



## OFFICE SPACE FOR LEASE

### THE COURTYARD

27281 - 27285 Las Ramblas • Mission Viejo, California



Exclusively listed by:

**Dave Smith**

Senior Vice President  
CalBRE 01195186  
949.790.3134  
dsmith@leeirvine.com

**Matt Fryer**

Senior Vice President  
CalBRE 01333079  
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Lee & Associates, Inc. - Irvine  
9838 Research Drive  
Irvine, California 92618

### PROPERTY FEATURES

- Two 2-story multi-tenant office buildings
- Courtyard buildings with extensive glass line
- Recently redesigned courtyards with central fountains
- Abundant free surface parking
- Easy access to Interstate I-5
- Adjacent to retail amenities and convenient access to Mission Viejo mall
- Reserved covered parking spaces available





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### 27281 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
135	1,109	\$2.25 FSG*	3 Private Offices, Open Area & Break Area.
180	1,334	\$2.25 FSG*	<b>NEW SPEC SUITE.</b> Reception, 2 Private Offices, Open Bullpen & Open Kitchen.

### 27285 AVAILABILITY

Suite	Sq. Ft.	Lease Rate/SF	Description
230	1,294	\$2.05 FSG*	2 Private Offices, Conference Room, Reception & Open Area.

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\*Janitorial Not Included



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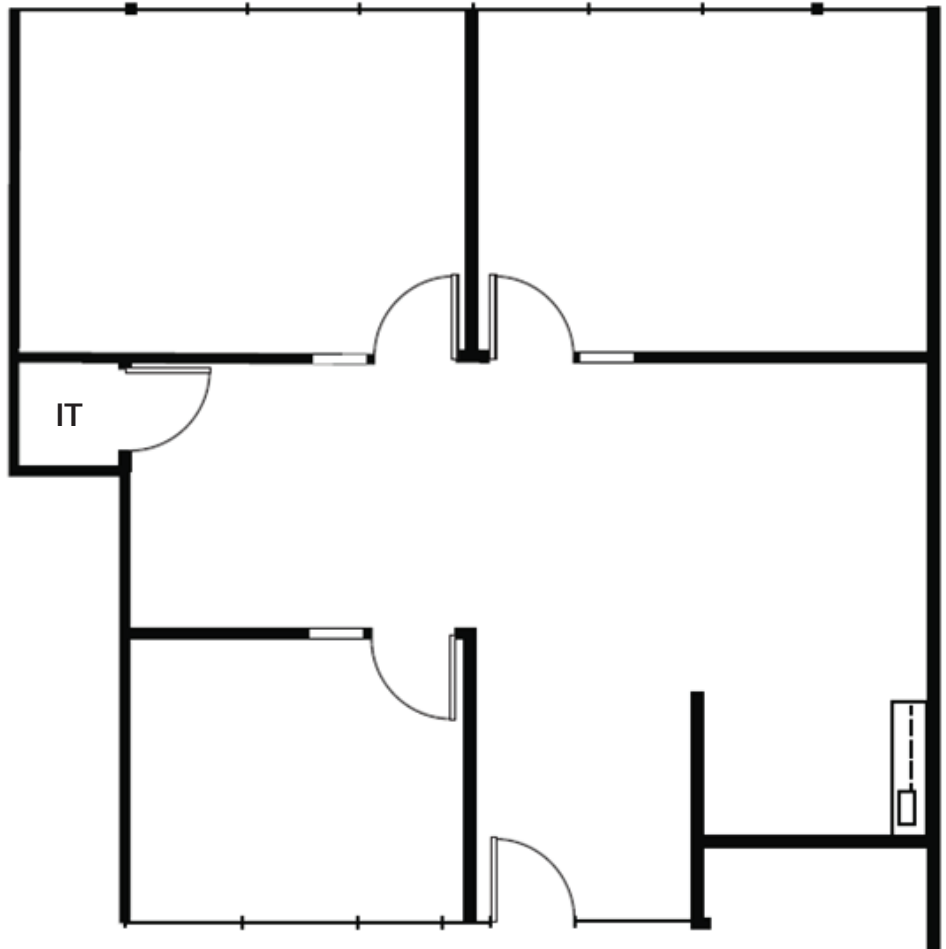
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SUITE 135 - 1, 109 SQ. FT.



