

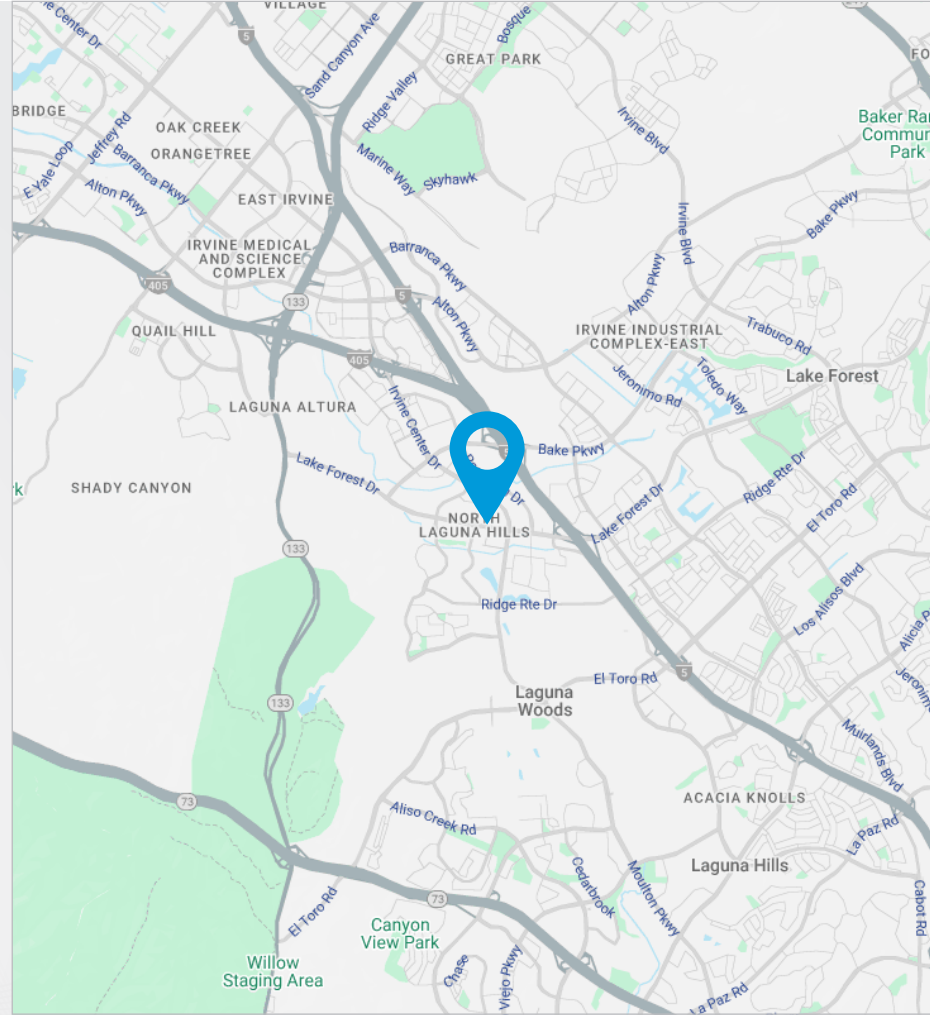
22941

TRITON WAY, LAGUNA HILLS

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2 Story Medical & Office Building
- Near Newly Developed Luxury Residential
- Major Renovations Just Completed
- Near Irvine Spectrum Center
- Lake Forest Street Expansion Now Open
- Turn Key TIs Available on Long Term Leases
- On-Site Management
- Abundant Parking
- Excellent Access to the 405, 133 & 5 Freeways and Toll Roads



CURRENT AVAILABILITY

| SUITE | SIZE | USE | LEASE RATE* |
|-------|----------|--------|-------------|
| 227 | 870 SF | Office | \$1.75 FSG |
| 234 | 660 SF | Office | \$1.75 FSG |
| 235 | 660 SF | Office | \$1.75 FSG |
| 244 | 1,255 SF | Office | \$1.75 FSG |





