



OFFICE SPACE FOR LEASE

RSM OFFICE CENTER

30021 Tomas • Rancho Santa Margarita, California



Exclusively listed by:

Matt Fryer

Senior Vice President

License ID# 01333079

949.790.3122

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Rob Rader

Senior Vice President

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Lee & Associates - Irvine, Inc.

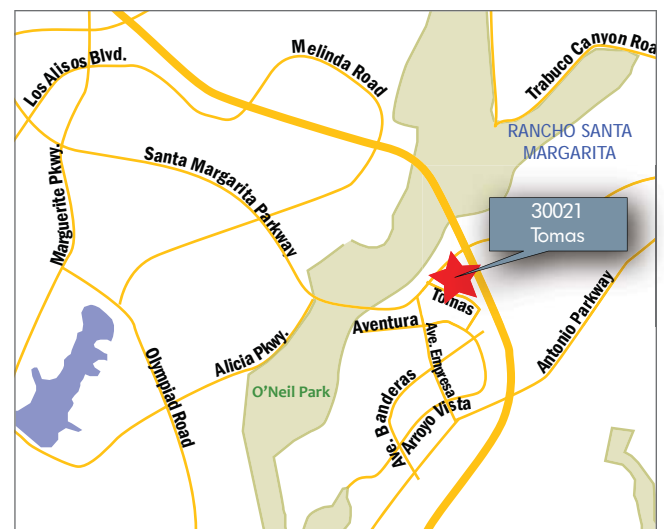
111 Pacifica, Suite 310

Irvine, California 92618

www.lee-associates.com

PROPERTY FEATURES

- 2-story, elevator served office building
- Beautiful, newly remodeled business center with upgraded lobby and common areas
- Spectacular panoramic Saddleback Mountain views
- Building top signage and monument signage available
- 4.1:1,000 parking ratio
- Easy access to the 241 Foothill Transportation Corridor and close proximity to retail amenities



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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AVAILABILITY

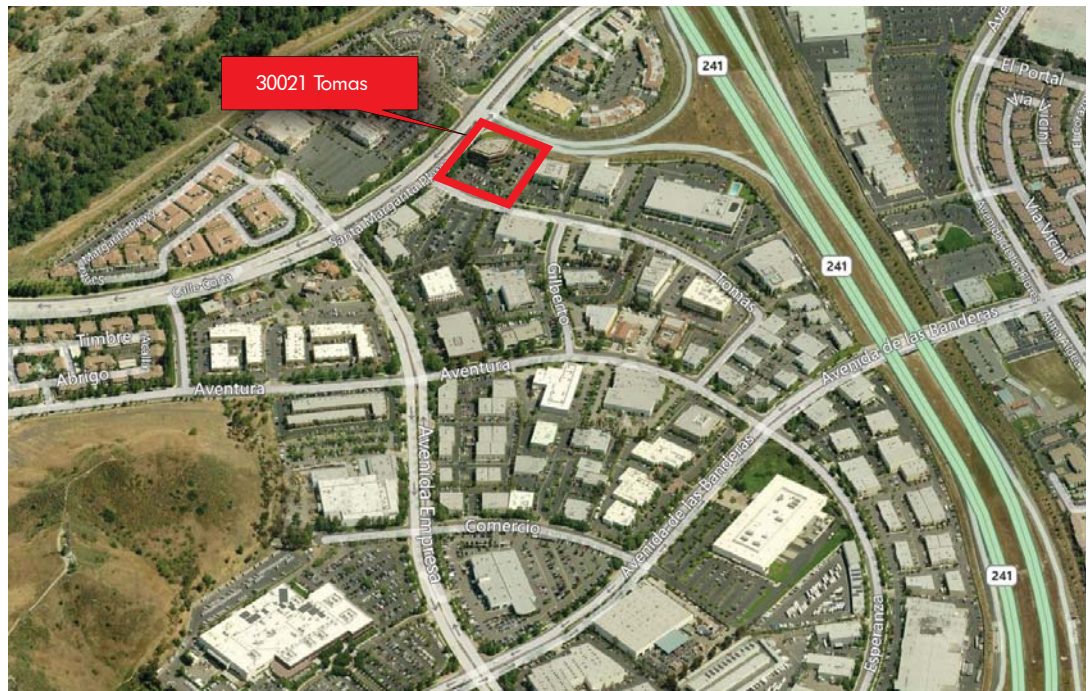
Suite	Sq. Ft.	Lease Rate/SF	Description
120	1,954	\$1.75 FSG	3 offices, open area & reception.
130	2,463	\$1.75 FSG	5 offices, conference room, work room, open area & reception.
150	1,600	\$1.75 FSG	4 offices, kitchen, open area & reception.
160	1,648	\$1.75 FSG	3 offices, open area & reception.
150*	7,665	\$1.75 FSG	Combination of Suites 120, 130, 150 & 160.

