

**\*BROKER BONUS\***

\$2 PSF FOR A 5 YEAR DEAL  
\$1 PSF FOR A 3 YEAR DEAL

\*BONUS FOR APPROVED DEALS SIGNED PRIOR TO 4/30/20\*



# FOR LEASE

**30211 AVENIDA DE LAS BANDERAS | RANCHO SANTA MARGARITA, CA**

## CONTACT

**DAVE SMITH**  
SENIOR VICE PRESIDENT  
LICENSE ID# 01195186  
949.790.3134  
DSMITH@LEEIRVINE.COM

**MATT FRYER**  
SENIOR VICE PRESIDENT  
LICENSE ID# 01333079  
949.790.3122  
MFRYER@LEEIRVINE.COM

**TRAVIS WATTS**  
SENIOR ASSOCIATE  
LICENSE ID# 01927498  
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# PROPERTY FEATURES

- 2 - STORY, ELEVATOR SERVED OFFICE BUILDING
- NEWLY REFURBISHED LOBBY
- ON - SITE PROPERTY MANAGEMENT
- 4:1,000 PARKING RATIO
- EASY ACCESS TO THE 241 FOOTHILL TRANSPORTATION CORRIDOR
- CLOSE PROXIMITY TO RETAIL AMENITIES



AVAILABILITY

SUITE	SQ FT	LEASE RATE/SF	DESCRIPTION
100	4,039 SF	\$2.20 FSG	Ground floor double door entrance off the lobby - consisting of 3 offices, conference room, large open area & reception. Available 5/1/2020. Furniture can be made available.
110	5,618 SF	\$2.20 FSG	Double door private entry identity - dedicated reception, 8 offices, 2 conference rooms, kitchen, server/it room, large open area & private outdoor patio.
100/110	9,657 SF	\$2.20 FSG	Ground floor double door entry off the lobby - 17 perimeter offices, 1 Large Conference Room, reception area, kitchen w/ private patio, IT/Storage area & exterior double door entrance off the parking lot.

