



# FOR SUBLEASE

LAGUNA HILLS OFFICE PARK

**23191 LA CADENA DRIVE | LAGUNA HILLS | ± 1,082 SF**

## CONTACT

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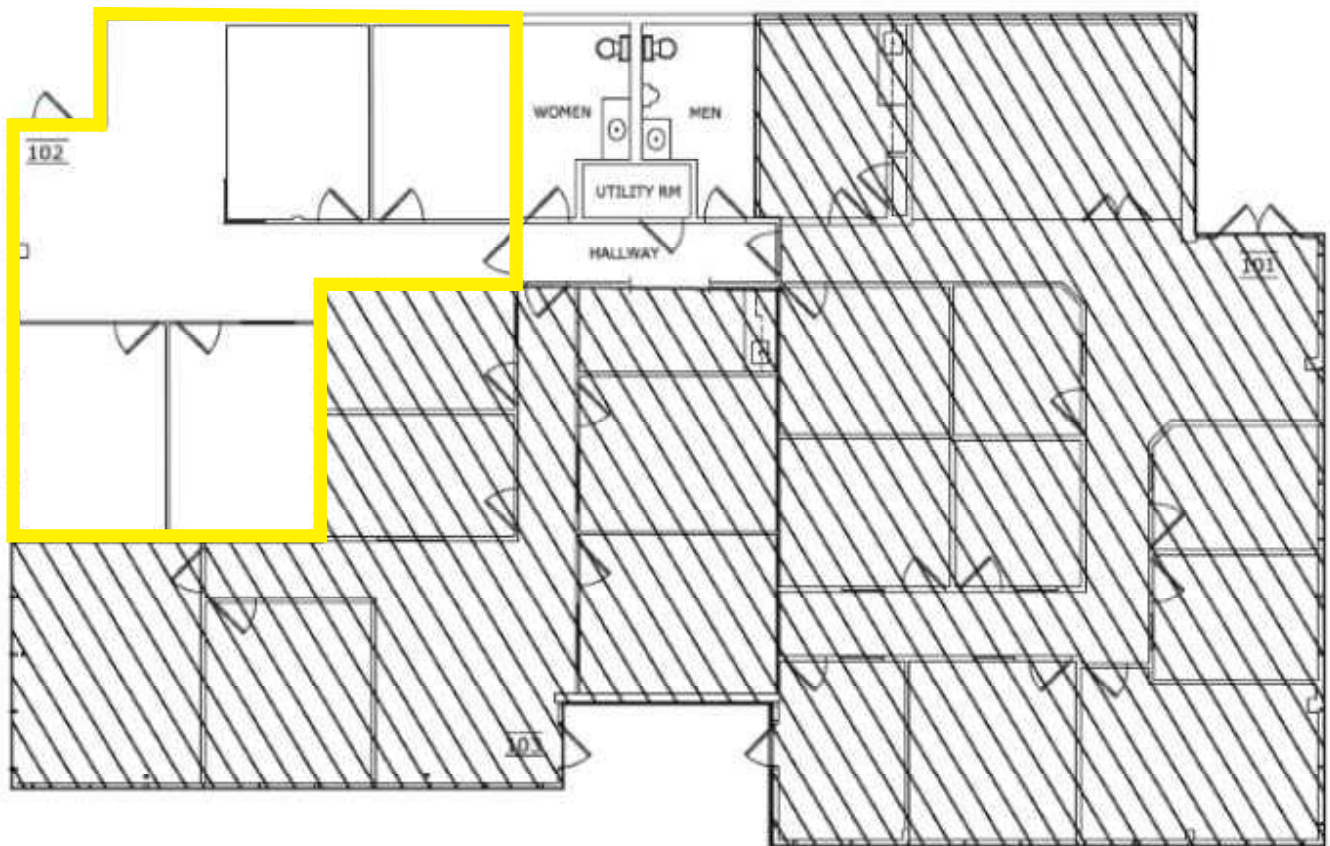
# PROPERTY OVERVIEW

- High Image ±4,148 SF Single Story Multi-Tenant Office Project.
- Elevator Served w/ Impressive Marble Lobby & Large Skylights.
- ±1,082 SF of Clean Office w/ Extensive Window Line.
- Highly Efficient Layout Consists of the following:
  - Three (3) Private Offices.
  - Small Open Area.
  - Reception Area.
  - Shared Kitchen/Break Room & Restrooms
- Close Proximity to Irvine Spectrum Center/ Retail Amenities.
- Situated Near New Residential & Multi-Family Developments.
- Free Surface Parking (Parked 4:1,000 SF).
- Immediate Access to 5, 405 & 133 FWYS/Toll Roads.
- Situated Near New High End Residential/Multi-Family Developments.
- Professionally Maintained Business Park – Proactive Management.
- Furniture Negotiable.
- **SUBLEASE TERM THRU 8/31/2027 - LONGER TERM POSSIBLE.**
- **ASKING SUBLEASE RATE: TBD - CALL FOR PRICING**





SUITE 102  
(±1,082 SF)





# 23191

LA CADENA DR, STE 102

LAGUNA HILLS  
CALIFORNIA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
SMITH | FRYER | WATTS

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