THE GREAT PARK



BAKER RANCH DEVELOPMENT



IRVINE SPECTRUM



LOS OLIVOS MARKETPLACE



IRVINE SPECTRUM CENTER



BARCELONA HOMES

LOS OLIVOS MARKETPLACE



22921 & 22931 TRITON WAY



MAJOR HOTEL DEVELOPMENTS

LAKE FOREST GATEWAY CENTER

← DIRECT ACCESS TO 133

AMENITIES NEAR NEW Developments:

- The great park - 12 min
- The Irvine Spectrum - 9 min
- 405 & 5 Freeway - 3 min
- 133 Freeway - 5 min
- Los Olivos - 5 min

CITY OF LAGUNA HILLS



Irvine Blvd

Trabuco

Alton

Barranca Pkwy

Bake Pkwy

Lake Forest Dr

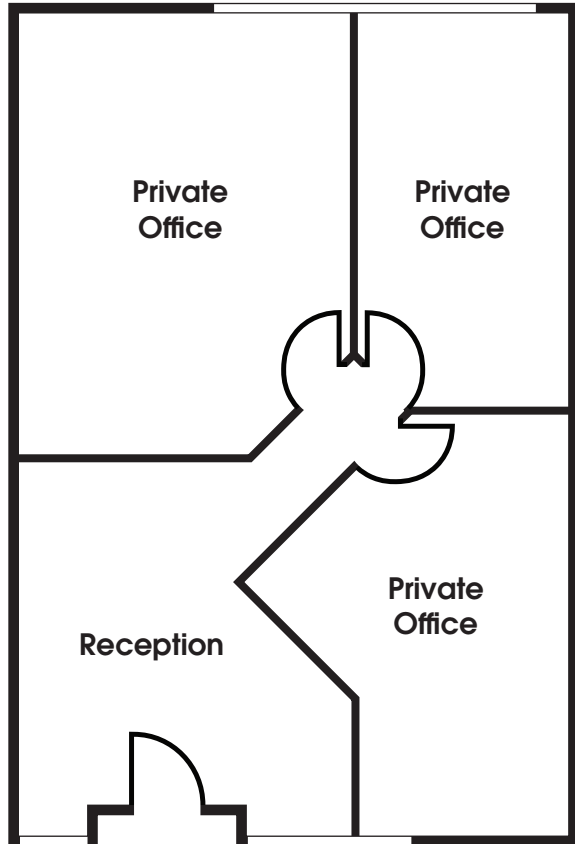
Jeronimo

Irvine Center Dr

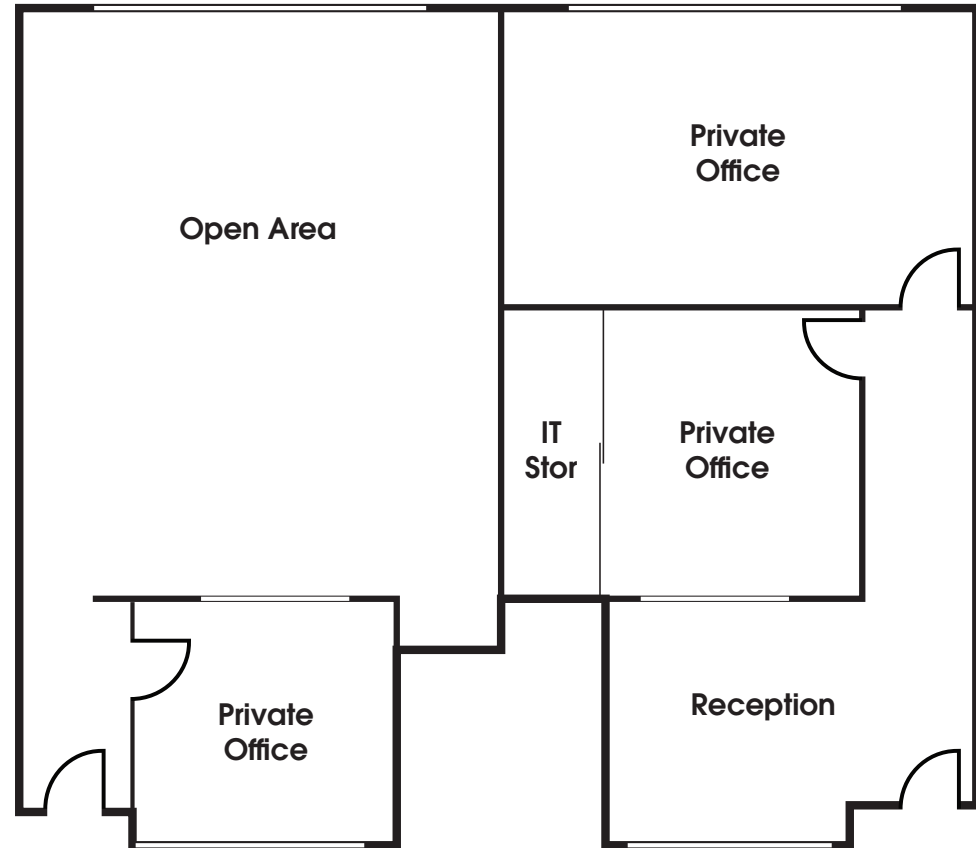
Avenida de la Carlota

Rockfield Blvd

SUITE 227
±870 SF



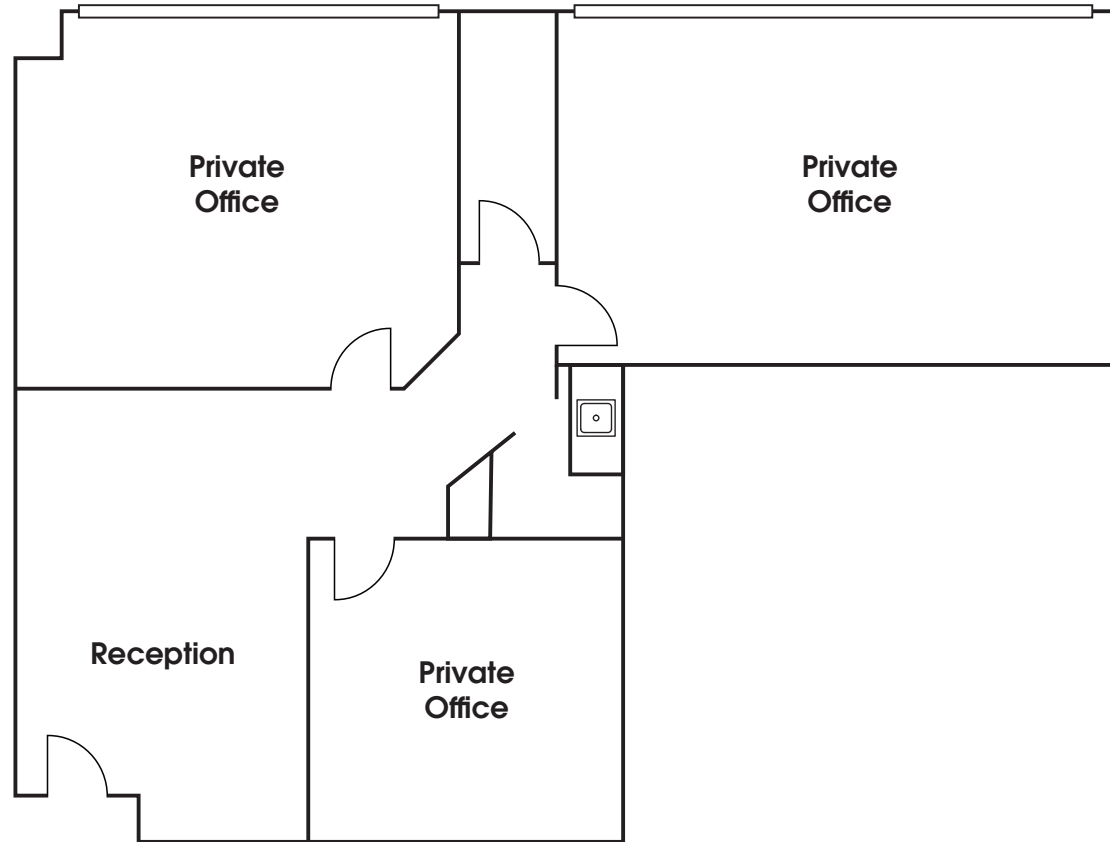
SUITE 234
±660 SF



SUITE 235
±660 SF

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SUITE 244
±1,255 SF



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