

MOULTON MEDICAL FOR SALE & LEASE

23141 MOULTON BUSINESS PARK

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MOULTON PARKWAY, SUITE 108 | LAGUNA HILLS
READY TO MOVE IN - RARE AVAILABILITY
±2,272 SF



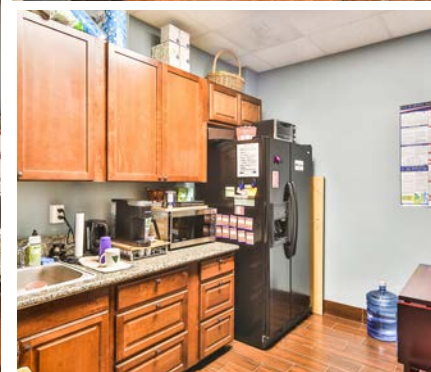
FEATURES

- 2,272 SF Turn-key Medical Suite
- Modern and High End Quality Finishes
- Efficient and Flexible Medical Must See Layout
- Corner Unit with Tons of Natural Light
- Open Tranquil Courtyard with Seating and Water Feature
- Huge Private Patio
- Ample 6:1 Parking with Three (3) Reserved Stalls
- Private Back Entrance with Direct Street Access, Perfect for Doctor Access
- Easy Access to the 405, 5, and 133 Freeways, with Direct Access via Lake Forest Drive
- Centrally Located Near Hoag, Kaiser, and Saddleback Memorial
- Close Proximity to Irvine Spectrum, Los Olivos, and Five Lagunas (Laguna Hills Mall)
- Building Renovated in 2015
- Association Dues: \$0.26 PSF
- Purchase: \$1,397,280 [\$615 PSF]
- Lease: \$2.45 NNN

EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN