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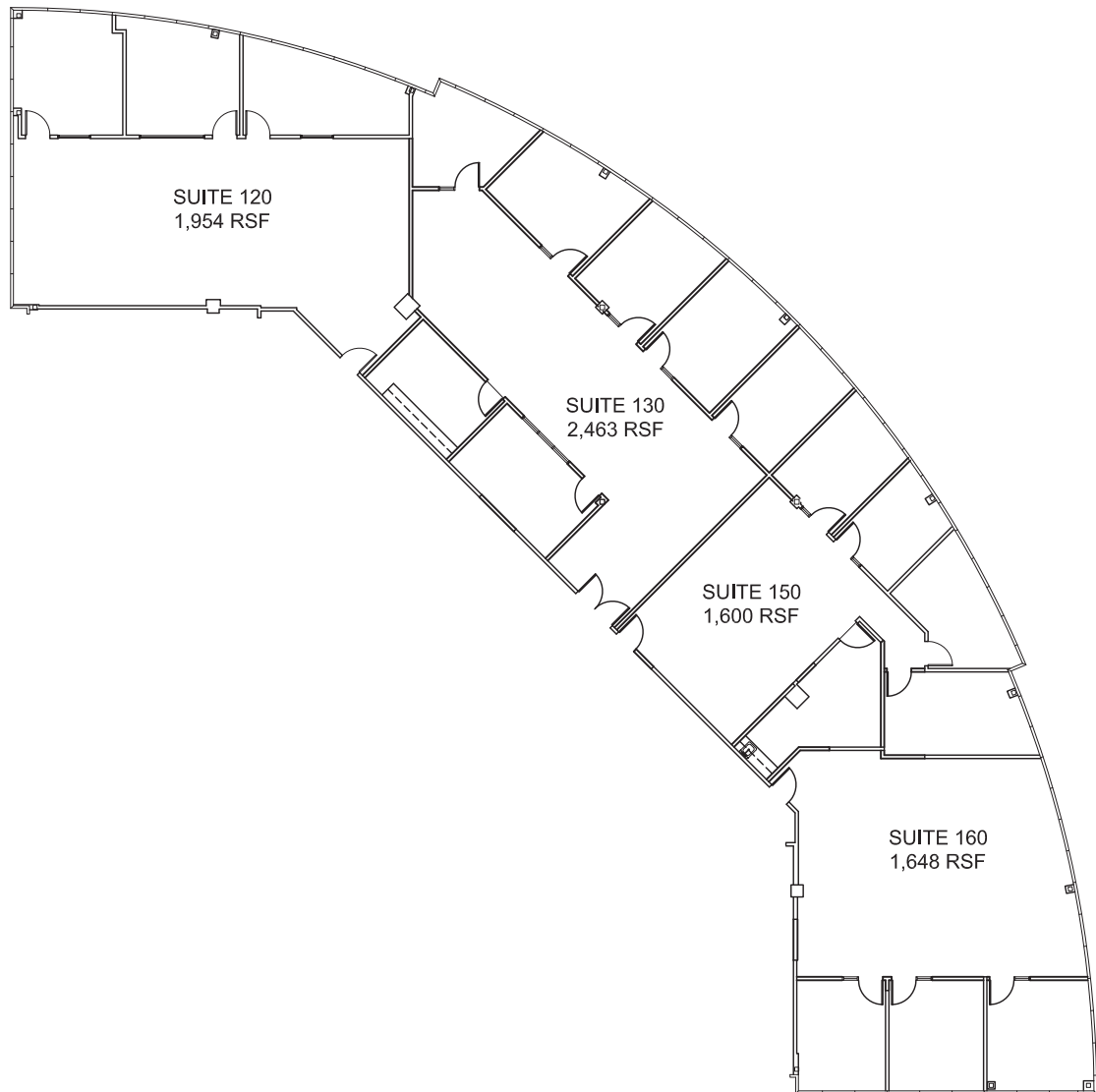
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SUITE 150* - 1,600-7,665 SQ. FT.



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