

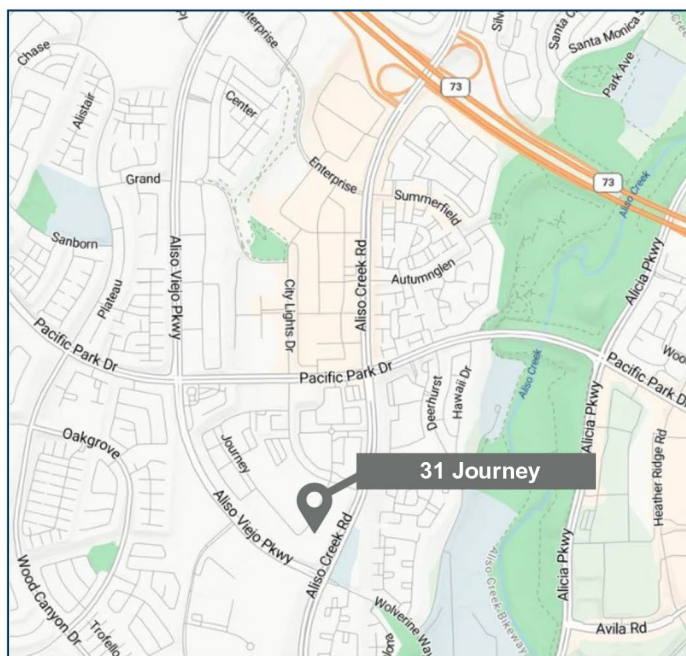
OFFICE SPACE FOR LEASE



31 JOURNEY | ALISO VIEJO

Building Features

- › Two-story, office building
- › Expansive views of Saddleback Valley
- › Renovated in 2024 with modern design & efficient layouts
- › Proximity to major retail and food amenities
- › Easy Access to 73 Toll Rd, 5 & 405 Freeways
- › Flexible size ranges for 2-50 employees
- › Move in ready suites available



ROB RADER

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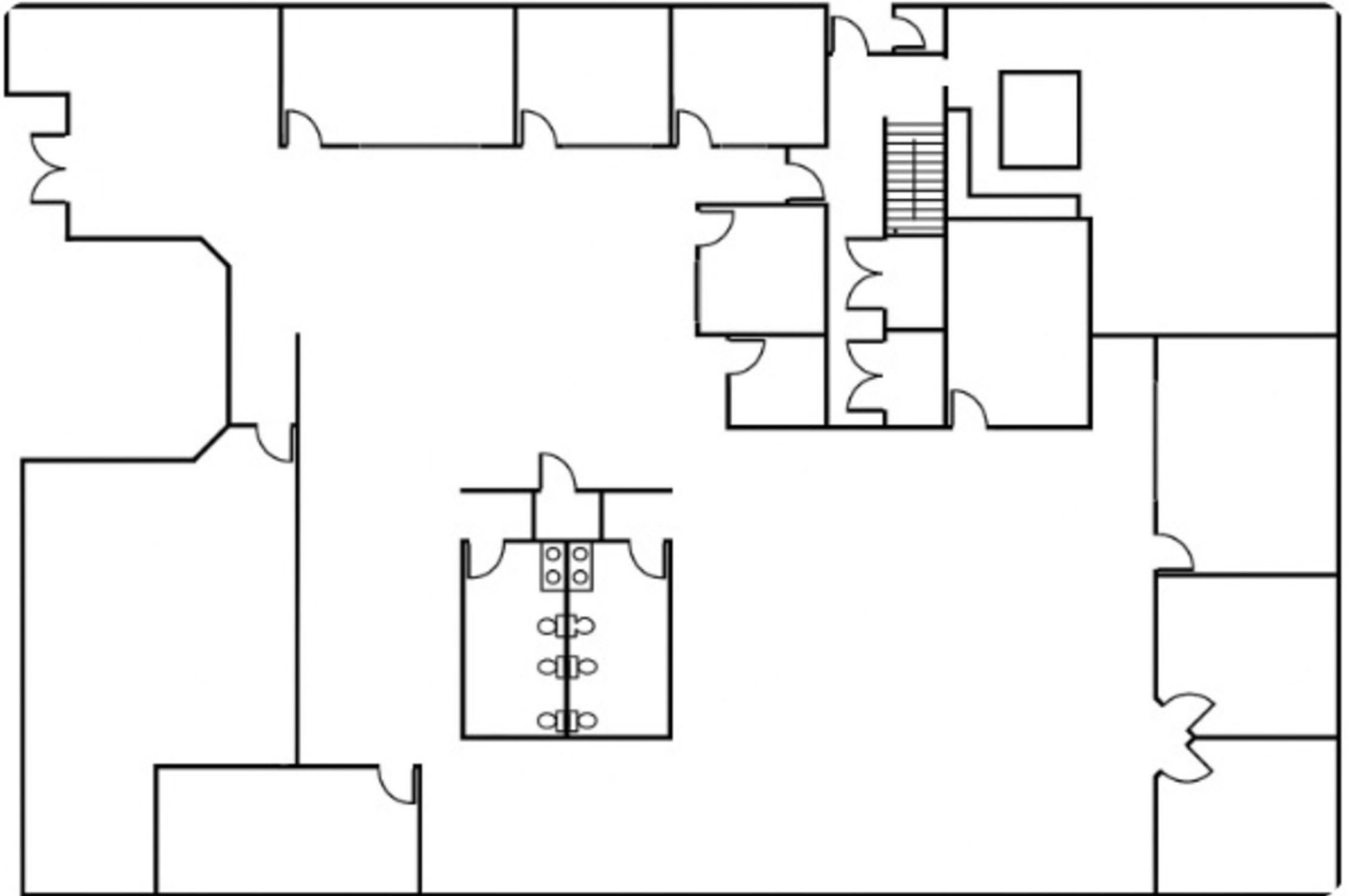
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1st Floor - As-Built



