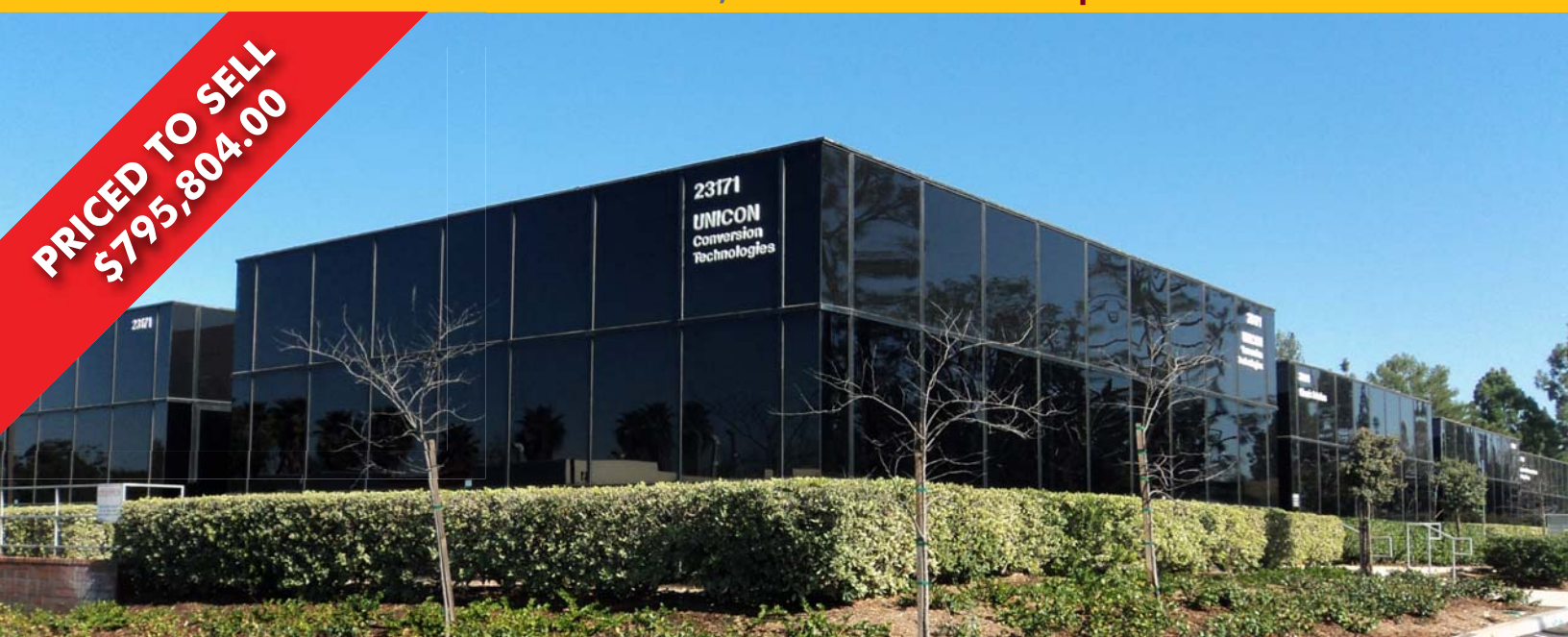


For more information, visit www.OCofficespace.com

PRICED TO SELL
\$795,804.00

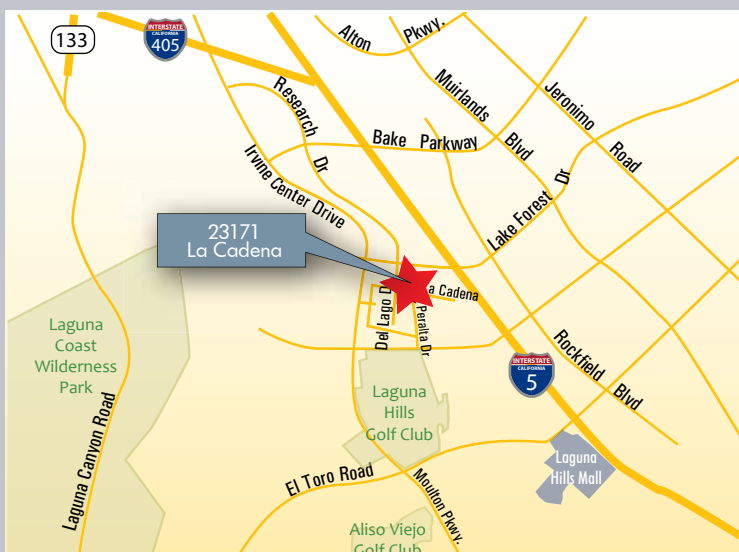


23171 LA CADENA FEATURES:

- Built in 1981
- Complete \$150,000 Interior and Structural Rebuild in 2000 (Including Electric and Plumbing)
- Low Association Costs - \$0.16/SF
- All Rooms Wired for Telephone and Computer Network
- Executive Offices & Conference Rooms Wired for Cable TV
- 3 Air Conditioning Zones
- Security System
