

71 at the PARK

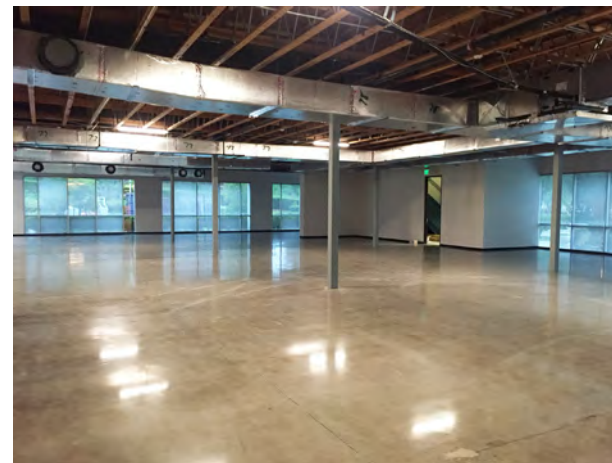
25371 COMMERCENTRE DRIVE
LAKE FOREST :: CALIFORNIA





PROPERTY PROFILE

- ±36,675 Square Foot Class "A" Two Story Office Building
- Functional Floor Plans with Creative, High-End Finishes Throughout
- Exposed Ceilings and Polished Concrete Floors
- Complete Renovation to Restrooms and Common Areas
- Campus Repositioning - Bocce Ball, Ping Pong, Putting Green, Fire Table, BBQ and Shaded Outdoor Seating
- Frontage on Bake Parkway
- Building Signage Available
- 4:1,000 Parking Ratio
- Elevator Served
- Just Minutes to Foothill Ranch Towne Centre Retail Center & Irvine Spectrum Center
- Close Proximity to the 688 Acre Orange County Great Park
- Easy Access to the Foothill (241) Transportation Corridor, the (5) and the (405) Freeways



EXCLUSIVE CONTACTS:

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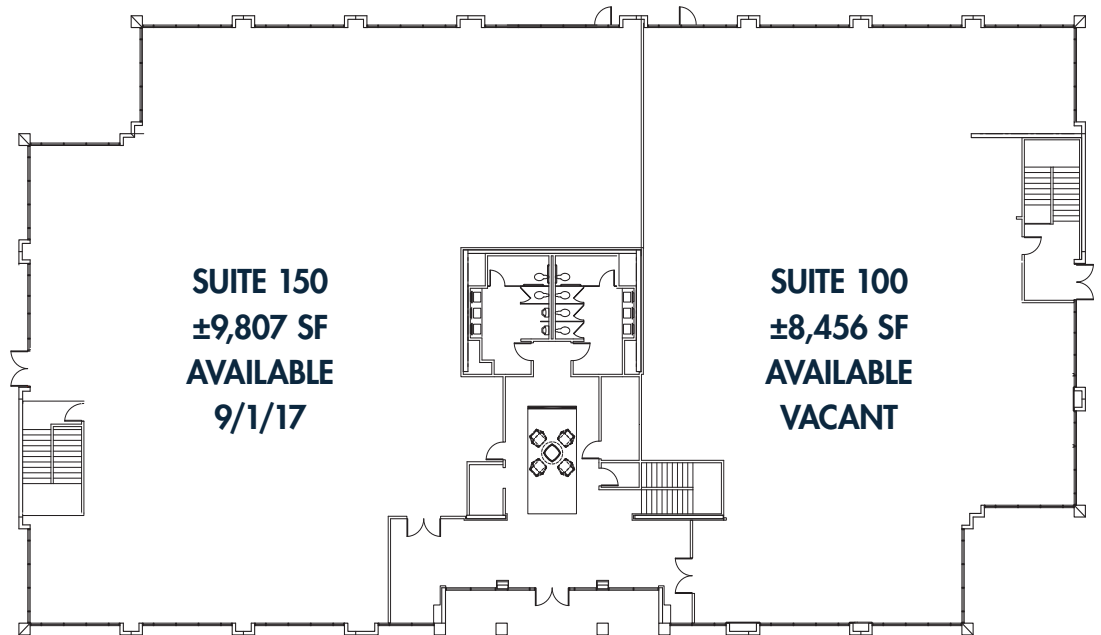
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71 at the PARK