Suite	SF	Rent*	Description
100	8,955	\$2.55 PSF \$22,835 p/mo	Full ground floor space with private offices, open area, large break room and roll up door. Private entrance and private restrooms.

*Tenant pays for its own janitorial within the suite. All other operating expenses included in the Rent.

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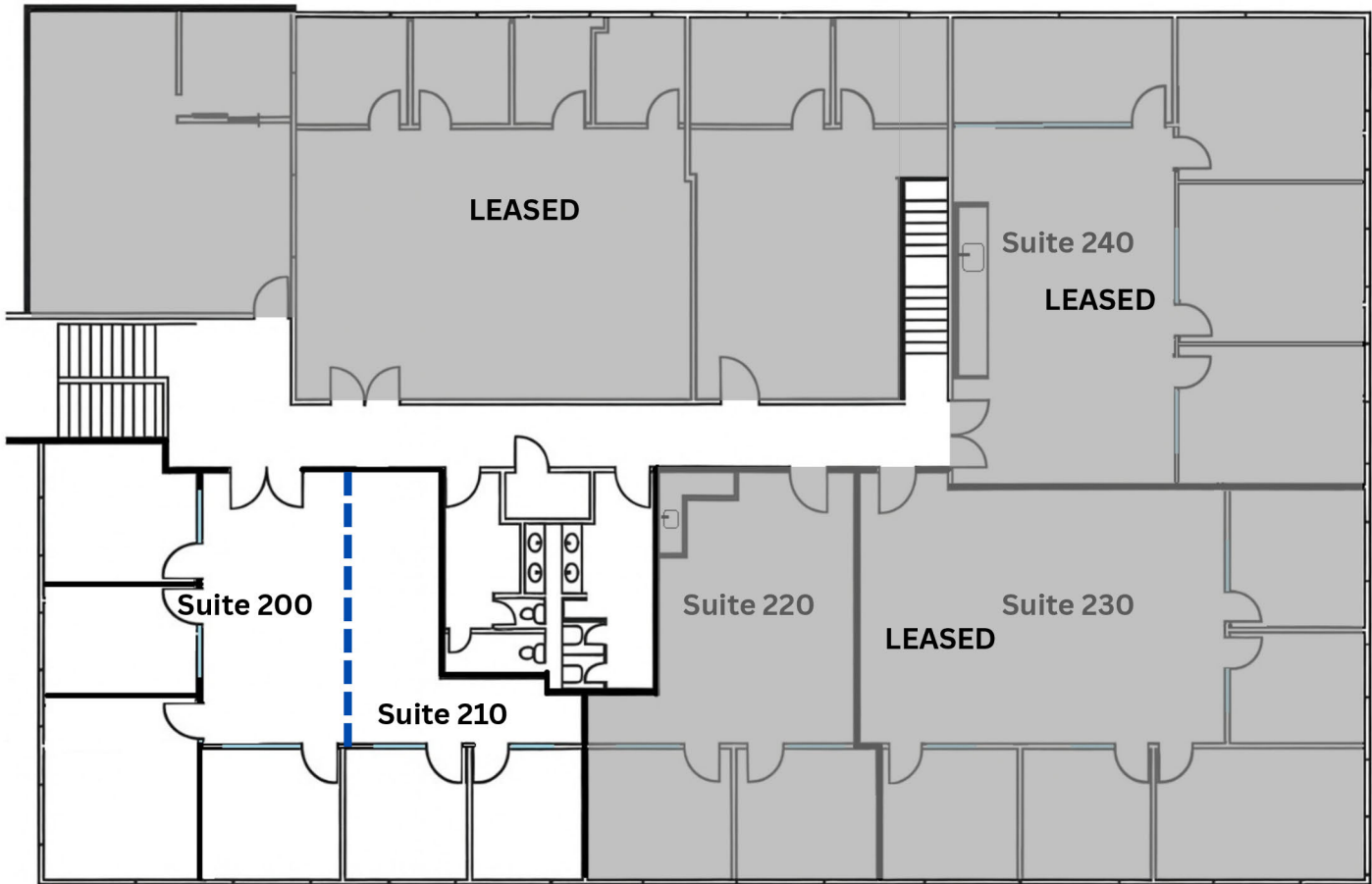
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2nd Floor Availability - Hypothetical