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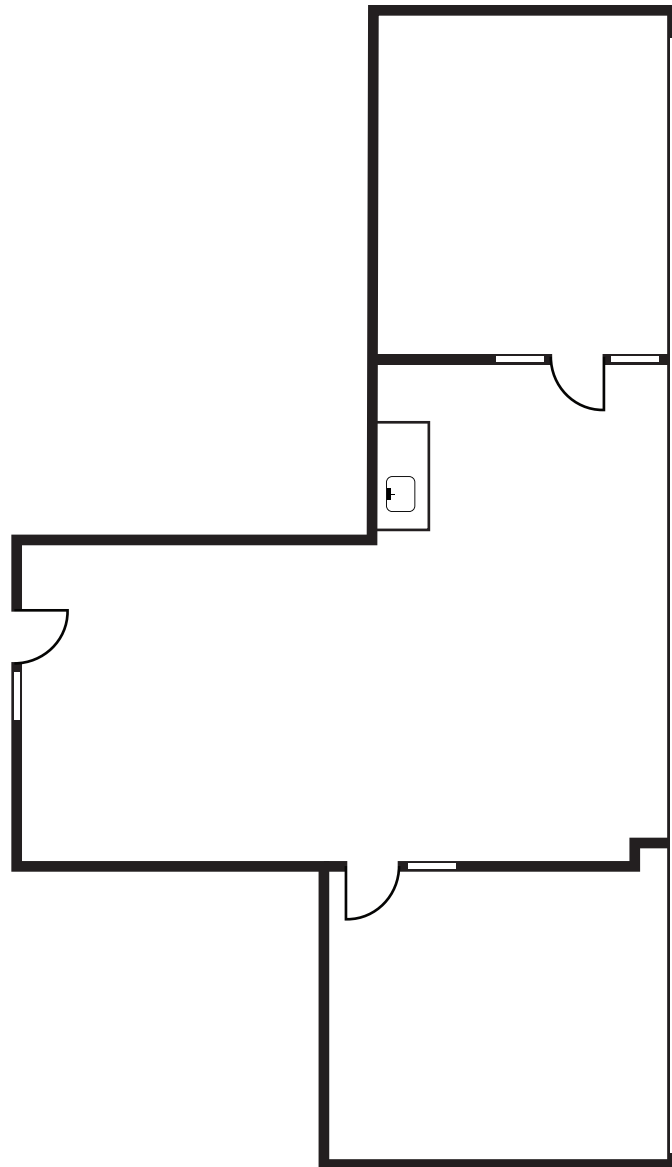
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SUITE 180 - 1,334 SQ. FT.



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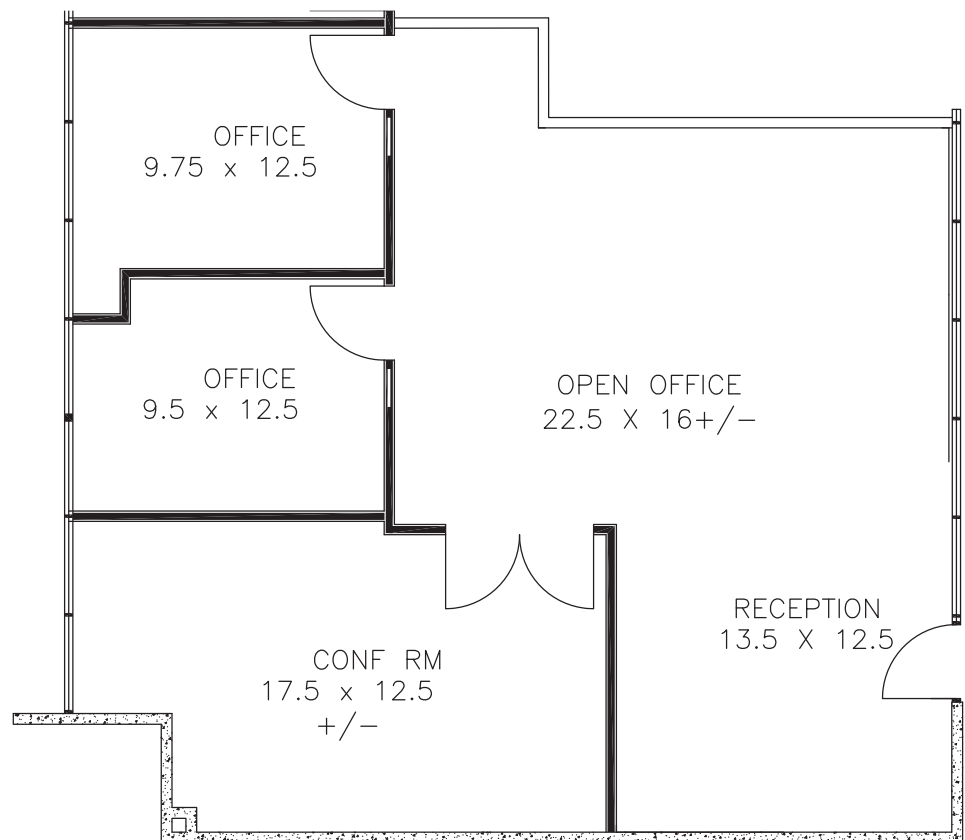
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### SUITE 230 - 1,294 SQ. FT.



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COMMERCIAL REAL ESTATE SERVICES

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