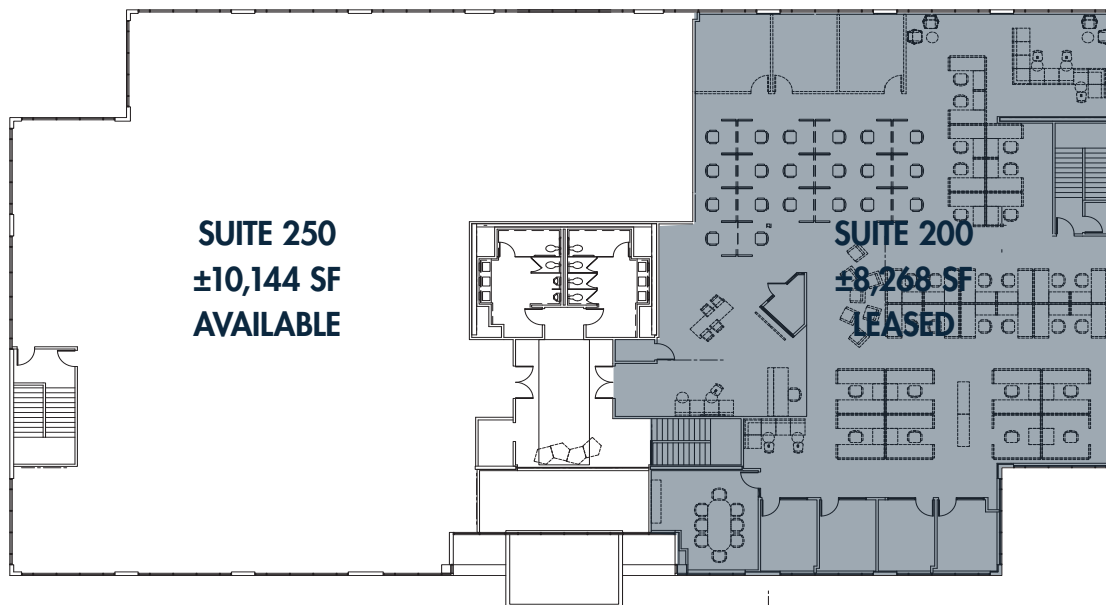
www.71atthepark.com



FIRST FLOOR



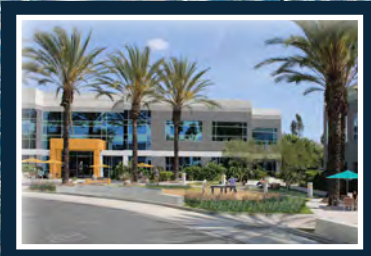
SECOND FLOOR





688 ACRES AT GREAT PARK

- 175 Acre Sports Park
- 71 Acre Agricultural Area
- 178 Acre Wildlife Corridor
- 40 Acre Bosque
- 36 Acre Bee Trails/Open Space
- 188 Acre Golf Course



FOOTHILL RANCH TOWNE CENTRE

- El Pollo Loco
- Quiznos
- Los Primos Mexican Food
- Mustard Cafe
- The Flame Broiler
- California Fish Grill
- Jersey Mike's
- Coffee Bean & Tea Leaf
- Chili's
- Subway
- Chick-fil-A
- Islands Fine Burgers & Drinks
- Souplantation
- Rubio's Baja Grill
- Togo's
- Daphne's California Greek
- Outback Steakhouse
- In-N-Out Burger
- Chipotle
- Baja Fresh
- Home Depot
- Champs Cleaners
- Target
- Ralphs
- Sports Clips
- CVS
- Staples
- WalMart
- Enterprise Rent A Car
- Wells Fargo Bank
- Chase Bank
- Bank of the West
- Bank of America
- Union Bank
- Hampton Inn
- Hilton Garden Inn
- Extended Stay America
- 24 Hour Fitness
- LA Fitness
- Regal Cinemas

FOOTHILL PLAZA RETAIL CENTER

- Starbucks
- The UPS Store
- WaHoo's Fish Tacos
- Urban Grill & Wine Bar
- Round Table Pizza
- Thai Garden
- Courtyard Marriott

