

# FOR LEASE

MULTI-TENANT INDUSTRIAL UNITS

2388

**TEASER RATE  
ON SELECT UNITS**

SEE PAGE 2 FOR  
MORE DETAILS

ELECTROLYSIS, ETC. 508

Elegant Tailoring 508

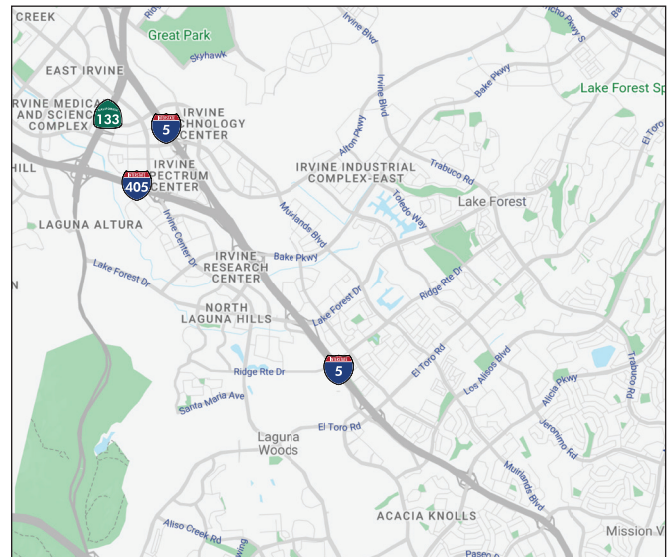


## MISSION VIEJO BUSINESS CENTER

MISSION VIEJO, CALIFORNIA 92691

### PROPERTY HIGHLIGHTS

- High-image business park
- Office & warehouse units available
- Parking 2:1000 ratio
- 100 amps power
- 14' clear height
- Prominent signage
- Ground level loading
- Major street frontage



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MIG**  
Real Estate

**GUY LAFERRARA**  
Senior Vice President  
CalDRE 01012355  
949.790.3115  
glaferrara@leeirvine.com

**BROCK STRYKER**  
Senior Vice President  
CalDRE 01928271  
949.790.3131  
bstryker@leeirvine.com

**TRAVIS BARNETT**  
Associate  
CalDRE 02069500  
949.790.3145  
tbarnett@leeirvine.com

# MISSION VIEJO BUSINESS CENTER

MISSION VIEJO, CALIFORNIA 92691

## CURRENT AVAILABILITY

ADDRESS	SUITE	TOTAL SF	OFFICE SF	LEASE RATE	COMMENTS
23851 Via Fabricante	201*	7,007	250	\$1.75 NNN	Showroom/Flex Space w/ Warehouse and two (2) GL doors.
23881 Via Fabricante	509/510*	2,178	642	\$1.85 NNN	Vacant and available now.
23881 Via Fabricante	513/514*	2,394	600	\$1.85 NNN	Available 1/1/26. Call to show.
23881 Via Fabricante	519/520	2,632	1,200	\$1.85 NNN	Available 2/1/26. Call to show.
23881 Via Fabricante	523*	1,351	350	\$1.85 NNN	Vacant and available now.
23891 Via Fabricante	603*	919	919	\$1.95 NNN	100% office unit. Vacant and available now.
23891 Via Fabricante	610	1,013	300	\$1.90 NNN	Available in 30-60 days.

\*\$1 PSF NNN TEASER RATE. FIRST 6 MONTHS ON 36 MONTH LEASE TERM.