- Professionally Landscaped
- A Unique Owner/User Opportunity Easily Divisible to Accommodate an Owner/User From ≈1,000 SF up to 3,196 SF
- Adjacent to Retail Amenities
- Abundant Free Surface Parking
- Immediate Access to the 5 and 405 Freeways

AVAILABILITY:

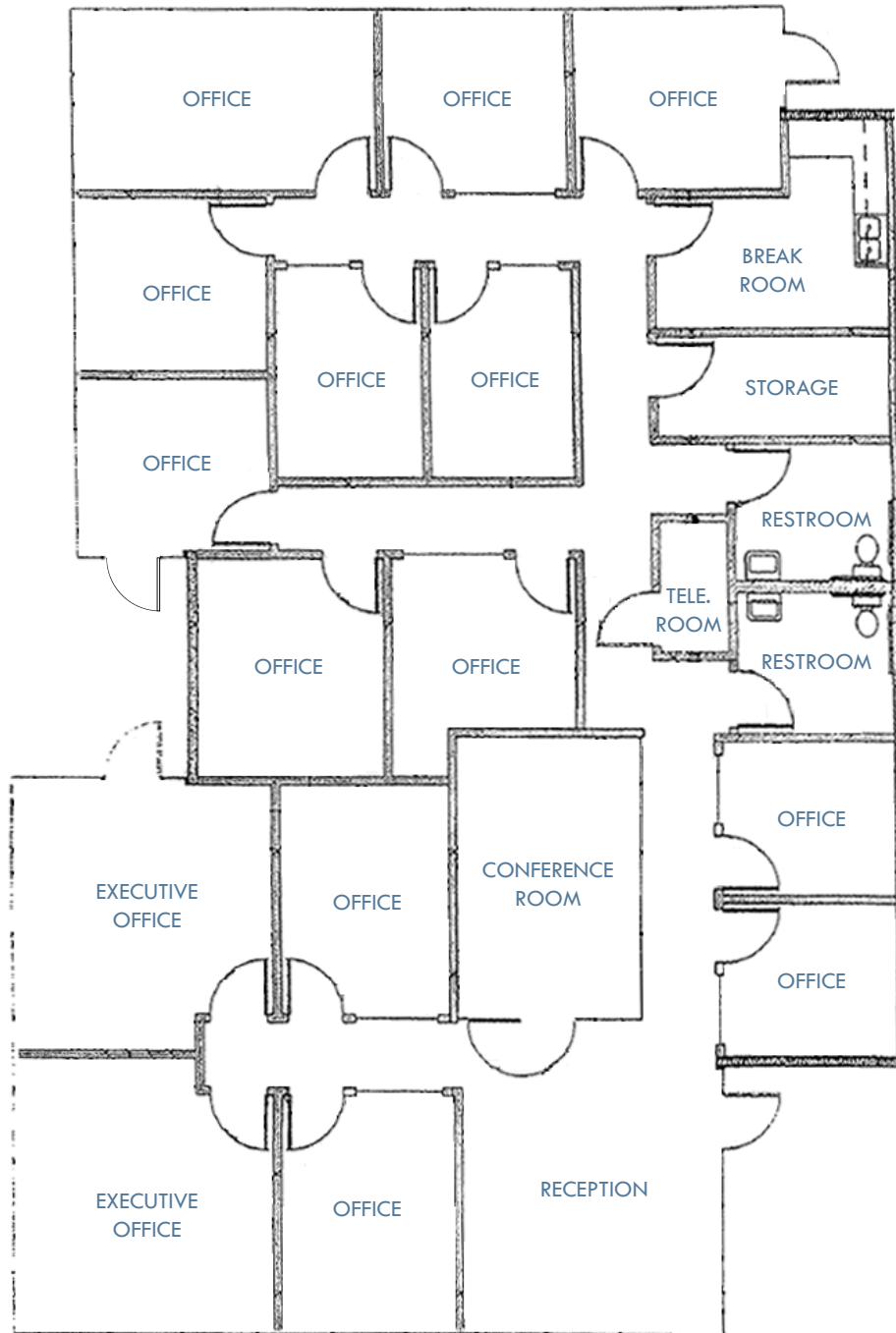
RSF	SALE PRICE	COMMENTS
3,196	\$249 PSF	11 private offices, 2 executive offices, 2 conference rooms, computer room, utility room, file room, kitchen, 2 private restrooms, entrance foyer and reception.