Suite	SF	Rent*	Description
200	2,319	\$2.65 PSF \$6,145 p/mo	Up to 5 private offices, open area, conference room and reception.
200 (partial)	1,569	\$2.65 PSF \$4,157 p/mo	Up to 4 private offices, open area and reception
210	750	\$2.65 PSF \$1,988 p/mo	2 private offices, open area and reception

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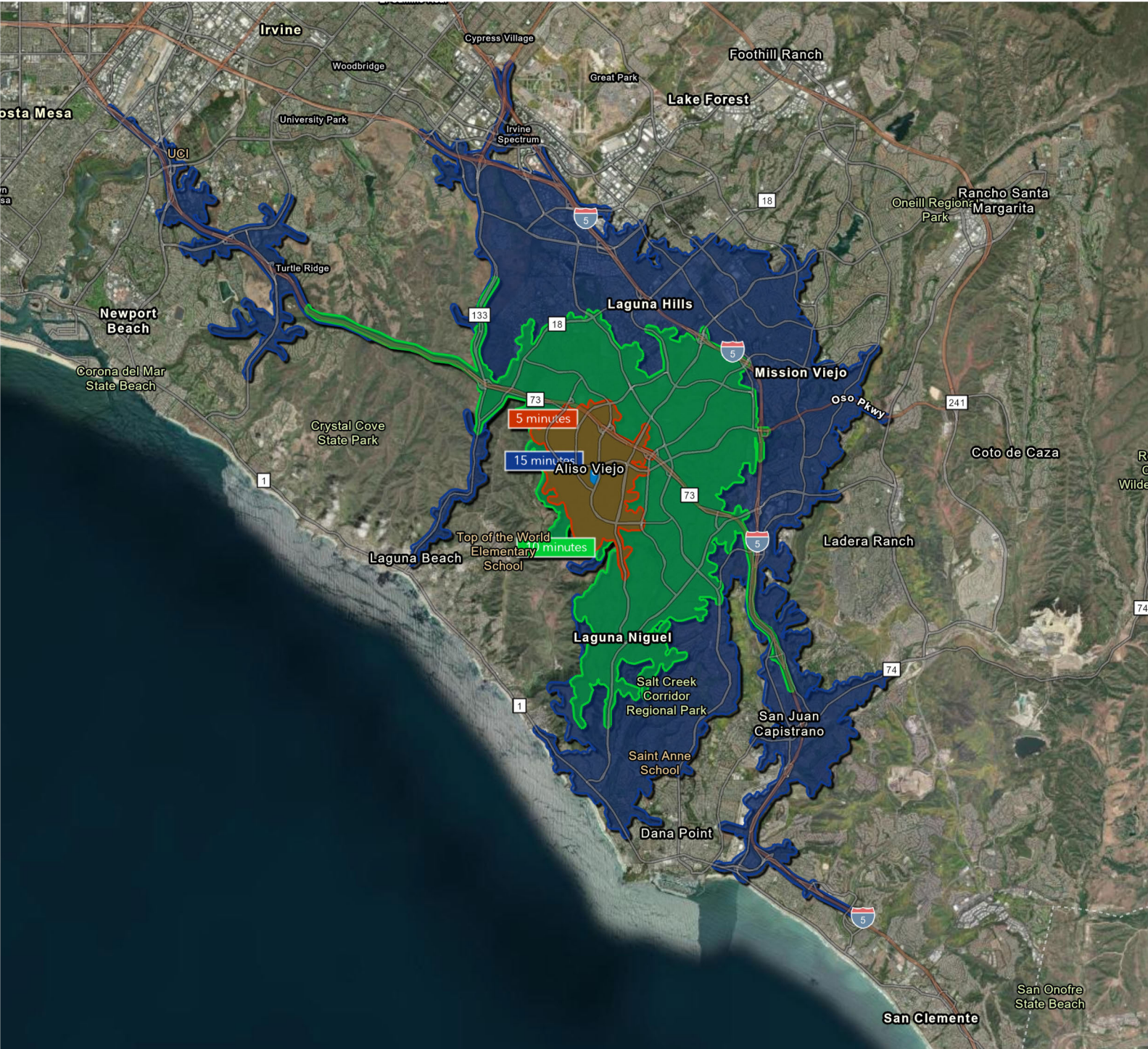
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Drive Time Analysis



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