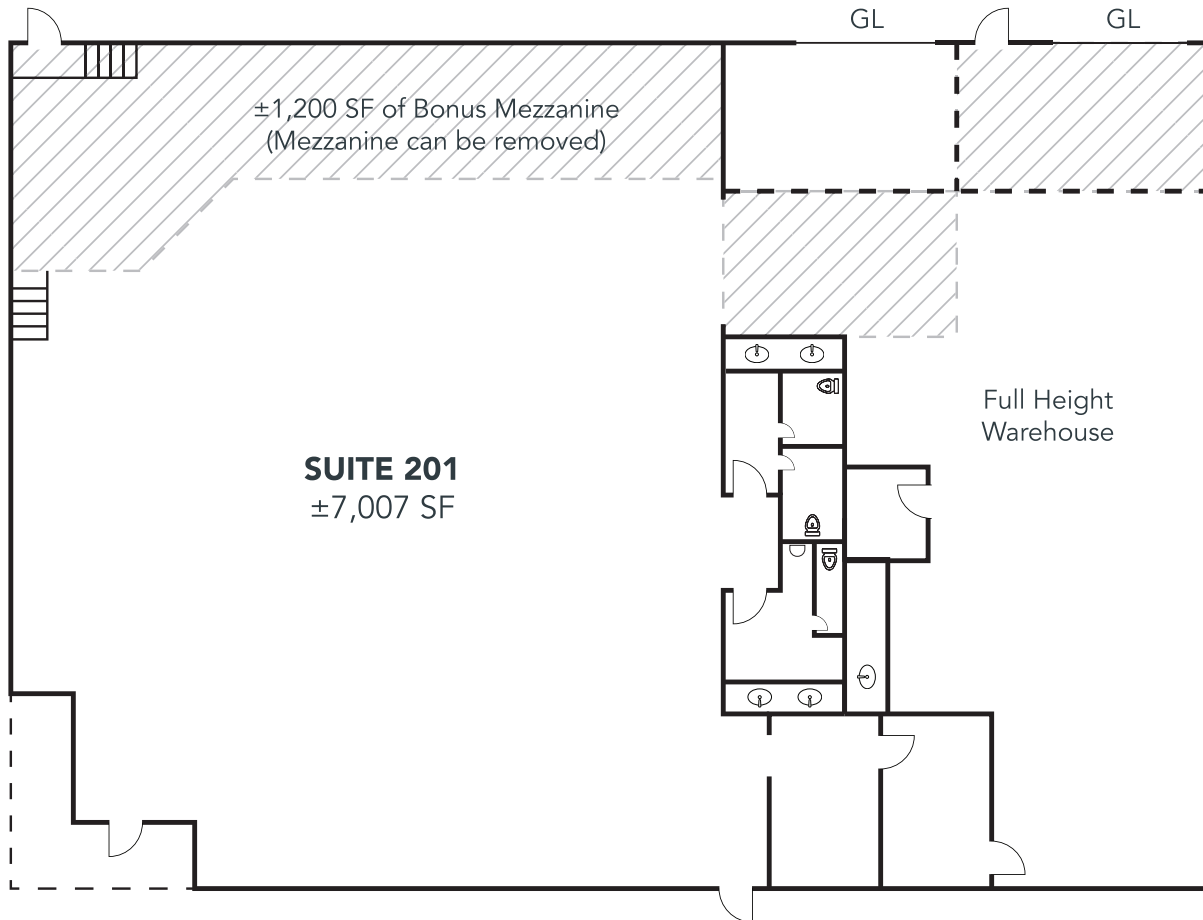




# MISSION VIEJO BUSINESS CENTER

23851 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS

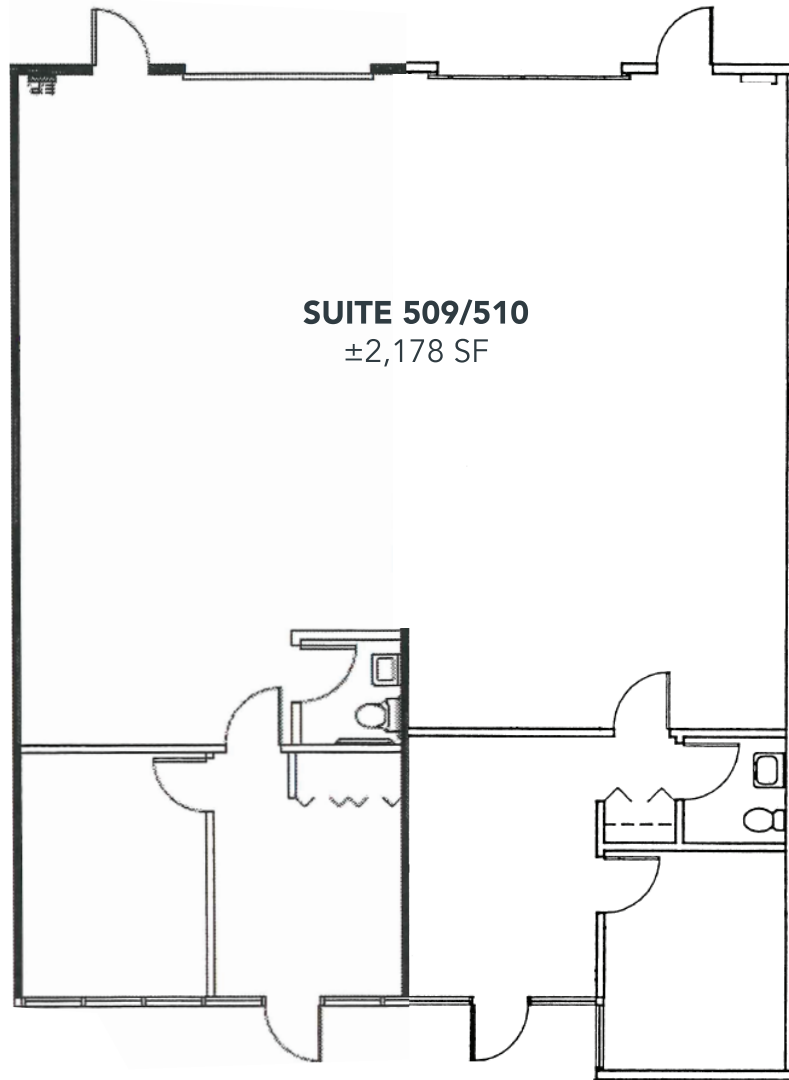


*\*Floorplans not to scale.*

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 509/510**  
±2,178 SF