Please Contact Exclusive Agents:

MATT FRYER
Vice President
License ID# 01333079
949.790.3122
mfryer@lee-associates.com

ROB RADER
Vice President
License ID# 01373045
949.790.3145
rrader@lee-associates.com



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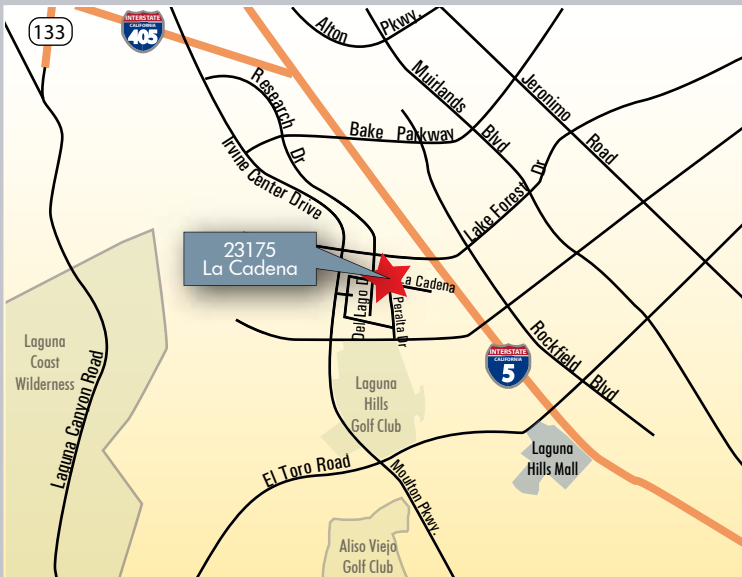
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23175 LA CADENA FEATURES:

- Across from the Irvine Spectrum and Numerous Amenities
- Single Story Office Building in a Professional Office Park
- Corner Office Suite with Extensive Glass Line
- High Image Glass & Brick Exterior with Upgraded Interior Finish
- Fee Simple Land
- Immediate Access to the 5 & 405 Freeways



AVAILABILITY:

SUITE	RSF	PRICE	COMMENTS
200	1,450	\$0.75 MG*	Large open area, kitchen, storage and reception.
Ent. Bldg.	2,813	\$295 PSF	Half the building leased through March 2016. Recent building upgrades with flexible plan.

*\$0.75 MG Lease Rate for Initial 3 Months of Lease Term with Minimum 3-Year Lease.

