



27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE

CBRE

01 1 27



01 2 27

M
R

CLASS A OFFICE LOCATED IN THE HEART OF SOUTH ORANGE COUNTY

PROPERTY OVERVIEW



- + Most Prestigious Class A Office located in Mission Viejo in the heart of South Orange County
- + Two four story office buildings totaling +/- 232,000 SF
- + Structured and surface parking available, including EV charging stations
- + Fitness facility with showers/locker rooms on-site
- + Fiber optic capability with conduit inter-connectivity between buildings
- + Lush landscaping, outdoor seating areas and putting green
- + On-site property management
- + Security services provided
- + Adjacent to significant retail and restaurants at The Kaleidoscope, The Shops at Mission Viejo and centers along Crown Valley Parkway
- + Minutes to Mission Hospital Mission Viejo
- + Exceptional 5 Freeway building signage and visibility



 PUTTING GREEN



TAKE A VIRTUAL TOUR OF OUR AMENITY-RICH PROPERTY



 FITNESS CENTER



 OUTDOOR WALKWAY



 LOUNGE & OPEN KITCHEN



 CONFERENCE ROOM

RECENT RENOVATIONS



New lobbies and entry doors



Refreshed restrooms



Enhanced wayfinding and exterior signage



New exterior building lighting



Conference center and tenant lounge



Refreshed fitness facility with showers/locker rooms



Enhanced parking structure aesthetics




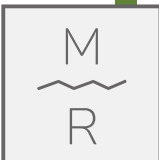
New exterior paint refresh



27101 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
*140	1,994 SF	2 offices, large open area
**150	2,174 SF	4 private offices, open area for workstations, small kitchen area, conference room, reception area
**170	1,832 SF	4 private offices, breakroom, open area for work stations, conference room
*180	3,411 SF	5 offices along the glass-line, conference room, open kitchen, IT room, storage/copy room, open area
