

SMITH | FRYER | WATTS

HIGH IMAGE TWO-STORY FREESTANDING OWNER/USER OFFICE BLDG. (DIVISIBLE)



FOR SALE

SIGNIFICANT PRICE REDUCTION OF \$370K

BAKE OFFICE PLAZA

27 ORCHARD | LAKE FOREST | ±10,098 SQUARE FEET | ~~\$4,395,000~~ | **\$4,025,000**

DAVE SMITH
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MATT FRYER
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PROPERTY OVERVIEW

27 ORCHARD | LAKE FOREST

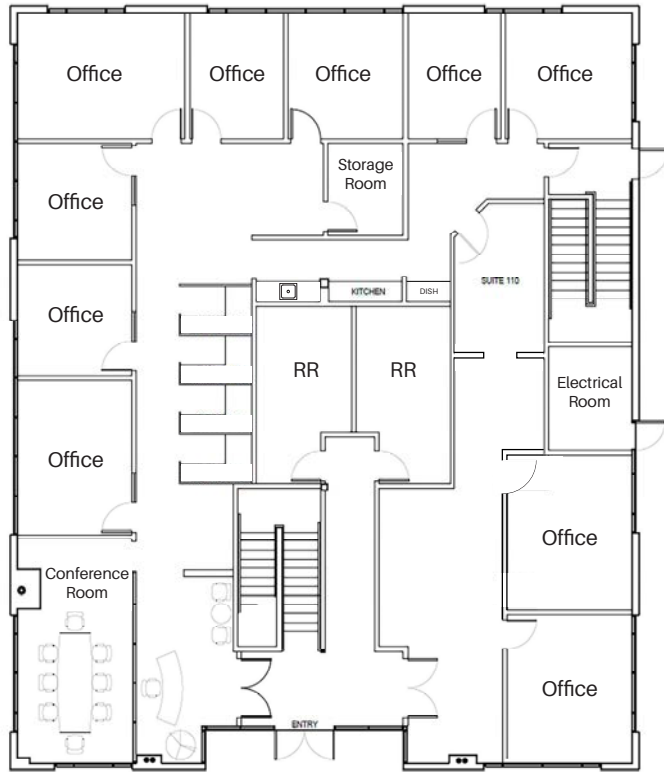
- ±10,098 SF Two-Story Free-Standing Office Building (Divisible).
- Owner/User or Investment Opportunity.
- Flexible Occupancy Options - Potential Dual Tenant and/or Multi-Tenant Scenario
- Can Be Delivered Vacant at Close of Escrow or w/ Rental Income In Place (MTM Tenants).
- Seller Would Consider a Short- or Long-Term Seller Leaseback.
- Modern Architecture & Newer Age Construction - Built in 2001 / Renovated in 2011 & 2020.
- Efficient Layout, Exposed Ceilings, Hardwood Flooring, Upgraded Interior & Extensive Window Line.
- Mix of Perimeter Offices, Conference Room, Reception Area, Kitchen/Lounge, Restrooms & Open Area.
- Double Door Ground Floor Entrance off the Parking Lot.
- Equipped w/ Solar Panels Substantially Reducing Owner/User Electrical Costs - Fully Paid Off System.
- Building Top Signage Providing Excellent Company Identity/Visibility.
- Views of the Saddleback Mountain Range.
- Free & Common Surface Parking (4:1,000 SF) - Five (5) Reserved/Visitor Parking Stalls.
- Close Proximity to Numerous Restaurants & Other Retail Amenities.
- Situated Near New Residential Developments (Great Park, Baker Ranch & The Meadows).
- Immediate Access to South Orange County's Major Freeways/Toll Roads.
- Aggressive SBA lending (10% down) & Conventional Lending (15-30% Down).
- Professionally Managed Business Park.
- **ASKING PRICE:** \$4,395,000.00 (\$435.23 PSF) **\$4,025,000.00 (\$398.59 PSF)**



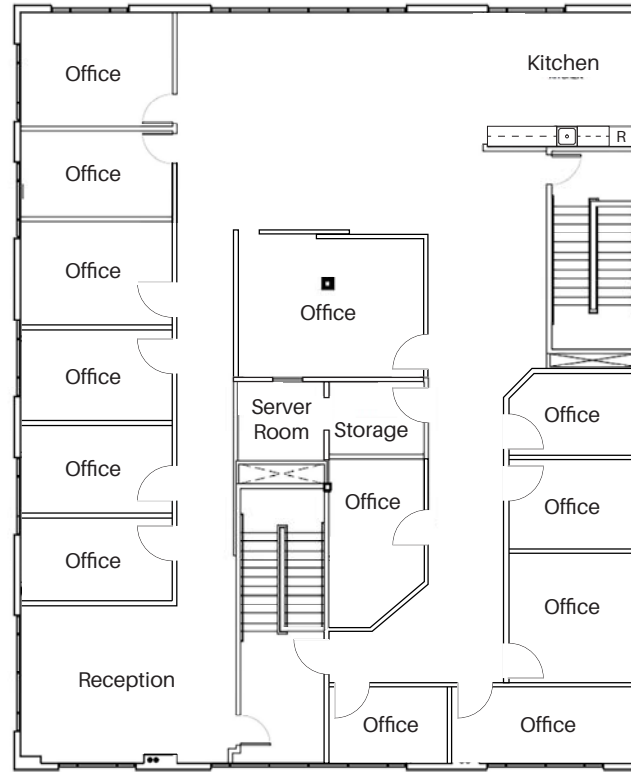
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FLOOR PLAN

1ST FLOOR

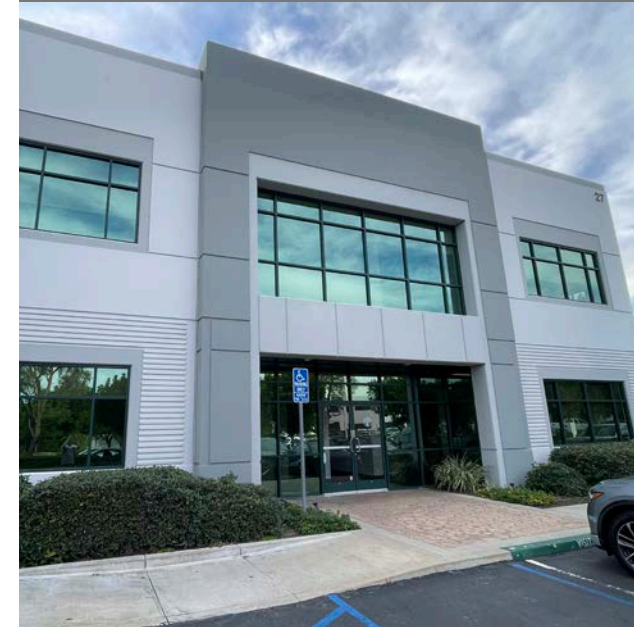


2ND FLOOR



27 ORCHARD

LAKE FOREST, CALIFORNIA



INTERIOR IMAGES

27 ORCHARD | LAKE FOREST



EXTERIOR IMAGES

27 ORCHARD | LAKE FOREST



IRVINE
**SPECTRUM
CENTER**



FOOTHILL PLAZA

COURTYARD
BY MARRIOTT

ALTON PKWY

BAKER RANCH

**27
ORCHARD**

FOOTHILL TOWNE CENTRE

LAKE FOREST DR

TOLL BROTHERS AT
THE MEADOWS

BAKE PKWY



PORTOLA PKWY

THE VILLAGE



27 ORCHARD
LAKE FOREST, CALIFORNIA

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BAKE OFFICE PLAZA

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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