



# 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 area, conference room, open area. <b>Shown by appointment only.</b>
102*	1,398	3 offices, reception, conference, kitchen. <b>AVAILABLE NOW.</b>
110	1,303	6 offices, open area. <b>AVAILABLE NOW.</b>
108	588	3 Offices, storage, bathroom. <b>AVAILABLE NOW.</b>
207	939	3 offices, open area. <b>AVAILABLE NOW.</b>
205F	365	2 offices. <b>AVAILABLE 5/1/10. Shown by appointment only.</b>

\*Denotes contiguous space of 2,622 SF

**Rental Rate:**

\$1.80 FSG

**Tenant Improvements:**

Negotiable

**Leasing Contact: Chris Lewis**

**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
110	858	1 small office, 1 large office, open area, bathroom. <b>AVAILABLE NOW.</b>
202	1,549	1 office, large open area. <b>AVAILABLE NOW.</b>
203	610	1 office, large open area. <b>AVAILABLE NOW.</b>
204	657	1 office, work area, reception, storage. <b>AVAILABLE NOW.</b>
206	606	2 offices and reception area. <b>AVAILABLE 8/1/10. Shown by appointment only.</b>
210	1,241	1 office, conference room, open area. <b>AVAILABLE 7/1/10. Shown by appointment only.</b>
245	1,238	3 Offices, large open area. <b>Recently refurbished. AVAILABLE NOW.</b>
250	1,260	3 Offices, storage, open area. <b>Recently refurbished. AVAILABLE NOW.</b>

**Rental Rate:** \$1.85 FSG

**Tenant Improvements:**

**Leasing Contact: Chris Lewis  
Emma Werlin**



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## SOUTH COUNTY AVAILABILITY

### 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. <b>AVAILABLE NOW.</b>
201	994	3 offices, reception, open area. <b>AVAILABLE NOW.</b>
203	1,342	2 offices, utility room, open area, reception. <b>AVAILABLE NOW.</b>
205	2,225	6 offices, conference room, storage, reception, open area. <b>AVAILABLE NOW. Shown by appointment only.</b>
209	1,957	5 offices and open area. <b>AVAILABLE NOW.</b>

**Rental Rate:** \$1.85 FSG

**Tenant Improvements:** Negotiable

#### 23101 Lake Center Drive

Suite	Square Feet	Comments
100	1,533	3 offices, conference room, storage, reception. <b>AVAILABLE NOW.</b>
120	1,860	Reception, 3 offices, kitchen/utility room, large open area, conference room and storage. <b>VACANT. AVAILABLE NOW.</b>
140	1,281	4 offices, reception, open area. <b>AVAILABLE 7/1/10. Shown by appointment only.</b>
240*	2,313	6 window line offices, 1 conference room, kitchen, reception, large open area. <b>AVAILABLE NOW.</b>
250*	2,339	2 offices, large open area. <b>AVAILABLE NOW. Built to suit opportunity.</b>
240-250	4,652	8 Offices with extensive build out potential. <b>AVAILABLE NOW</b>
280	2,016	3 offices, kitchen, IT/storage, 2 large open areas. <b>AVAILABLE NOW.</b>
300-350	4,992	8 offices, conference, kitchen, reception. <b>AVAILABLE NOW. Call for more information.</b>

\*Denotes contiguous space of 4,652 sq. ft.

**Rental Rate:** \$1.90 FSG

**Tenant Improvements:** Negotiable

**Leasing Contact: Chris Lewis  
Emma Werlin**



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## **SOUTH COUNTY AVAILABILITY**

### **PLAZA POINTE**

23041 Avenida de la Carlota  
Laguna Hills, CA 92653

#### **23041 Avenida de la Carlota**

<b>Suite</b>	<b>Square Feet</b>	<b>Comments</b>
100	3,776	3 offices, kitchen, storage, open area. <b>AVAILABLE NOW.</b>
230	2,373	5 offices, conference room, kitchen, open area. <b>AVAILABLE 4/1/10. Shown by appointment only.</b>
280	1,912	4 offices, conference room, reception area, open area. <b>AVAILABLE 7/1/10. Shown by appointment only.</b>
325	9,203	<b>Shown by appointment only. Call for more information.</b>

**Rental Rate:** \$1.95 FSG  
**Tenant Improvements:** Negotiable

**Leasing Contact: Chris Lewis  
Emma Werlin**



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## **SOUTH COUNTY AVAILABILITY**

### **HILLSIDE PLAZA**

23161 Mill Creek Drive  
Laguna Hills, CA 92653

#### **23161 Mill Creek Drive**

<b>Suite</b>	<b>Square Feet</b>	<b>Comments</b>
170	2,654	5 offices, kitchen, conference room, reception. <b>VACANT. AVAILABLE NOW.</b>

**Rental Rate:** \$1.90 FSG

**Tenant Improvements:** Negotiable

**Leasing Contact: Chris Lewis**  
**Emma Werlin**



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## **SOUTH COUNTY AVAILABILITY**

### **PUERTA REAL**

27405 Puerta Real  
Mission Viejo, CA 92691

#### **27405 Puerta Real**

<b>Suite</b>	<b>Square Feet</b>	<b>Comments</b>
140	827	1 office and open area. <b>AVAILABLE NOW.</b>
220	3,344	2 offices, large open area, kitchen. <b>AVAILABLE 4/1/10. Shown by appointment only.</b>
230	1,687	4 offices, reception, conference room. <b>AVAILABLE 6/1/10. Shown by appointment only.</b>
240	790	2 offices, open area. <b>AVAILABLE 5/1/10. Shown by appointment only.</b>
260	3,155	4 offices, kitchen, conference room, open area. <b>AVAILABLE NOW.</b>

**Rental Rate:** \$1.85 FSG

**Tenant Improvements:** Negotiable

**Leasing Contact: Chris Lewis  
Emma Werlin**



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## **SOUTH COUNTY AVAILABILITY**

### **LAGUNA DESIGN CENTER**

23811 Aliso Creek Road  
Laguna Niguel, CA 92677

#### **23811 Aliso Creek Road**

<b>Suite</b>	<b>Square Feet</b>	<b>Comments</b>
103	7,114	<b>Call for more info. Shown by appointment only.</b>
112	1,001	<b>Call for more info. Shown by appointment only.</b>
141	2,062	<b>Call for more info. Shown by appointment only.</b>

**Rental Rate:** \$1.85 NNN

**Tenant Improvements:** Negotiable

**Leasing Contact: Julie Morin**