**190	2,055 SF	5 private offices, break area, open area for workstations, conference room
***280	4,220 SF	Double-door entry, 5 offices, conference room, kitchen, storage room, open area
***290	3,057 SF	2 offices, break room, storage room, large open area
300	3,687 SF	Spec Suite Conference room, open break room, 6 private offices, IT/storage area
310	2,167 SF	Spec Suite Open break room, 3 private offices
320	2,897 SF	Spec Suite Conference room, open break room, 5 private offices, IT/storage room
370	1,934 SF	Spec Suite Conference room, open break room, 3 private offices
390	2,919 SF	Spec Suite Conference room, open break room, 4 private offices
400	30,710 SF	Full floor opportunity - 2 double-door entries, 5 conference rooms, 2 kitchens, 44 offices, storage, open area 



*Suites 140 & 180 contiguous to 5,405 SF

**Suites 150, 170 & 190 contiguous to 6,061 SF

***Suites 280 & 290 contiguous to 7,277 SF

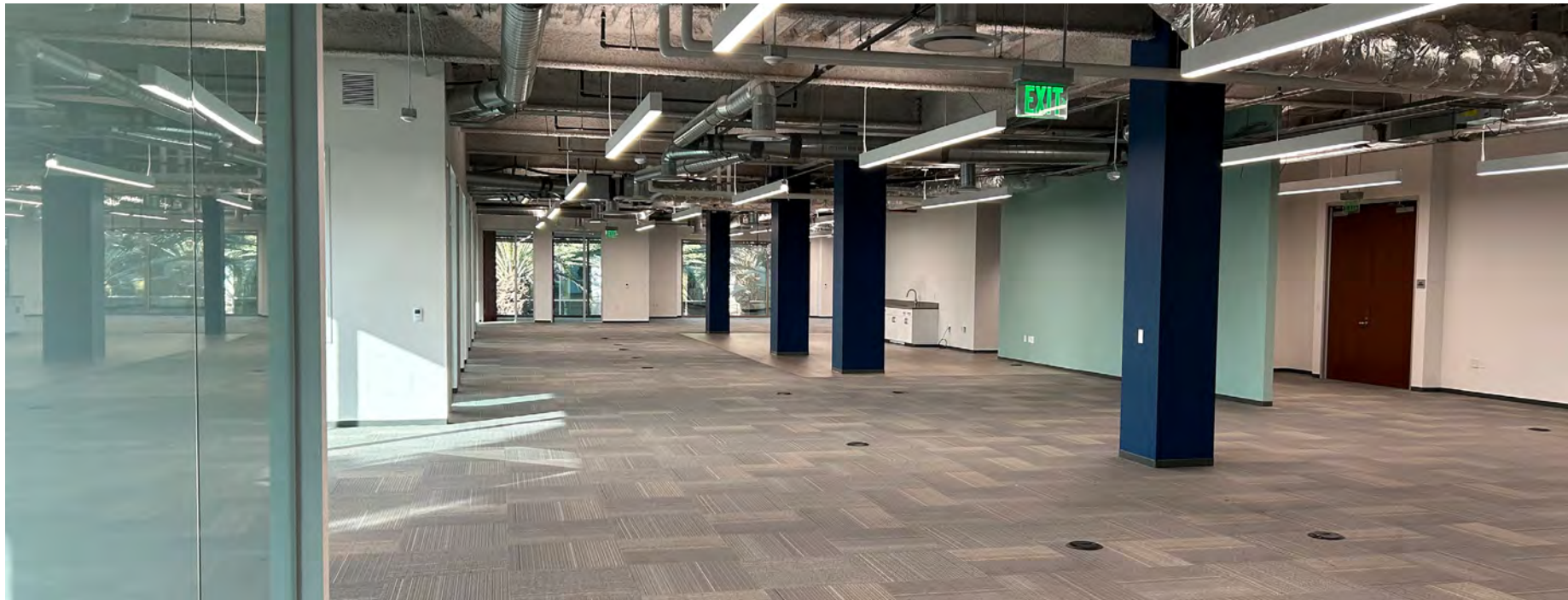
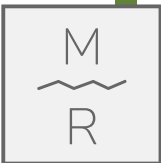
27201 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
110	3,512 SF	Double-door entry, 9 offices along the glass line, conference room, work room, kitchen, IT/storage room and open area for workstations
120	2,549 SF	5 window line private offices- kitchen and open area
235	1,375 SF	4 private offices, conference room and kitchen area
240	1,596 SF	3 private offices, conference room and kitchen area
270	2,923 SF	9 offices, 1 conference room, 1 huddle room, kitchen, work room and open area
320	3,517 SF	Creative office with 2 private offices & open area for workstations
400	18,393 SF	Double-door entry off the lobby, reception area, 30 offices, 1 conference room, kitchen, and open area 
470	1,365 SF	Conference room, kitchen, 2 private offices



