



FOR SUBLEASE

SUITE 106 | 4,835 SQ. FT. INDUSTRIAL/FLEX

LAKE FOREST BUSINESS CENTER

20512 CRESCENT BAY DRIVE, LAKE FOREST, CALIFORNIA 92630

CHRIS DEASON
949.263.5347

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AVAILABILITY

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	SUBLEASE EXPIRATION	COMMENTS
20512 Crescent Bay Drive, Lake Forest, California 92630	106	±4,835	\$1.85 NNN	\$8,944.75	1/31/28	Reception, 4 offices, coffee bar, open office area, restrooms in office and warehouse, 1 ground level loading door. THIS SUITE IS NOT DIVISIBLE.

There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.28 per square foot, subject to change.



CHRIS DEASON
 Senior Vice President | Partner
 949.263.5347 • cdeason@voitco.com • Lic #01031828

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2020 Main Street, Suite 100
 Irvine, CA 92614
www.VoitCo.com

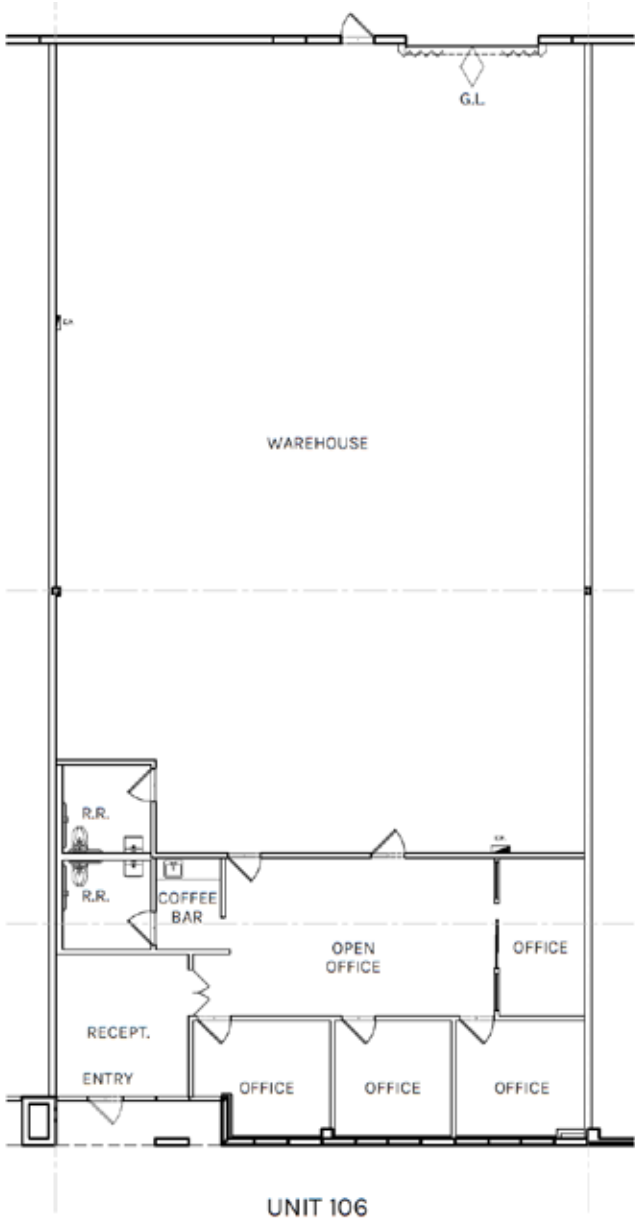
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FLOOR PLAN

SUITE 106 4,835 SQ. FT.

Building #20512

- ±1,266 SF OF OFFICE
- ONE (1) GROUND LEVEL DOOR
- ±22' WAREHOUSE CLEARANCE
- FULLY SPRINKLERED
- ±200 AMPS OF POWER (VERIFY)
- ABUNDANCE OF FREE SURFACE PARKING



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SITE PLAN



■ Suite 106



Ground Level Loading



Professionally Managed Business Park (on-site)



Excellent Access to Freeways
(405, 5, 241, 133)



±4,835 SF of Office/Industrial Space



Functional Site Loading and Circulation



Major Cross Streets: Bake Pkwy & Commercentre

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