*\*Floorplans not to scale.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MIG**  
Real Estate

**GUY LAFERRARA**  
Senior Vice President  
CalDRE 01012355  
949.790.3115  
glaferrara@leeirvine.com

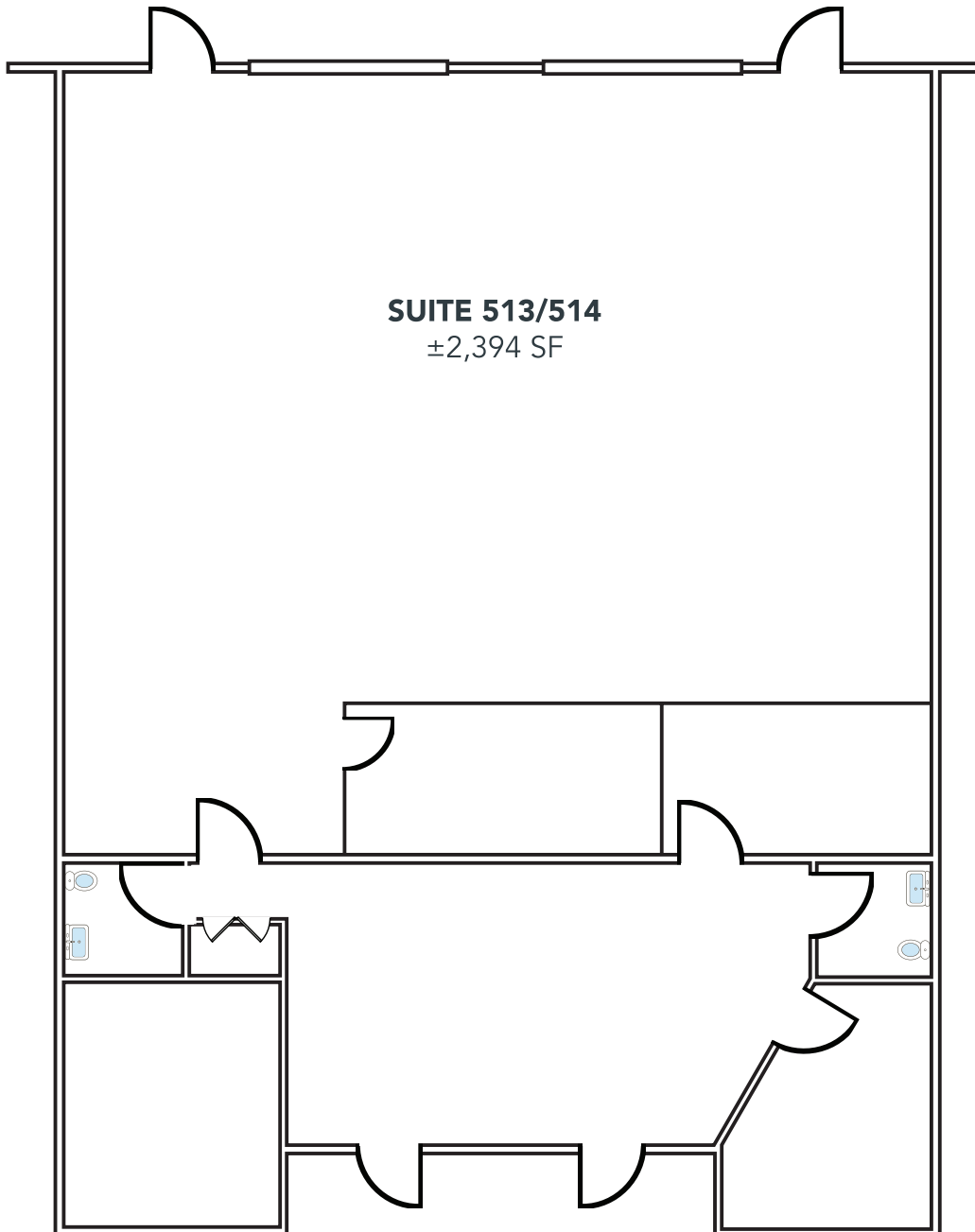
**BROCK STRYKER**  
Senior Vice President  
CalDRE 01928271  
949.790.3131  
bstryker@leeirvine.com