VISIT WEBSITE 



○ AVAILABLE

● TENANT LOUNGE & CONFERENCE CENTER

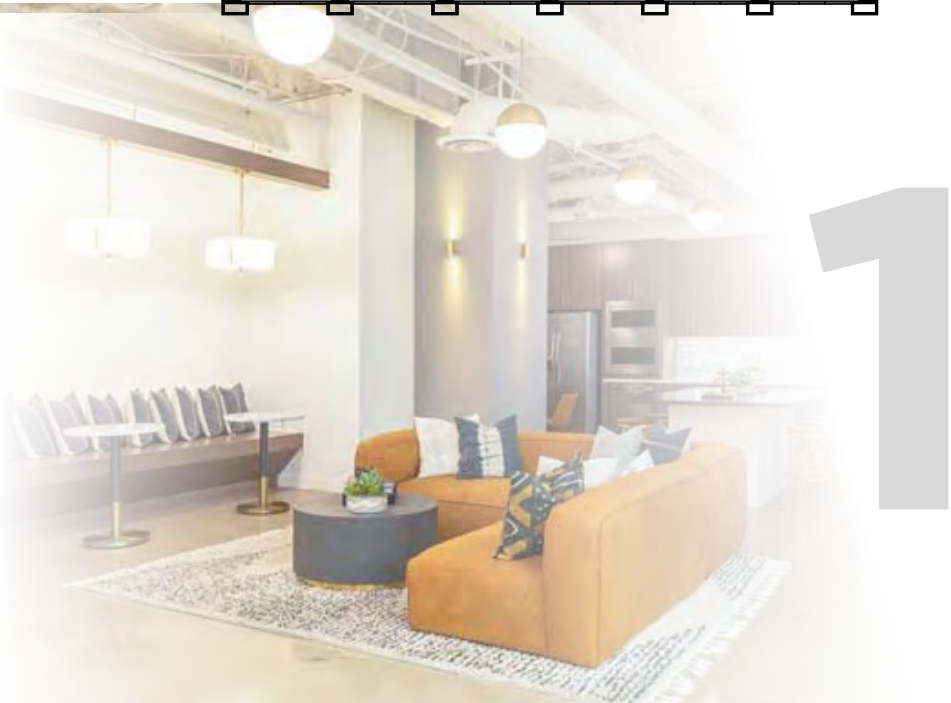
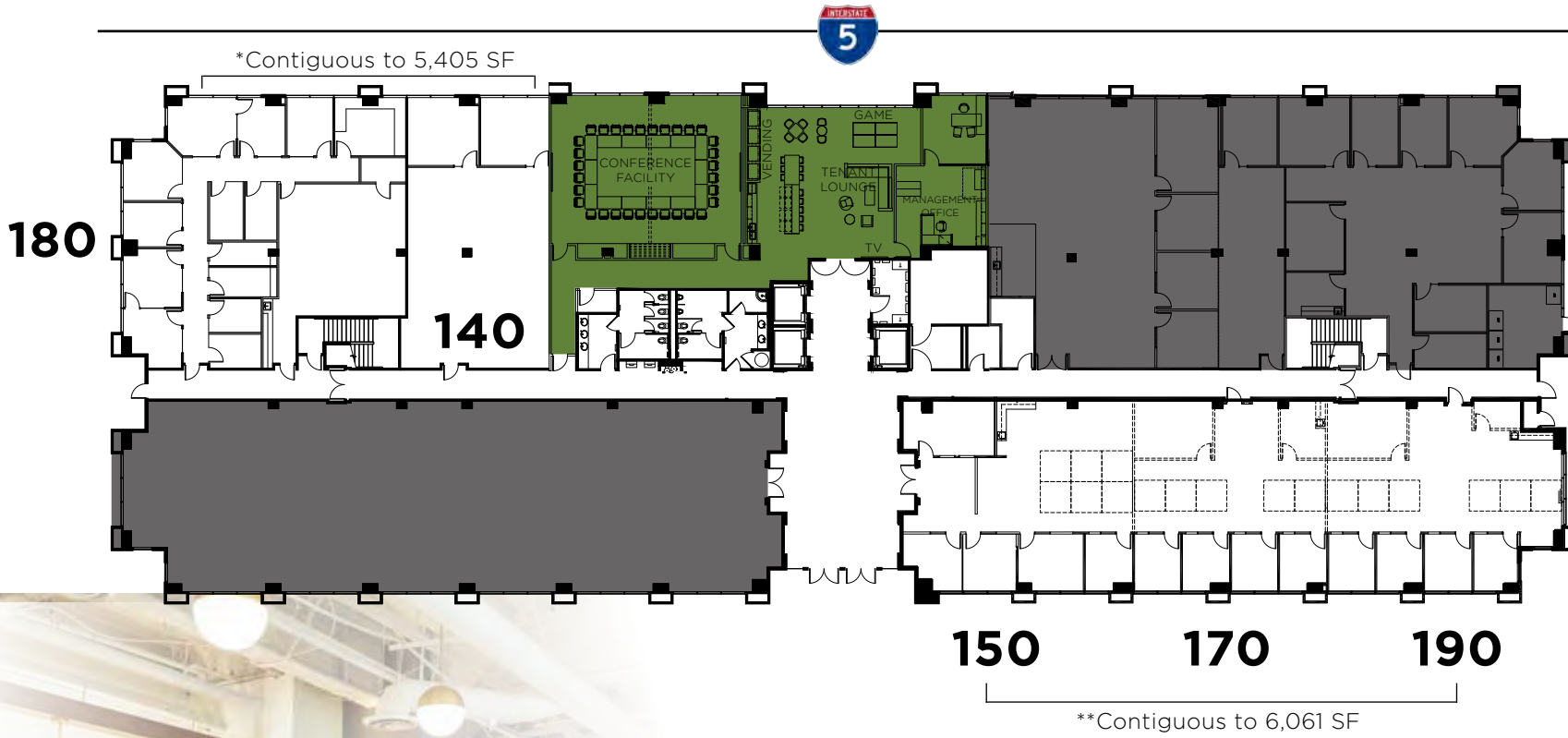
Suite 140 1,994 SF*

