



OFFICE SPACE FOR LEASE

RANCHO SANTA MARGARITA CENTER

30211 Avenida de las Banderas • Rancho Santa Margarita, California



\$2 PER SF BROKER BONUS*

*With Minimum 3-Year Deal.
Expires 12/31/2013.

Exclusively listed by:

Matt Fryer
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Rob Rader
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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
- 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



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
110	5,608	\$0.85 FSG*	Exterior and interior building entry. Eleven (11) private offices, conference room, break room, storage room and large open area.
120	1,950 - 2,617	\$1.70 FSG	Four (4) private offices, large conference room, break room, reception and open area.
2 nd Floor	20,508	TBD	Entire second floor is executive suite setup. Multiple offices, conference rooms and break rooms.

*\$0.85 FSG for initial 6 months of a minimum 3-year lease and minor TIs. Expires 9/30/2013.

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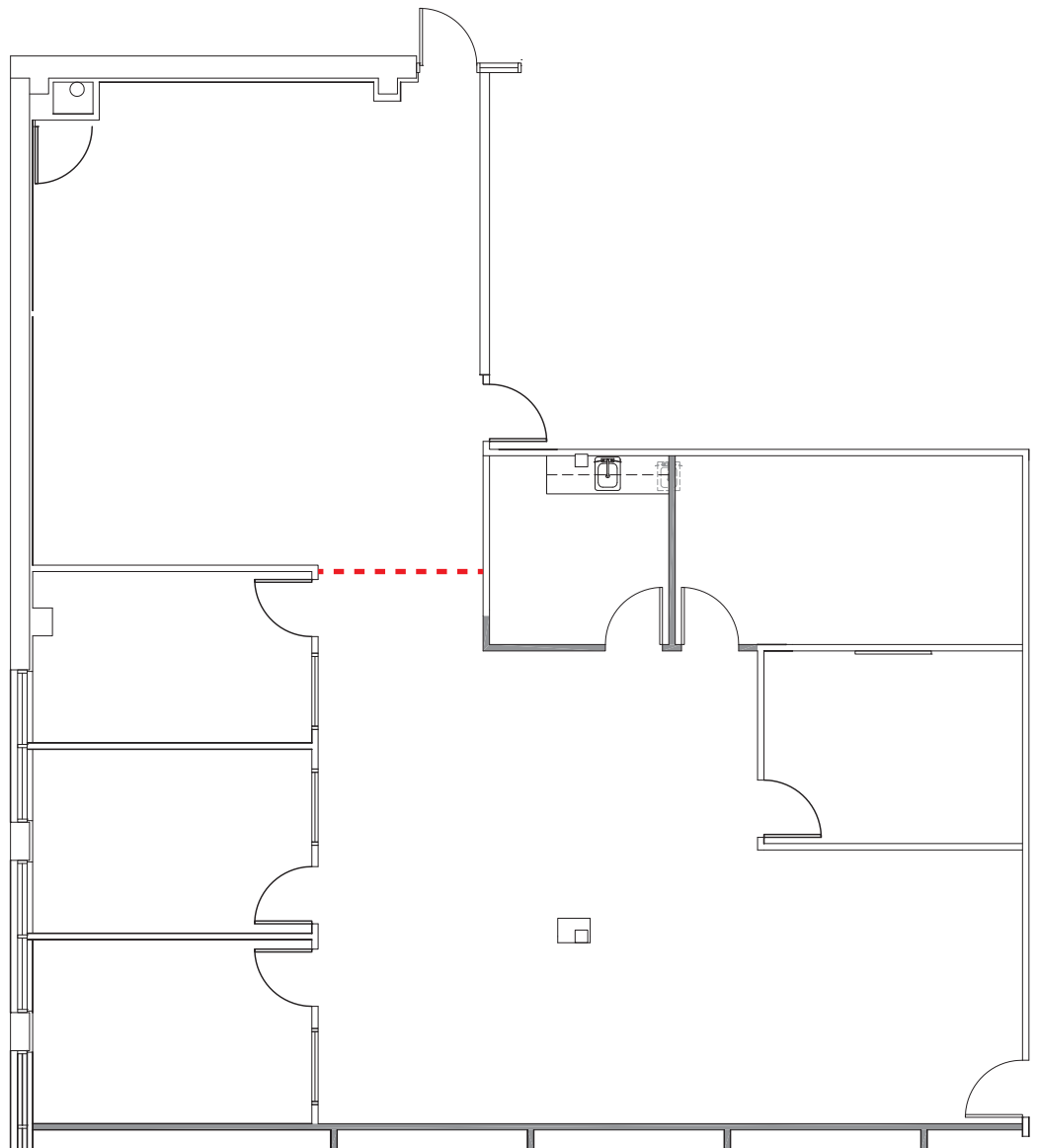
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SUITE 120 - 1,950-2,617 SQ. FT.



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2ND FLOOR - 20,508 SQ. FT. EXECUTIVE SUITE SETUP



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