

For Sale - Laguna Hills Office Building

25241 Paseo de Alicia, Laguna Hills, CA



Highlights

- Two-story, +/- 18,093 sf office building in a professional office park
- Listed at pricing last seen in the early 2000's - only +/- \$139/sf (\$2,515,000)
- Ideal owner/user opportunity with immediate access to 5 Freeway
- Impressive building profile, attractive architecture, well situated in business park
- Close proximity to many amenities, including Laguna Hills Mall
- 87% of building will be delivered vacant for a user to occupy
- Seller will guarantee a rent on a portion of the building

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Optimal Owner/User Opportunity

- Distinctive architecture makes an impressive, professional statement
- High-image exterior window line and floor-to-ceiling interior glass line infuses the space with natural light
- Appealing interior courtyard with water feature, providing pleasant views throughout the space
- Within walking distance of numerous restaurants and amenities
- Convenient access to 5 Freeway for easy commuting

Intelligent Investment

- \$2,515,000 (+/- \$139/sf) listing price is below replacement cost
- Price reflects a move to realistic, fundamentally sound pricing last seen in the early 2000s
- Capitalize on today's historically low interest rates, and SBA programs that allow you to purchase for as little as 10% down
- Buy now to protect your business from potential runaway lease markets in the future
- If your business is stable and needs office space, the rent from your business pays the mortgage



DISTINCTIVE ARCHITECTURE



LOCATION MAP



SITE PLAN

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