Suite 150 2,174 SF**

Suite 170 1,832 SF**

Suite 180 3,411 SF*

Suite 190 2,055 SF**



FLOOR PLAN - 27101

VISIT WEBSITE 

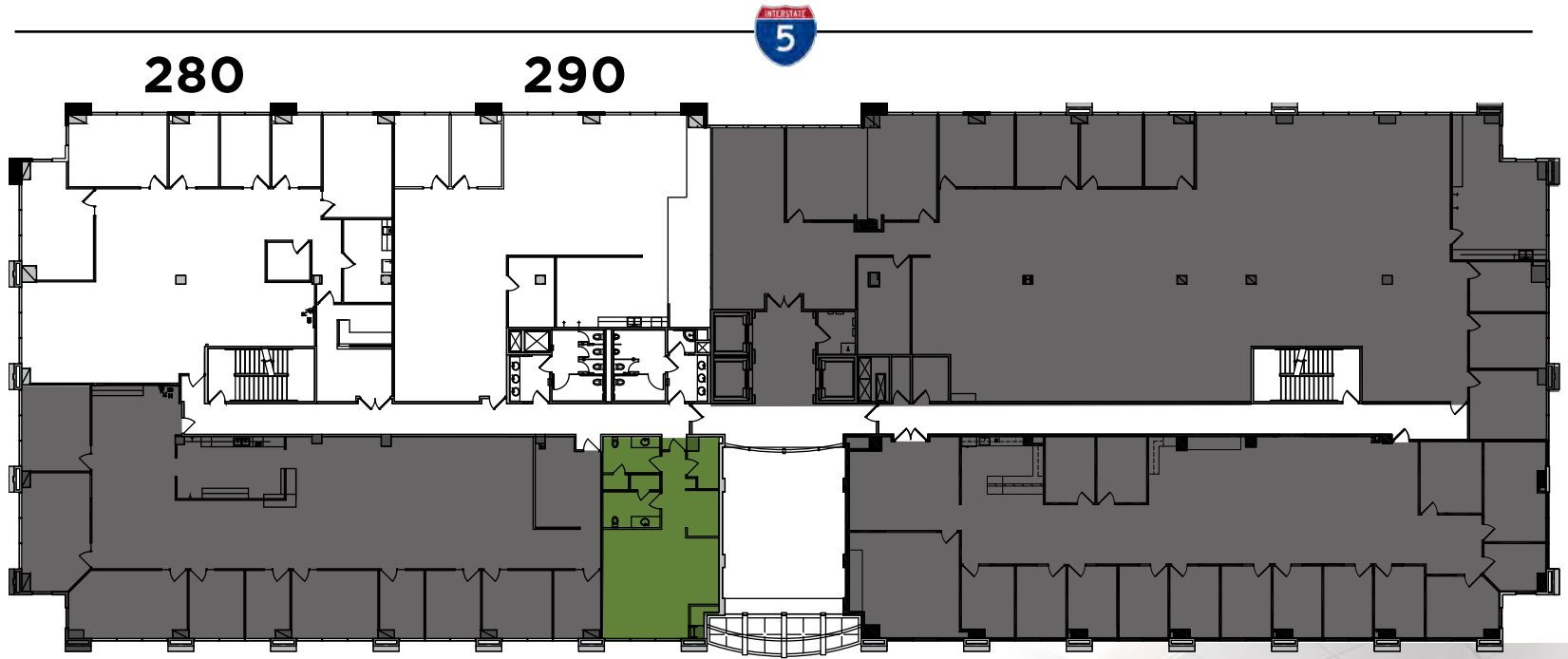
FLOOR PLAN - 27101

- AVAILABLE
- FITNESS CENTER

Suite 280 4,220 SF*

Suite 290 3,057 SF*

*Contiguous to 7,277 SF



2



VISIT WEBSITE 

○ AVAILABLE

Suite 300 3,687 SF

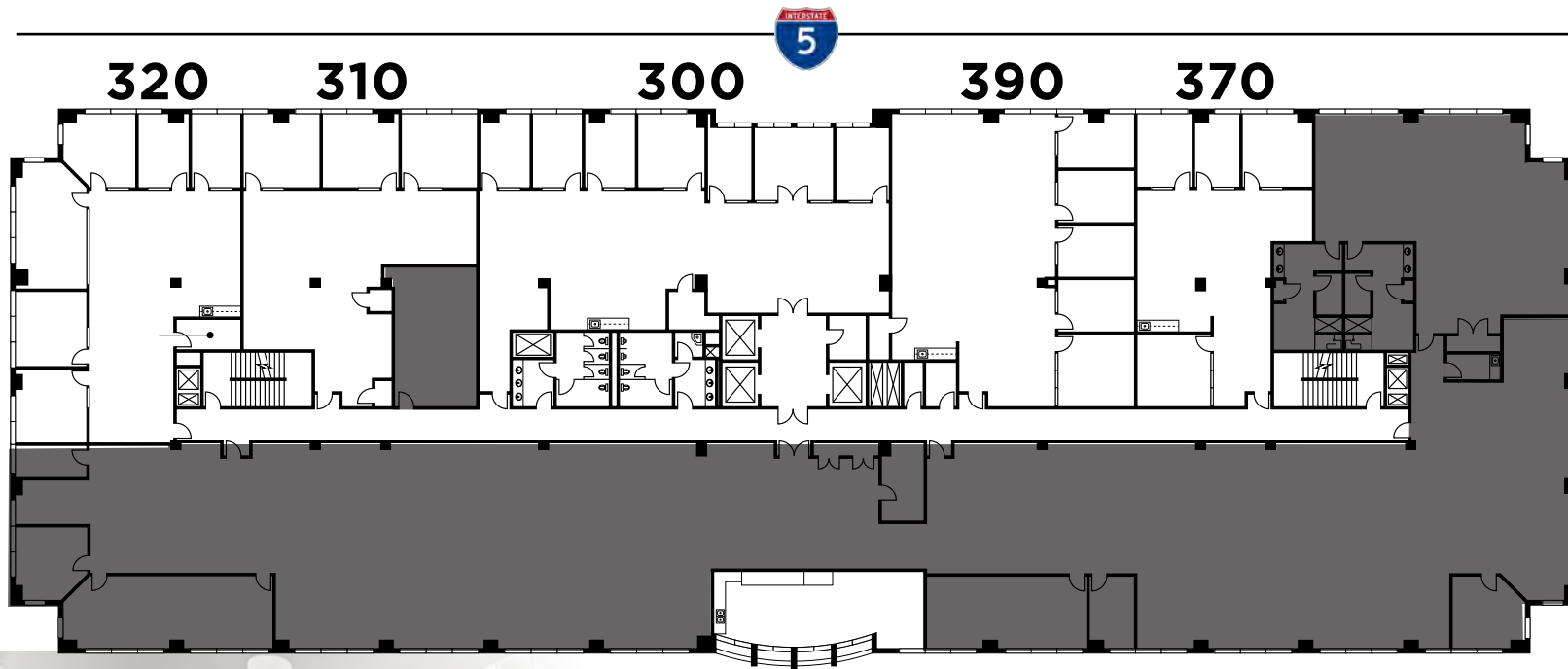
