

For more information, visit www.OCofficespace.com

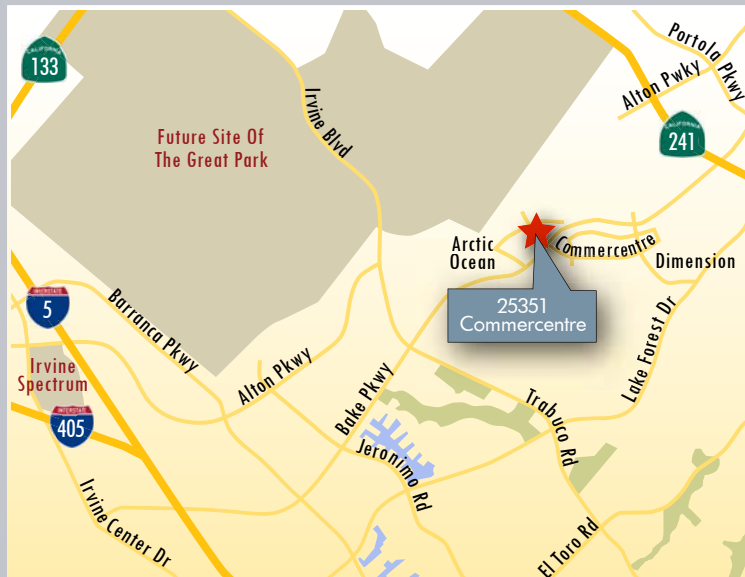
\$0.99 FSG FOR 12 MONTHS!*



*\$0.99 FSG for initial 12 months of a minimum 3-year lease. Expires 12/31/10.

25351 COMMERCENTRE
FEATURES:

- Two-Story, Elevator-Served Office Building
- Proactive, Responsive Ownership
- Immediate Access to Santa Ana (5), San Diego (405), and 241 Toll Road
- High-Profile Corporate Neighbors
- Free Surface Parking
- Professionally Landscaped
- Prestigious South County Location



AVAILABILITY:

SUITE	RSF	LEASE RATE*	COMMENTS
100	6,899	\$0.99 FSG	Double-door entry, 8 private offices, reception, 2 conference rooms, IT room, kitchen, 2 storage rooms and open area.
150	6,171	\$0.99 FSG	Double-door entry, 2 private offices, reception, large kitchen, storage, IT room and large open area.
100/150	13,070	\$0.99 FSG	Combination of Suite 100 and 150.
250	9,963	\$0.99 FSG	Building top signage. Double-door entry, 11 private offices, reception, 2 conference rooms, training room, IT room, kitchen, 2 storage rooms and open area.
100/150/250	23,033	\$0.99 FSG	Combination of Suite 100, 150 and 250.

Please Contact Exclusive Agents:

