

FOOTHILL BUSINESS PARK

A Multi-Tenant Business Park

961 - 2,024 Sq. Ft. Office And Industrial Space For Lease

6 months
of half
rent!*

*Restrictions Apply



20321, 20331, 20371, 20381 Lake Forest Drive • Lake Forest, California



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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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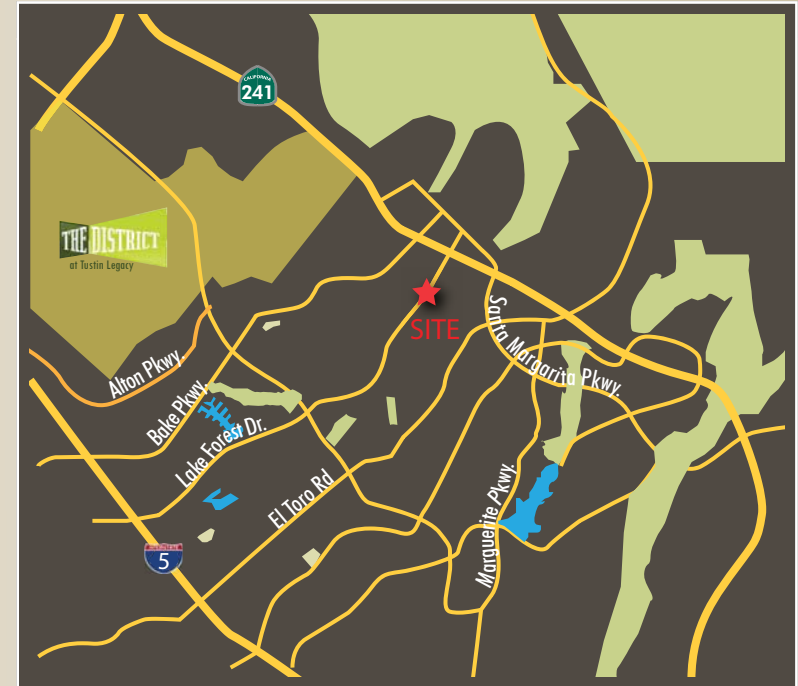
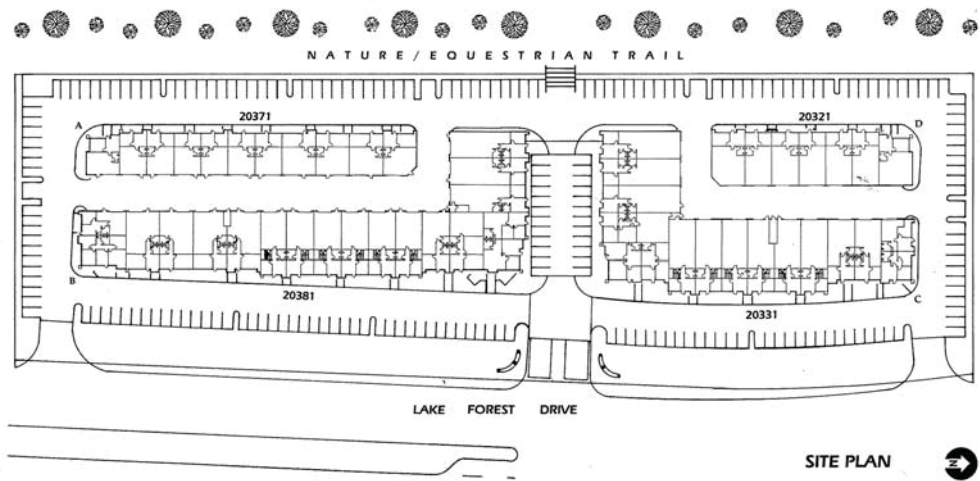
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Property Features:

- Leasing incentives possible
- Retail amenities nearby
- Excellent 241 Toll Road access
- Individual tenant signage
- Cox Cable/internet available
- 12'x12' ground level doors
- Separately metered utilities
- Fire sprinklered
- 2.8:1,000 parking ratio
- 100 amps, 3 phase power
- 16' to 20' warehouse clearance

Site Map:



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CURRENT AVAILABILITY

Suite	Total Sq. Ft.	Office Sq. Ft.	Percent Office Space	Lease Rate	Comments
BLDG A. - 20371 Lake Forest Drive					
20371-A2	961 SF	356 SF	37%	\$1.10 Gross	Available April 1, 2012.
20371-A8	1,201 SF	360 SF	30%	\$1.10 Gross	Reception, private office, restroom and warehouse.
BLDG B. - 20381 Lake Forest Drive					
20381-B17	1,561 SF	391 SF	25%	\$1.10 Gross	Available immediately.
20381-B18	1,680 SF	840 SF	50%	\$1.10 Gross	One private office, reception, open office/lab, restroom and warehouse space.
BLDG. C - 20331 Lake Forest Drive					
20331-C3	1,704 SF	392 SF	23%	\$1.10 Gross	Reception, one private office, restroom and coffee bar.
20331-C7	2,024 SF	871 SF	57%	\$1.10 Gross	One private office, restroom, large open area and warehouse. Available March 1, 2012.
20331-C10	1,906 SF	1,105 SF	58%	\$1.10 Gross	One private office, restroom, large open area and warehouse space.
20331-C11	1,906 SF	1,105 SF	58%	\$1.10 Gross	One private office, restroom, coffee bar, mezzanine office and warehouse space. Street frontage.
BLDG. D - 20321 Lake Forest Drive					
20321-D6	1,201 SF	721 SF	60%	\$1.10 Gross	Two private offices, reception, open area, restroom and warehouse space.

www.lee-irvine.com/foothillbusinesspark



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