**TRAVIS BARNETT**  
Associate  
CalDRE 02069500  
949.790.3145  
tbarnett@leeirvine.com

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS

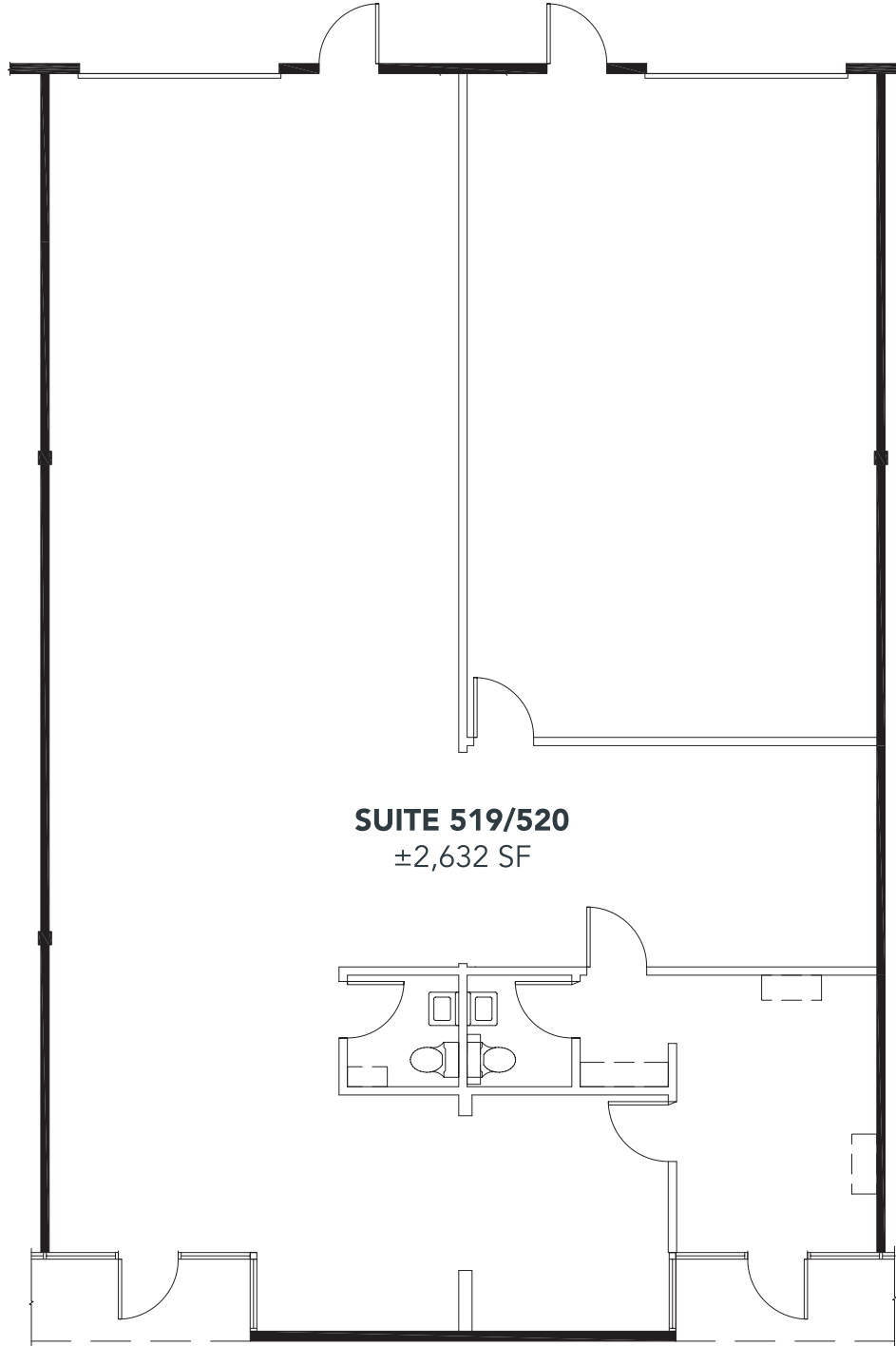


*\*Floorplans not to scale.*

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 519/520**

±2,632 SF

*\*Floorplans not to scale.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**GUY LAFERRARA**  
Senior Vice President  
CalDRE 01012355  
949.790.3115  
glaferrara@leeirvine.com

**BROCK STRYKER**  
Senior Vice President  
CalDRE 01928271  
949.790.3131  
