

**OFFICE SUITES AVAILABLE**  
**22362 GILBERTO**  
RANCHO SANTA MARGARITA, CA 92688



## PROPERTY FEATURES

- ±18,538 SF 2-Story, Elevator Served Office Building
- Corporate Headquarters Building with Formal Entry Lobby
- Entire Building Available or Divisible Into Flexible Suite Sizes
- Spectacular Panoramic Saddleback Mountain Views
- 4.1:1000 Parking Ratio
- Easy Access to the 241 FTC
- Close Proximity to Retail Amenities

## AVAILABILITY

SUITE	SIZE	LEASE RATE
200	1,318	\$2.30 FSG
215	1,104	\$2.10 FSG
230	577	\$2.45 FSG
250	1,909	\$2.10 FSG

**Mark Jerue**  
CalDRE 01073399  
949.790.3121  
mjerue@leeirvine.com

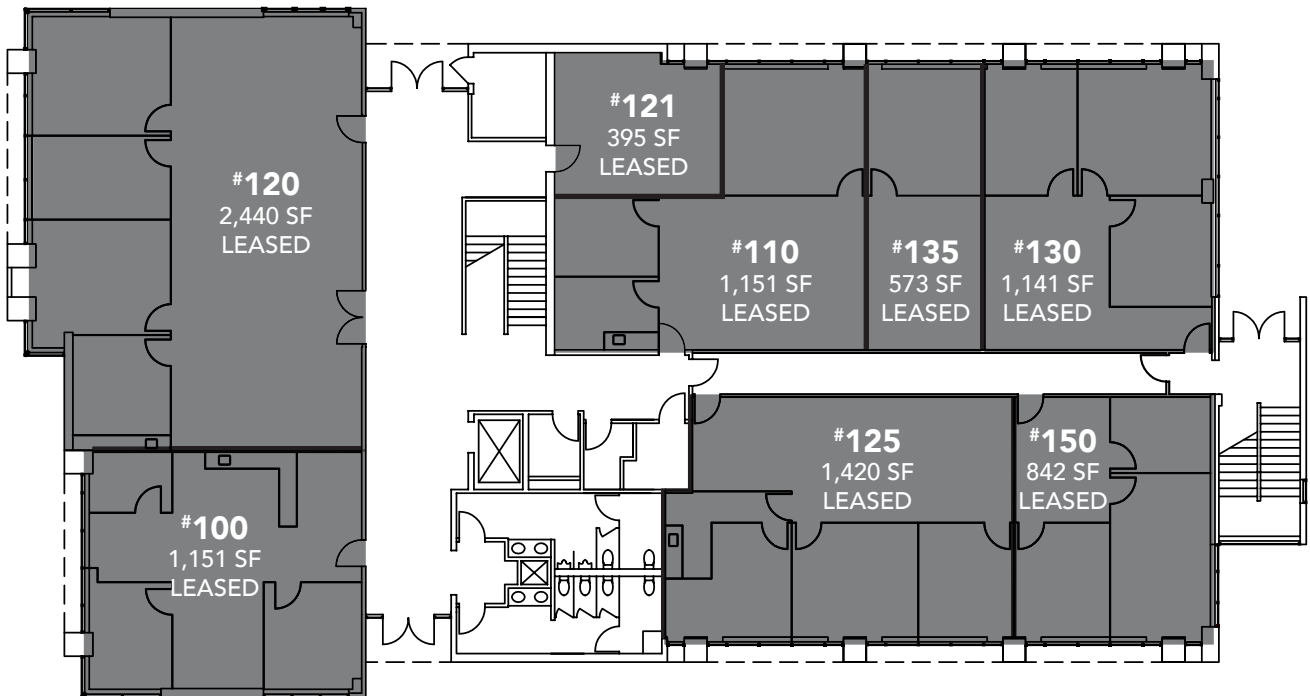
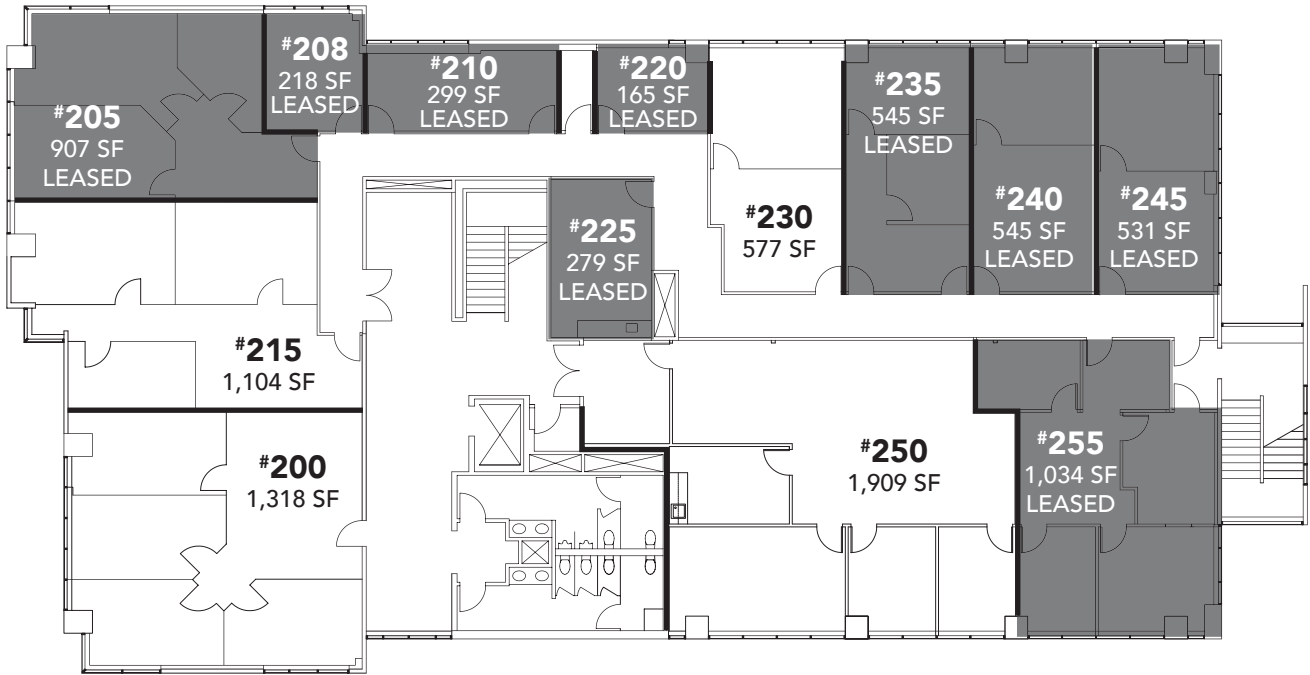
**Craig Fitterer**  
CalDRE 01246929  
949.790.3123  
cfitterer@leeirvine.com

**BJ Fell**  
CalDRE 01929179  
949.790.3144  
bfell@leeirvine.com

**GianCarlo Spinosi**  
CalDRE 02065254  
949.790.3109  
gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**OFFICE SUITES AVAILABLE**  
**22362 GILBERTO**  
 RANCHO SANTA MARGARITA, CA 92688



**Mark Jerue**  
 CalDRE 01073399  
 949.790.3121  
 mjerue@leeirvine.com

**Craig Fitterer**  
 CalDRE 01246929  
 949.790.3123  
 cfitterer@leeirvine.com

**BJ Fell**  
 CalDRE 01929179  
 949.790.3144  
 bfell@leeirvine.com

**GianCarlo Spinosi**  
 CalDRE 02065254  
 949.790.3109  
 gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.