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Vice President
License ID# 01333079
949.790.3122
mfrayer@lee-associates.com

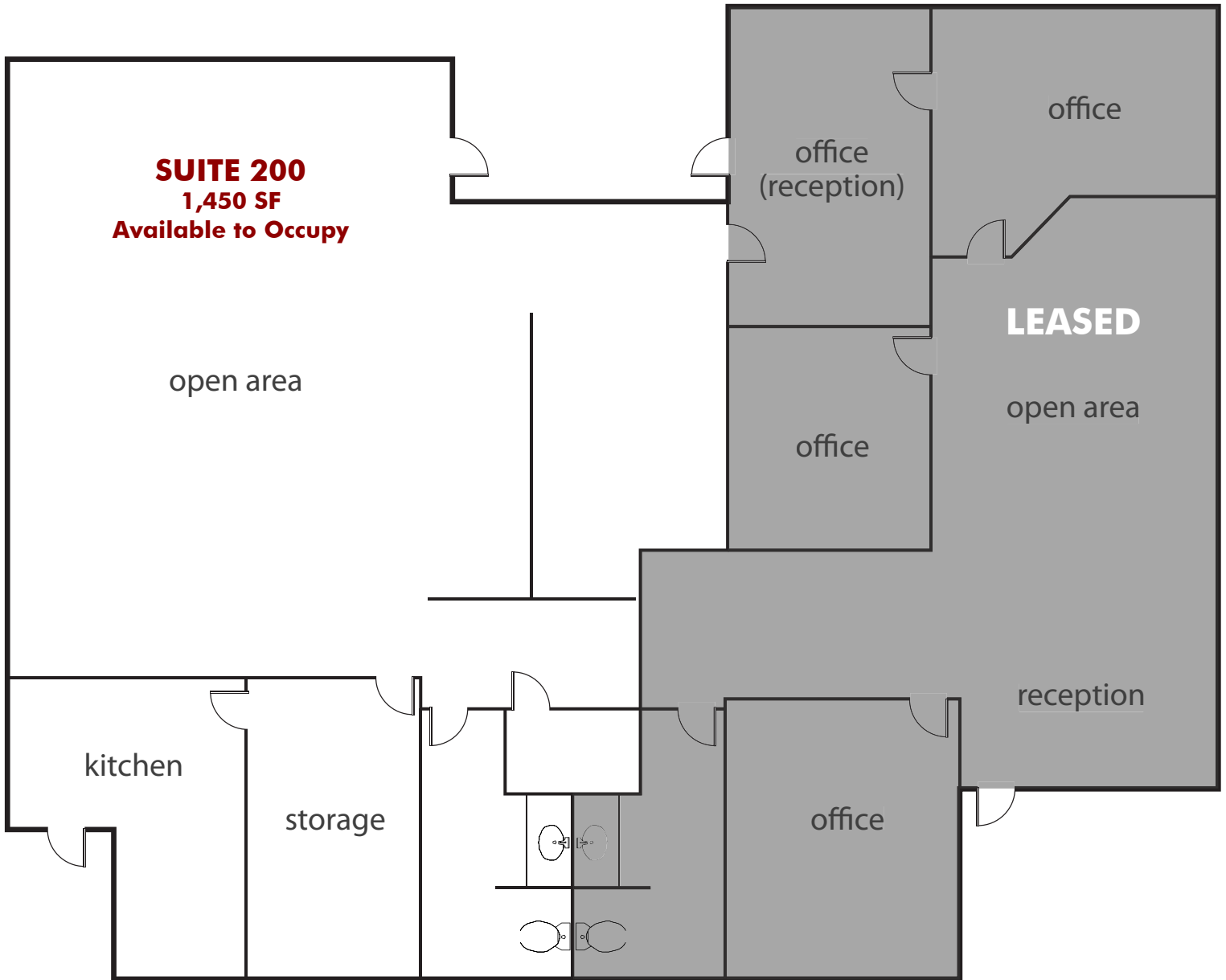
ROB RADER

Vice President
License ID# 01373045
949.790.3145
rrader@lee-associates.com



Lee & Associates - Irvine, Inc. | 111 Pacifica, Suite 310 | Irvine, California 92618

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