bstryker@leeirvine.com

**TRAVIS BARNETT**  
Associate  
CalDRE 02069500  
949.790.3145  
tbarnett@leeirvine.com

# MISSION VIEJO BUSINESS CENTER

23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 523**  
±1,351 SF

*\*Floorplans not to scale.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MIG**  
Real Estate

**GUY LAFERRARA**  
Senior Vice President  
CalDRE 01012355  
949.790.3115  
glaferrara@leeirvine.com

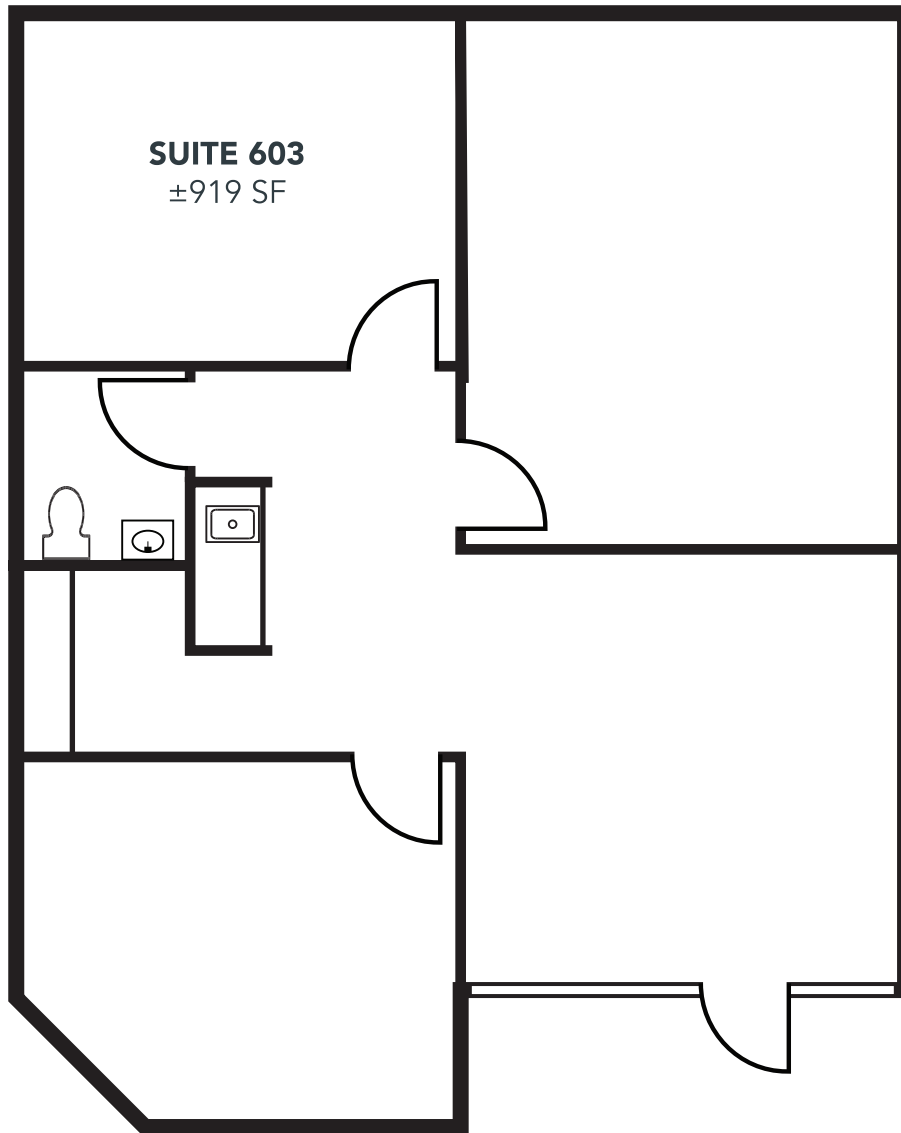
**BROCK STRYKER**  
Senior Vice President  
CalDRE 01928271  
949.790.3131  
bstryker@leeirvine.com