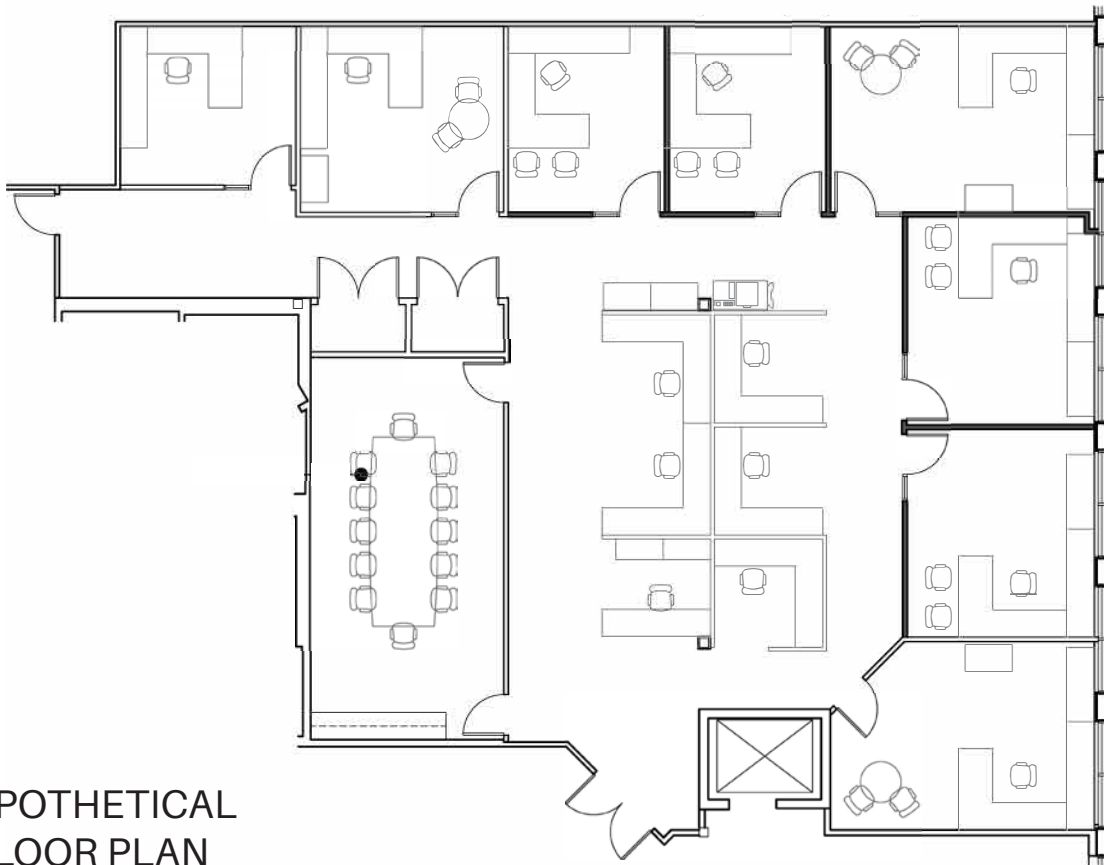
SMITH | FRYER | WATTS

30211

AVENIDA DE LAS  
BANDERAS

RANCHO SANTA MARGARITA  
CALIFORNIA

SUITE 100 - 4,039 SQ FT



HYPOTHETICAL  
FLOOR PLAN



COMMERCIAL REAL ESTATE SERVICES

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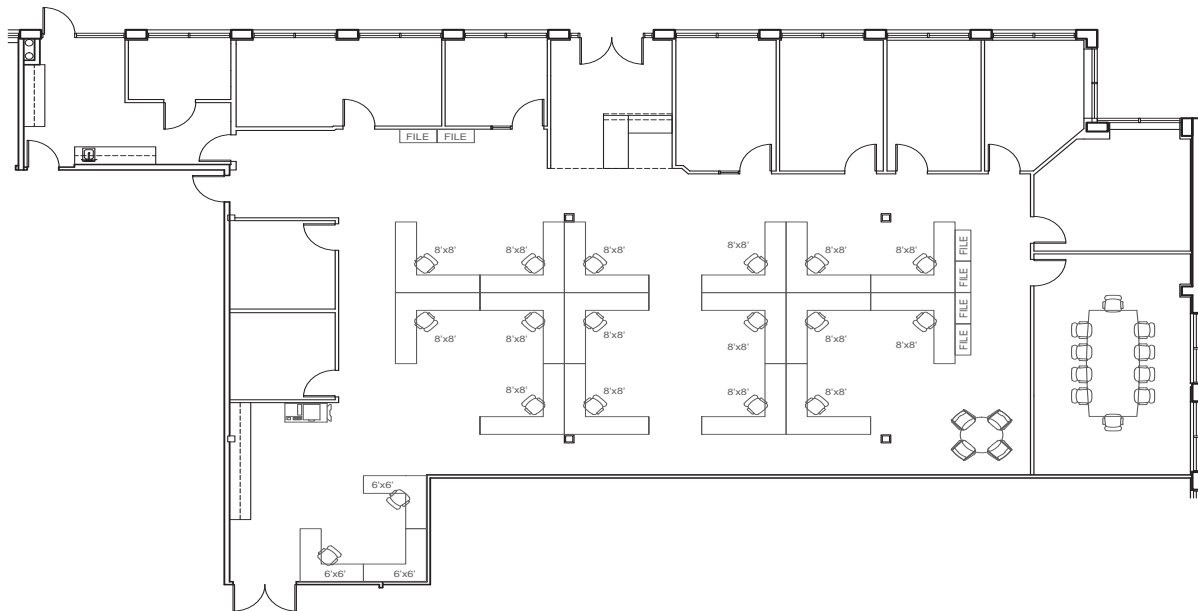
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AVENIDA DE LAS BANDERAS

RANCHO SANTA MARGARITA CALIFORNIA



SUITE 110 - 5,618 SQ FT



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AVENIDA DE LAS BANDERAS

RANCHO SANTA MARGARITA CALIFORNIA



SUITE 100/110 - 9,657 SQ FT



HYPOTHETICAL FLOOR PLAN



LEE & ASSOCIATES

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