Suite 310 2,167 SF

Suite 320 2,897 SF

Suite 370 1,934 SF

Suite 390 2,919 SF

Contiguous to 13,604 SF



FLOOR PLAN - 27101



3

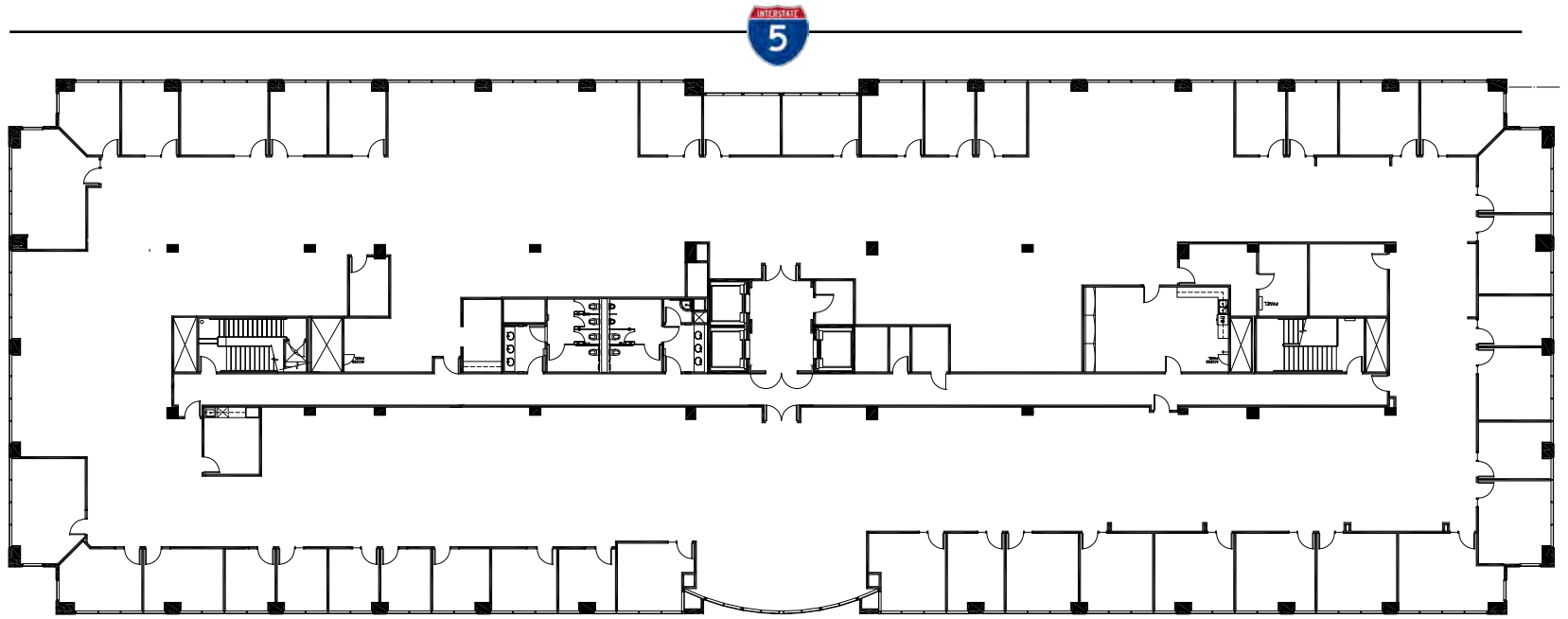
VISIT WEBSITE 

FLOOR PLAN - 27101

○ AVAILABLE

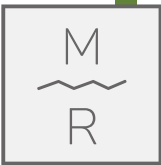
Suite 400 30,710 SF

[TAKE A VIRTUAL TOUR](#) 



400

4



[VISIT WEBSITE](#) 