**TRAVIS BARNETT**  
Associate  
CalDRE 02069500  
949.790.3145  
tbarnett@leeirvine.com

# MISSION VIEJO BUSINESS CENTER

23891 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS

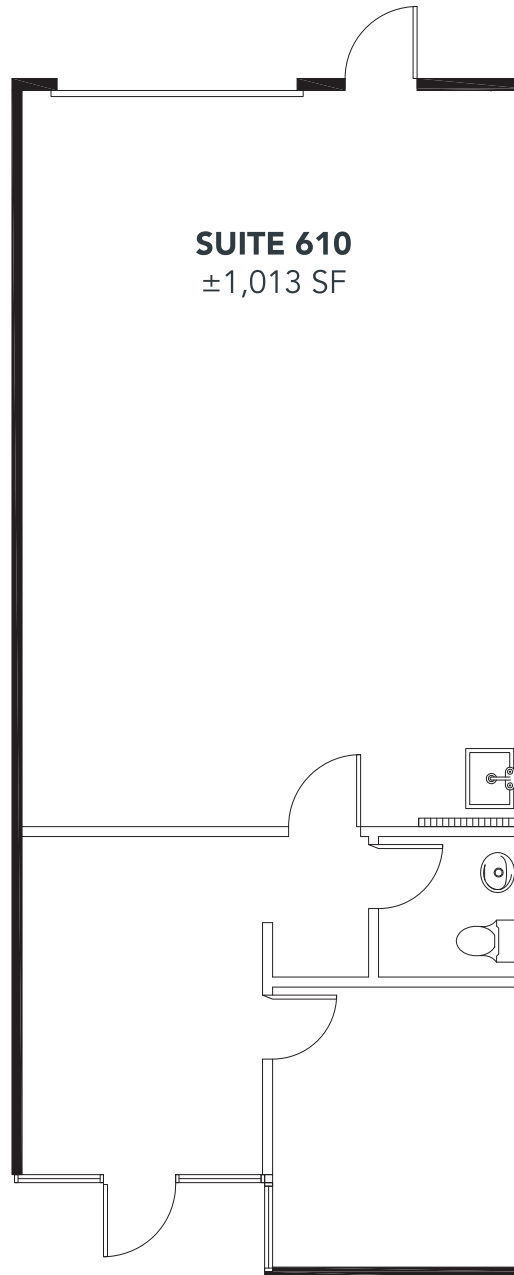


*\*Floorplan not to scale.*

# MISSION VIEJO BUSINESS CENTER

23891 VIA FABRICANTE, MISSION VIEJO, CA 92691

## FLOOR PLANS



**SUITE 610**  
±1,013 SF

*\*Floorplan not to scale.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**GUY LAFERRARA**  
Senior Vice President  
CalDRE 01012355  
949.790.3115  
glaferrara@leeirvine.com

**BROCK STRYKER**  
Senior Vice President  
CalDRE 01928271  
949.790.3131  
bstryker@leeirvine.com

**TRAVIS BARNETT**  
Associate  
CalDRE 02069500  
949.790.3145  
tbarnett@leeirvine.com