



THE COLTON COMPANY

SOUTH COUNTY AVAILABILITY

MUIRLANDS

22471 Aspan Street
Lake Forest, CA 92630

22471 Aspan Street

Suite	Square Feet	Comments
101*	1,224	4 offices, reception, conference room, open area. AVAILABLE 1/1/11. Shown by appointment only.
102*	1,398	3 offices, reception, conference room, kitchen. AVAILABLE NOW.
207	939	3 offices, open area. AVAILABLE NOW.
208	1,844	8 offices, reception, open area. VACANT. AVAILABLE NOW.

*Denotes contiguous space of 2,622 SF

Rental Rate: \$1.80 FSG
Tenant Improvements: Negotiable

Leasing Contact: Emma Werlin



THE COLTON COMPANY

SOUTH COUNTY AVAILABILITY

LAKE FOREST PROPERTIES

23072 Lake Center Drive
Lake Forest, CA 92630

23072 Lake Center Drive

Suite	Square Feet	Comments
202	1,549	1 office, large open area. AVAILABLE NOW.
203	610	1 office, large open area. AVAILABLE NOW.
204	657	1 office, work area, reception, storage. AVAILABLE NOW.
206	606	2 offices and reception area. AVAILABLE 2/1/11. Shown by appointment only.
210	1,241	1 office, conference room, open area. AVAILABLE 1/1/11. Shown by appointment
245	1,238	3 Offices, large open area. AVAILABLE NOW.
250	1,260	3 Offices, storage, open area. AVAILABLE NOW.

Rental Rate: \$1.80 FSG

Tenant Improvements:

Leasing Contact: Emma Werlin



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LAKE FOREST PROPERTIES

23161, 23101 Lake Center Drive
Lake Forest, CA 92630

23161 Lake Center Drive

Suite	Square Feet	Comments
125	1,015	2 offices and open area. AVAILABLE NOW.
130	1,389	3 offices, reception, conference room, open area, kitchen. AVAILABLE 2/15/11. Shown by appointment only.
201	994	3 offices, reception, open area. AVAILABLE NOW.
203	1,342	2 offices, utility room, open area, reception. AVAILABLE NOW.
205	2,225	4 offices, open area. AVAILABLE NOW.
205A	1,249	2 offices, open area. AVAILABLE NOW.
205B	976	2 offices, open area. AVAILABLE NOW.
209	1,957	5 offices and open area. AVAILABLE NOW.

Rental Rate: \$1.80 FSG
Tenant Improvements: Negotiable

23101 Lake Center Drive

Suite	Square Feet	Comments
120	1,860	Reception, 3 offices, kitchen, storage area, and large open area. VACANT. AVAILABLE NOW.
130	2,497	Reception, kitchen, conference room, 6 offices, open area. AVAILABLE 12/1/10. Shown by appointment only.
140	1,281	Reception, 3 offices, open area, storage. AVAILABLE NOW.
180	1,710	3 offices and open area. AVAILABLE 3/1/11. Shown by appointment only.
220	1,309	Open area, reception, 4 window-lined offices. Available w/ 30 days notice. Shown by appointment only.
240	2,313	6 window line offices, 1 conference room, kitchen, reception, large open area. AVAILABLE NOW.
250	2,339	2 offices, large open area. AVAILABLE NOW. Built to suit opportunity.
280	2,016	3 offices, kitchen, IT/storage, 2 large open areas. AVAILABLE NOW.
240/250	4,652	8 offices with extensive build out potential. AVAILABLE NOW
240/250/ 280	6,668	11 offices, large open areas, 2 kitchens, 1 conference room, reception area, IT/storage. AVAILABLE NOW.
300*	4,254	7 offices, conference, kitchen, reception, and IT room. AVAILABLE NOW.
350*	738	1 office, open area for cubes. AVAILABLE NOW.

*Denotes contiguous space of 4,992 SF.

Rental Rate: \$1.80 FSG
Tenant Improvements: Negotiable

Leasing Contact: Emma Werlin



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PLAZA POINTE

23041 Avenida de la Carlota
Laguna Hills, CA 92653

23041 Avenida de la Carlota

Suite	Square Feet	Comments
100	3,776	3 offices, kitchen, storage, open area. AVAILABLE NOW.
300	2,770	6 offices, reception, open area, kitchen, storage, conference room. AVAILABLE 1/1/11. Shown by appointment only.
325	8,307	Multiple configurations. Shown by appointment only. Call for more information.
325A	1,908	2 offices, conference room, open area, reception. AVAILABLE NOW. Shown by appointment only.
325B	4,501	Large training room, 4 offices, kitchen, open area. AVAILABLE NOW. Shown by appointment only.
325C	1,329	Build to suit opportunity. AVAILABLE NOW. Shown by appointment only.
325D	3,806	5 offices, conference room, IT room, storage. AVAILABLE NOW. Shown by appointment only.
325E	3,709	2 offices, large open area, conference room, training room. AVAILABLE NOW. Shown by appointment only.

Rental Rate: \$1.90 FSG
Tenant Improvements: Negotiable

Leasing Contact: Emma Werlin



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SOUTH COUNTY AVAILABILITY

HILLSIDE PLAZA

23161 Mill Creek Drive
Laguna Hills, CA 92653

23161 Mill Creek Drive

Suite	Square Feet	Comments
170	2,654	1 private office, conference room, kitchen, large open area. VACANT. AVAILABLE NOW.
250	2,926	2 offices, conference room, kitchen, open area for cubes. AVAILABLE NOW.
250A	1,908	2 offices, conference room, kitchen, open area for cubes. AVAILABLE NOW.
250B	1,018	Open area. Build to suit opportunity. AVAILABLE NOW.

Rental Rate: \$1.85 FSG
Tenant Improvements: Negotiable

Leasing Contact: Emma Werlin



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SOUTH COUNTY AVAILABILITY

PUERTA REAL

27405 Puerta Real
Mission Viejo, CA 92691

27405 Puerta Real

Suite	Square Feet	Comments
220	3,344	2 offices, large open area, kitchen. AVAILABLE NOW.
220A	1,924	1 office, double door entrance, storage, open area. AVAILABLE NOW.
220B	1,420	Kitchen, reception, 1 office, open area. AVAILABLE NOW.
240	802	2 offices, open area. AVAILABLE NOW.
260	3,155	4 offices, kitchen, conference room, open area. AVAILABLE NOW.

Rental Rate: \$1.85 FSG

Tenant Improvements: Negotiable

Leasing Contact: Emma Werlin



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SOUTH COUNTY AVAILABILITY

LAGUNA DESIGN CENTER

23811 Aliso Creek Road
Laguna Niguel, CA 92677

23811 Aliso Creek Road

Suite	Square Feet	Comments
103	7,114	Call for more info. Shown by appointment only.
112	1,001	Call for more info. Shown by appointment only.
133	4,970	Call for more info. Shown by appointment only.
150	1,862	Call for more info. Shown by appointment only.
168	11,927	Call for more info. Shown by appointment only.
170	2,795	Call for more info. Shown by appointment only.

Rental Rate: \$1.85 NNN
Tenant Improvements: Negotiable

Leasing Contact: Julie Morin
(949)643-2929