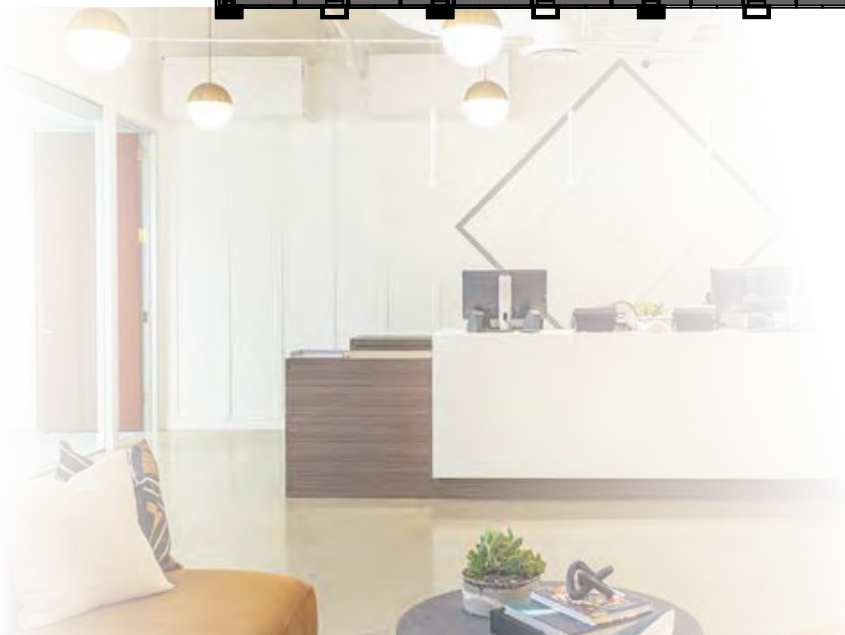
○ AVAILABLE

Suite 110 3,512 SF

Suite 120 2,549 SF



FLOOR PLAN - 27201



VISIT WEBSITE 

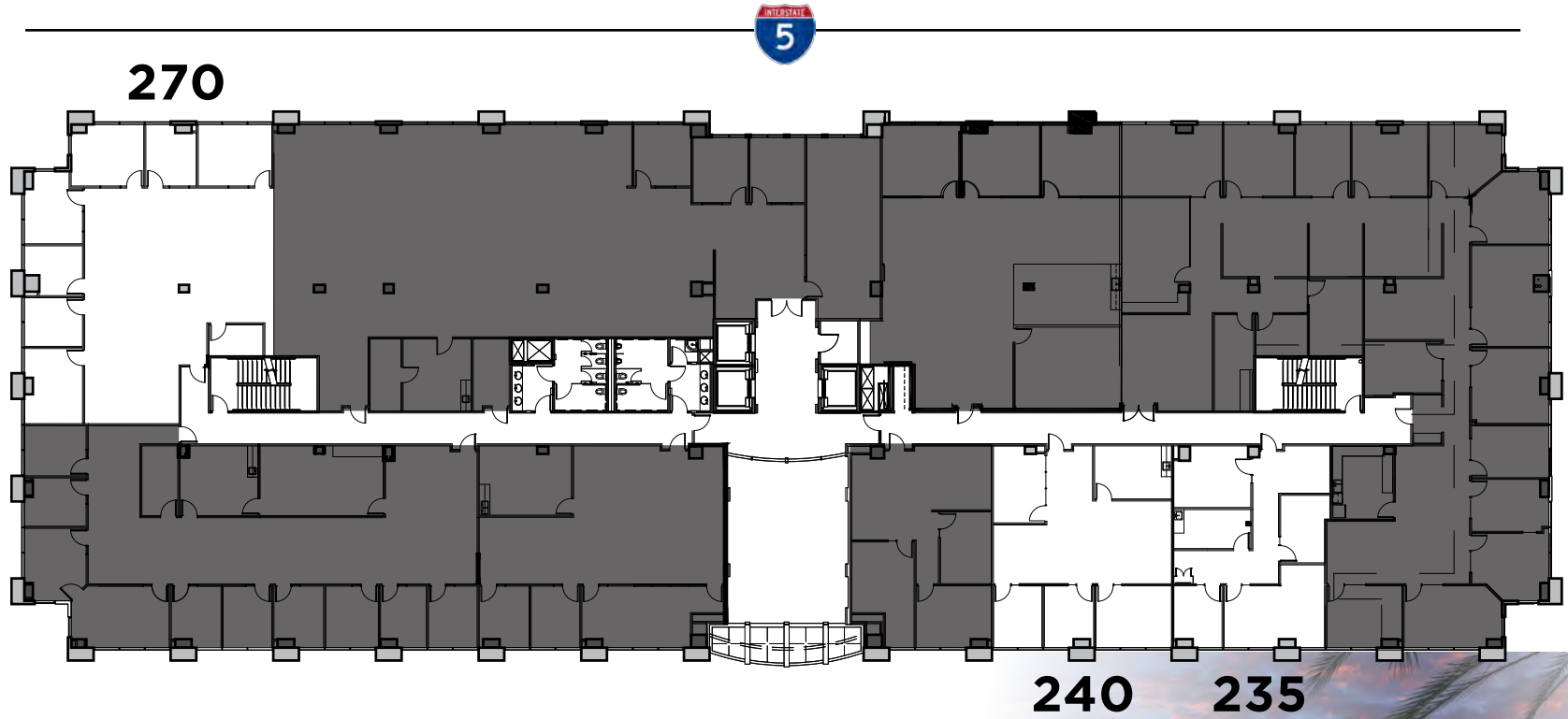
FLOOR PLAN - 27201

○ AVAILABLE

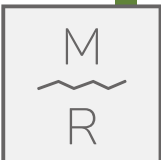
Suite 235 1,375 SF

Suite 240 1,596 SF

Suite 270 2,923 SF



2



VISIT WEBSITE 

FLOOR PLAN - 27201

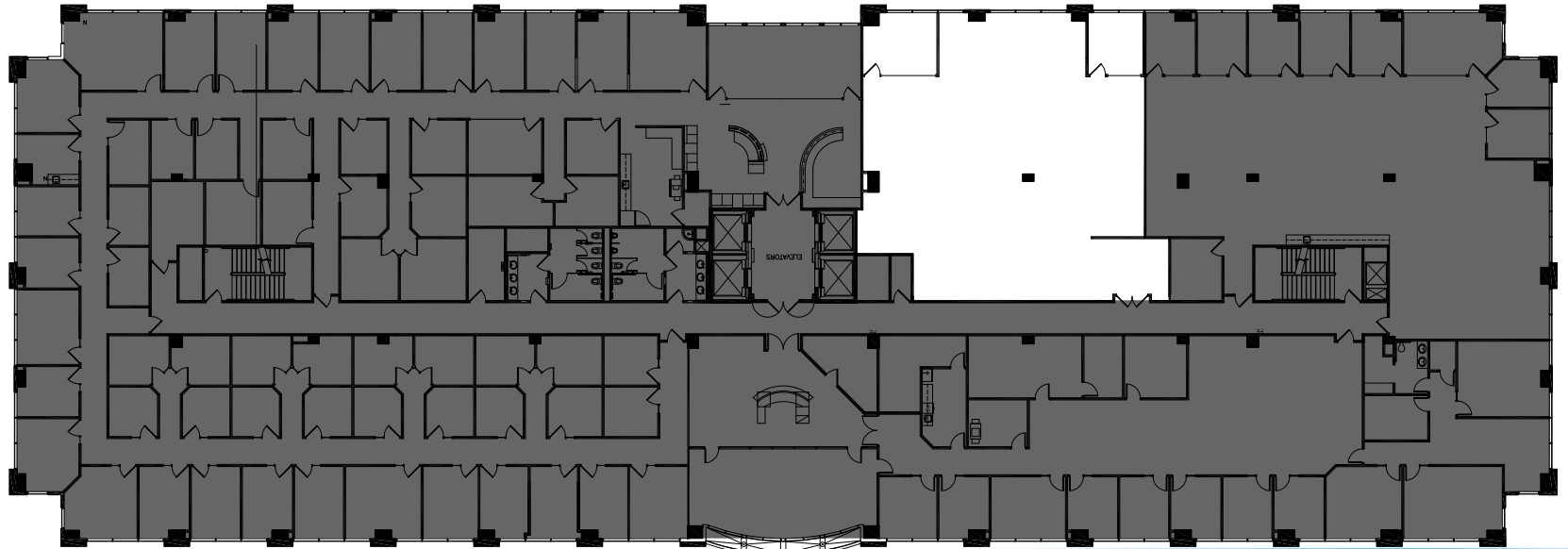
○ AVAILABLE

Suite 320

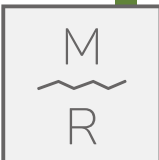
3,517 SF



320



3



VISIT WEBSITE 

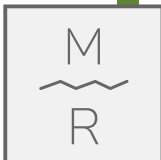
