

FOOTHILL BUSINESS PARK

A Multi-Tenant Business Park

Office And Industrial Spaces For Lease



20321, 20331, 20371, 20381 Lake Forest Drive • Lake Forest, California

 **LEE &
ASSOCIATES**
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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.



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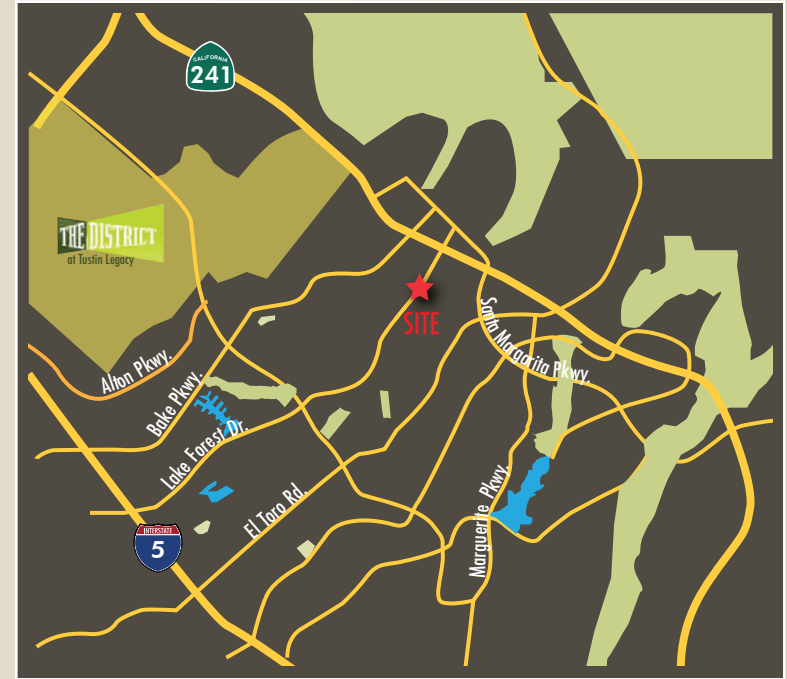
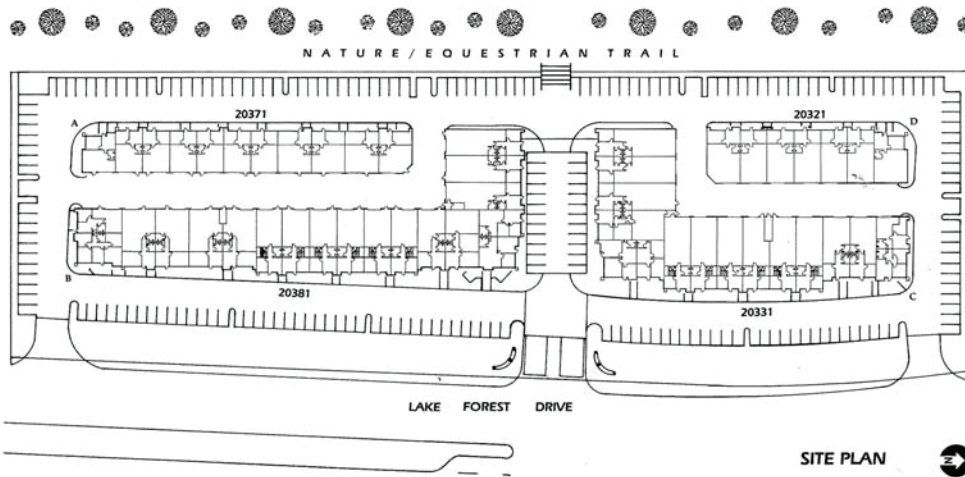
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PROPERTY FEATURES:

- Leasing incentives possible
- Retail amenities nearby
- Excellent 241 Toll Road access
- Individual tenant signage
- Cox Cable/ Internet available
- 12' x 12' ground level doors
- Separately metered utilities
- Fire sprinklered
- 2.8/1,000 SF parking ratio
- 100 amps, 3 phase power
- 16' to 20' warehouse clearance

SITE MAP:



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CURRENT AVAILABILITY

Suite	Total SF	Office SF	% Office Space	Lease Rate*	Comments
BUILDING A - 20371 LAKE FOREST DRIVE					
100% LEASED					
BUILDING B - 20381 LAKE FOREST DRIVE					
20381 B-6	1,544 SF	540 SF	35%	\$1.85 MG	Reception, private office, restroom & warehouse
20381 B-8	1,860 SF	1,153 SF	62%	\$1.85 MG	Reception , private office, kitchenette , restroom and 2nd floor office space
BUILDING C - 20331 LAKE FOREST DRIVE					
100% LEASED					
BUILDING D - 20321 LAKE FOREST DRIVE					
100% LEASED					

*\$180 CAM Charge Per Month



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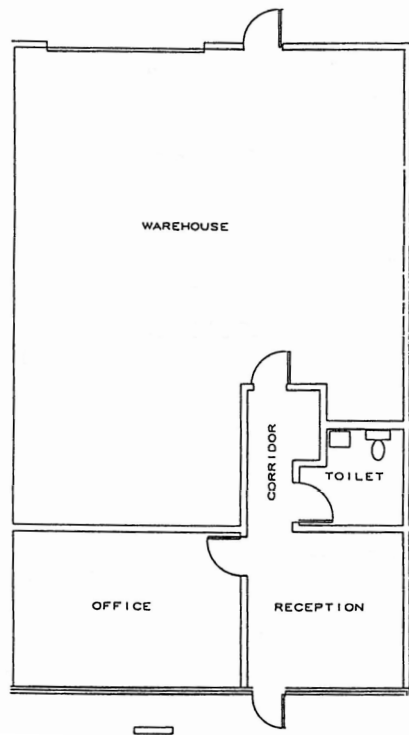


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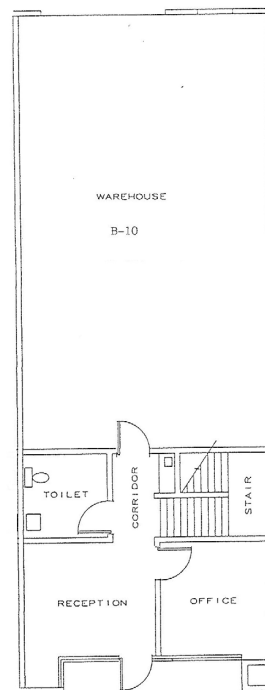
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20381 Lake Forest Dr.
Unit B-6
1,544 SF



20381 Lake Forest Dr.
Unit B-8
1,860 SF



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