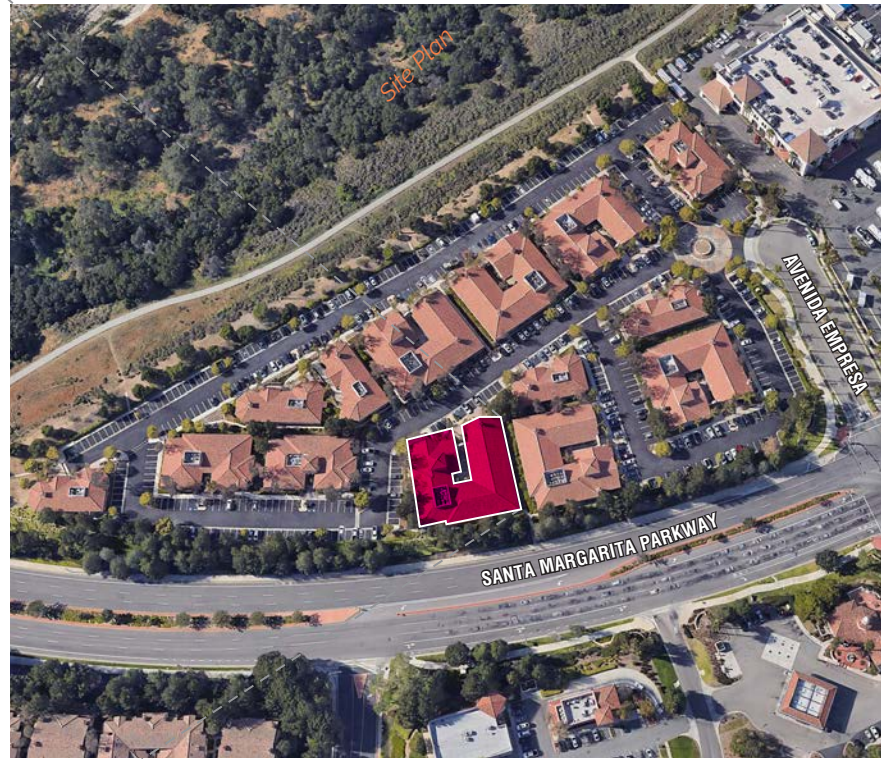
### *Property Highlights*

- A 5,163 square foot, single-story office condo located in the heart of Rancho Santa Margarita with building signage in the prestigious Arbours Office Campus.
- Highly improved, efficient (below market load factor) and functional floor plan with many upgrades, extensive glassline, and an abundance of natural light.
- Professional office campus environment consisting of fourteen (14) office buildings totaling 125,000 square feet with an abundance of parking and mature landscaping.
- Located directly off Santa Margarita Parkway with immediate access to the 241 Toll Road.
- FF&E available for sale.





Floor Plan



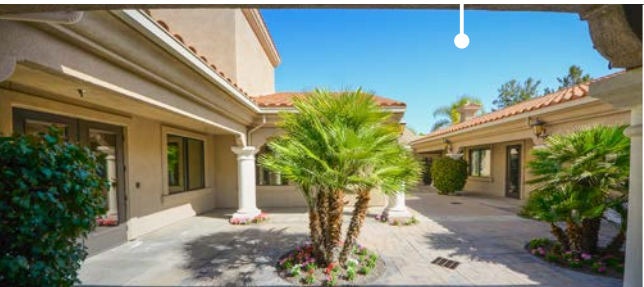
29829 SANTA MARGARITA PARKWAY  
Owner/User Office Building for Sale







Located within the prestigious Arbours Office Campus in Rancho Santa Margarita



# 29829 SANTA MARGARITA PARKWAY

SUITE #100 | RANCHO SANTA MARGARITA, CA

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