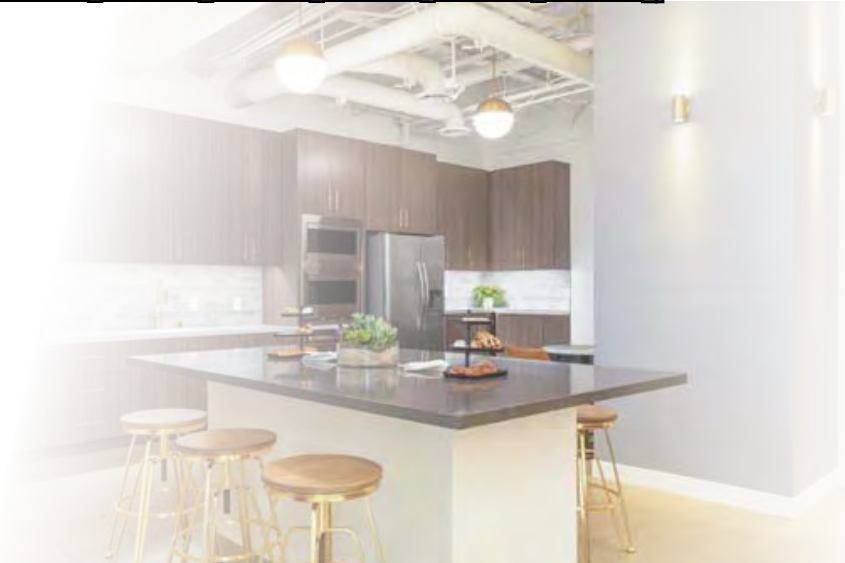
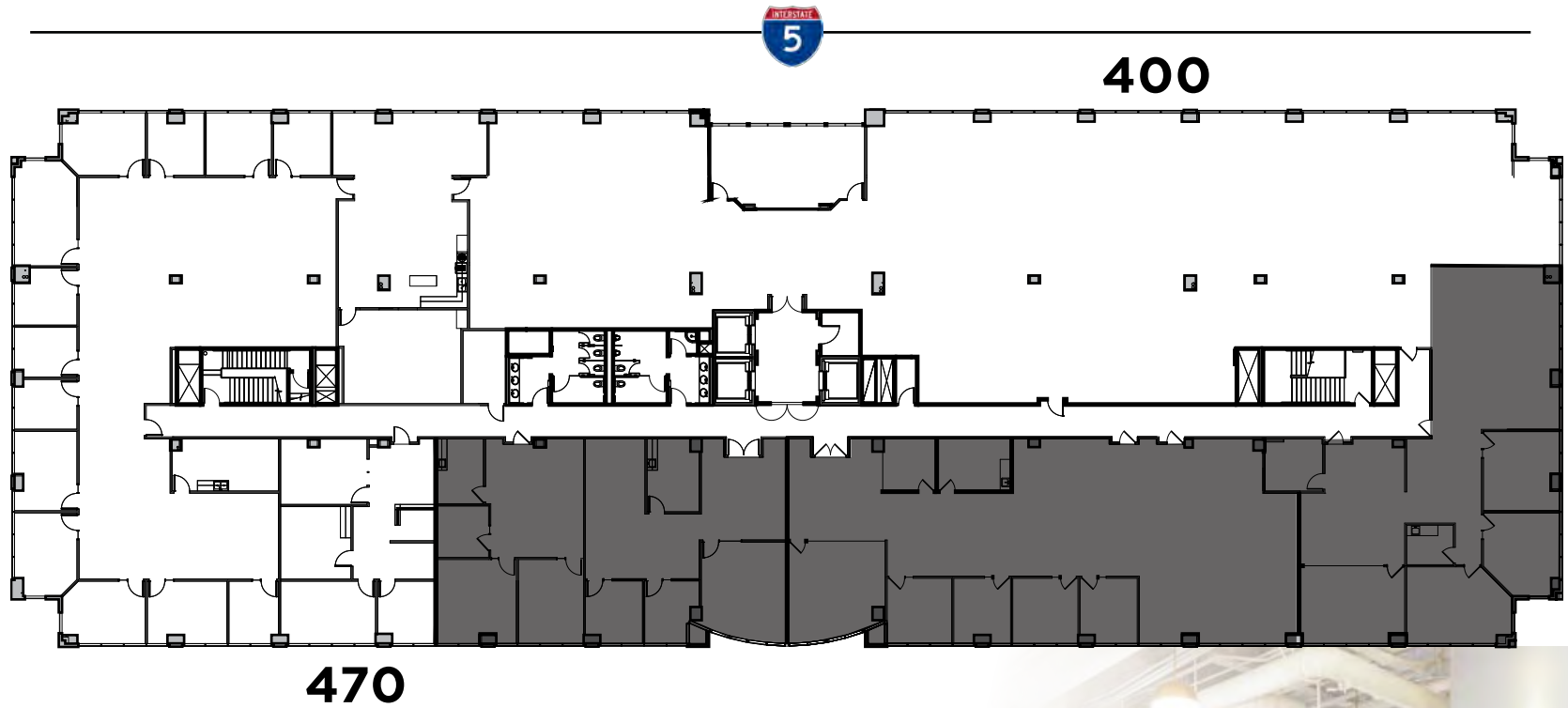
FLOOR PLAN - 27201

○ AVAILABLE

Suite 400 18,393 SF

TAKE A VIRTUAL TOUR 

Suite 470 1,365 SF



VISIT WEBSITE 

SITE PLAN






Granada Park



NORDSTROM



- 1 Puerta Real Shopping Center   
- 2 Courtyard by Marriott 
- 3 Kaleidoscope    
- 4 Mission Hospital 
- 5 The Shops at Mission Viejo   
- 6 Saddleback College 
- 7 United States Post Office 
- 8 College Center   
- 9 Rancho Medical Center  
- 10 Mission Viejo Towne Center   

27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE



ALLISON KELLY Senior Vice President Lic. 01417664 +1 949 725 8474 allison.kelly@cbre.com	JUSTIN HILL Senior Vice President Lic. 01424426 +1 949 809 4064 justin.hill@cbre.com	SIMON DILLON First Vice President Lic. 01010564 +1 949 725 8668 simon.dillon@cbre.com	REID WEAVER Senior Associate Lic. 01995422 +1 949 725 8688 reid.weaver@cbre.com	PJ DESOTO Associate Lic. 02249857 T +1 562 458 0249 pj.desoto@cbre.com
---	---	--	--	---

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