ADAM WICKER

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DAVE SMITH

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ROB RADER

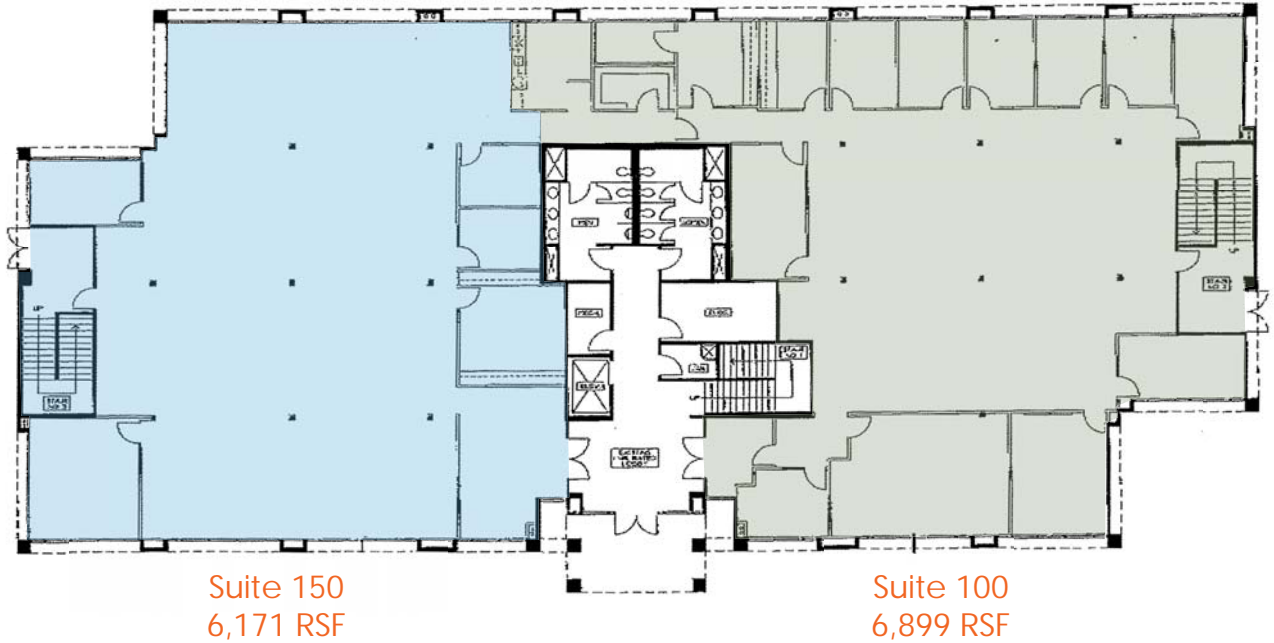
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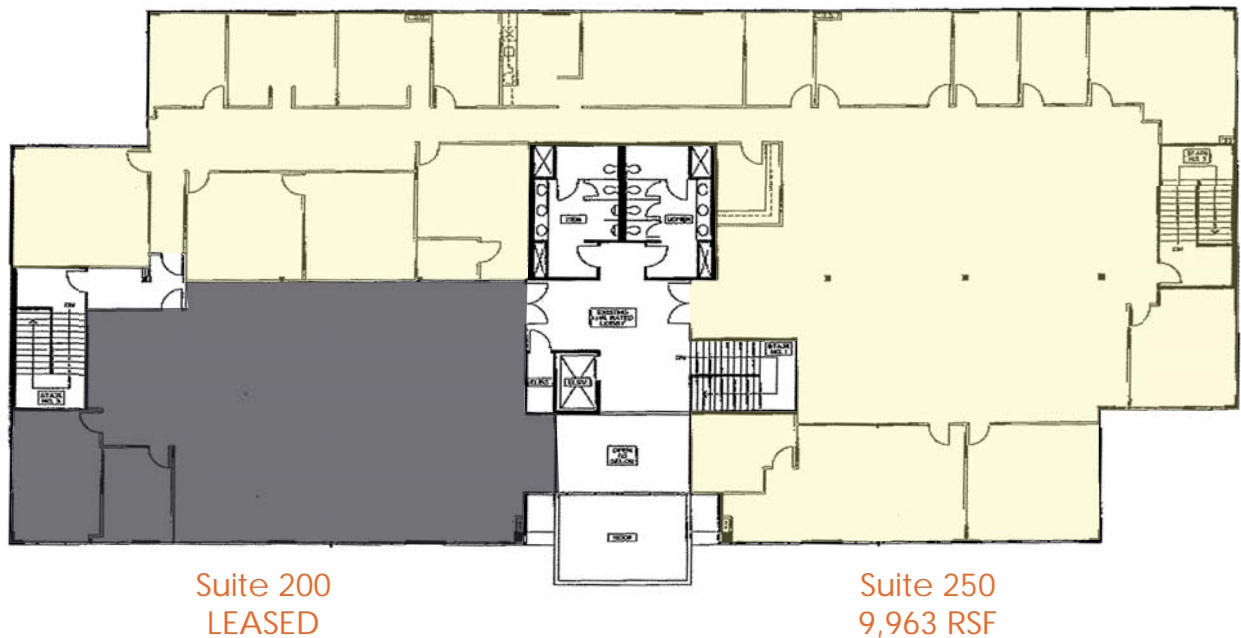
Lee & Associates - Irvine, Inc. | 111 Pacifica, Suite 310, Irvine, California 92618 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FIRST FLOOR



SECOND FLOOR



25351 COMMERCENTRE DRIVE • LAKE FOREST, CA

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