

OAKBROOK PLAZA



FOR LEASE 62,000 SF AVAILABLE

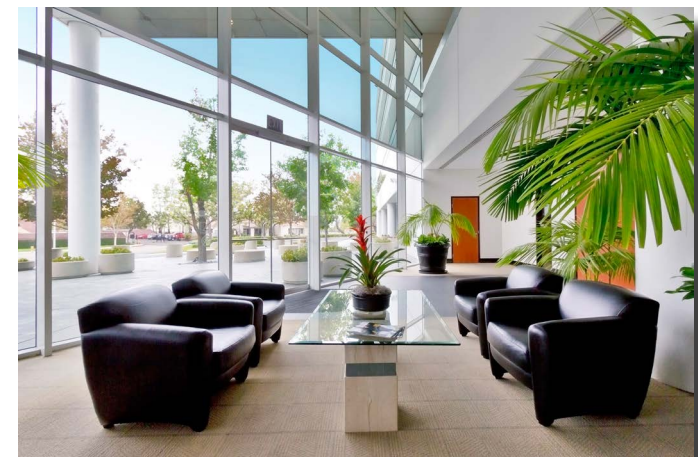
24422 AVENIDA DE LA CARLOTA, LAGUNA HILLS, CALIFORNIA

24422 AVENIDA DE LA CARLOTA, LAGUNA NIGUEL , CALIFORNIA

PROPERTY SUMMARY



- **Premier Class A 4-Story Office Project**, totaling 119,558 sq. ft
- **Exclusive Penthouse Full Floor** (30,000 sq. ft.) opportunity with building top sign
- **Convenient Access** to 5, 405, 133 & 73 Freeways
- **Prominent Corporate Identity** on 5 Freeway - over 350,000 cars per day
- **Flexible sizes** available from 1,100 - 68,000 SF
- **Beautifully** landscaped plaza, courtyard and lobby
- **Convenient** 4:1000 free surface parking
- **Surrounded by numerous amenities** including Laguna Hills Mall, restaurants, hotels and banking





OPEN PLANS



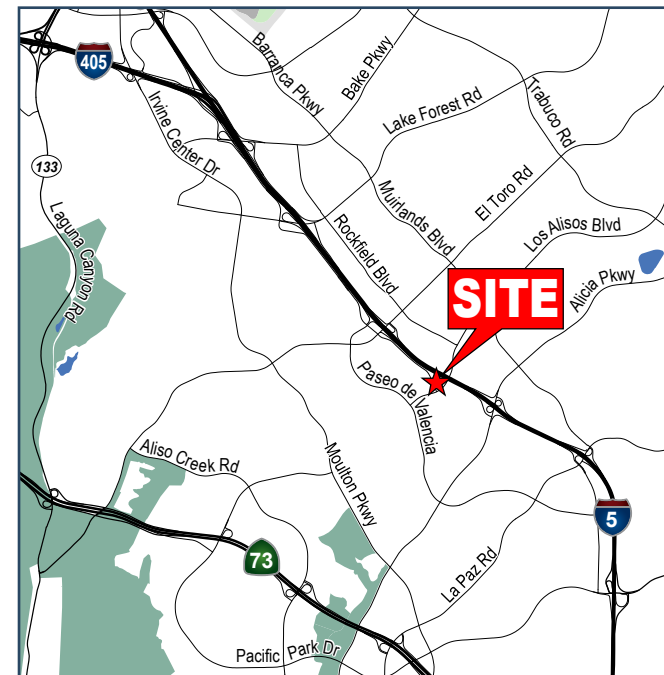
UPGRADED TENANT IMPROVEMENTS



FREEWAY BUILDING TOP SIGNAGE

BUILDING HIGHLIGHTS

- Newly renovated with a modernized lobby and corridor finish package
- Re-designed building exterior with hardscape improvements for an ADA compliant path of travel
- Upgraded mechanical system equipped with modernized energy management system
- Interior lighting retrofitted for energy conversation
- Qualified for 2012 Energy Star Certification



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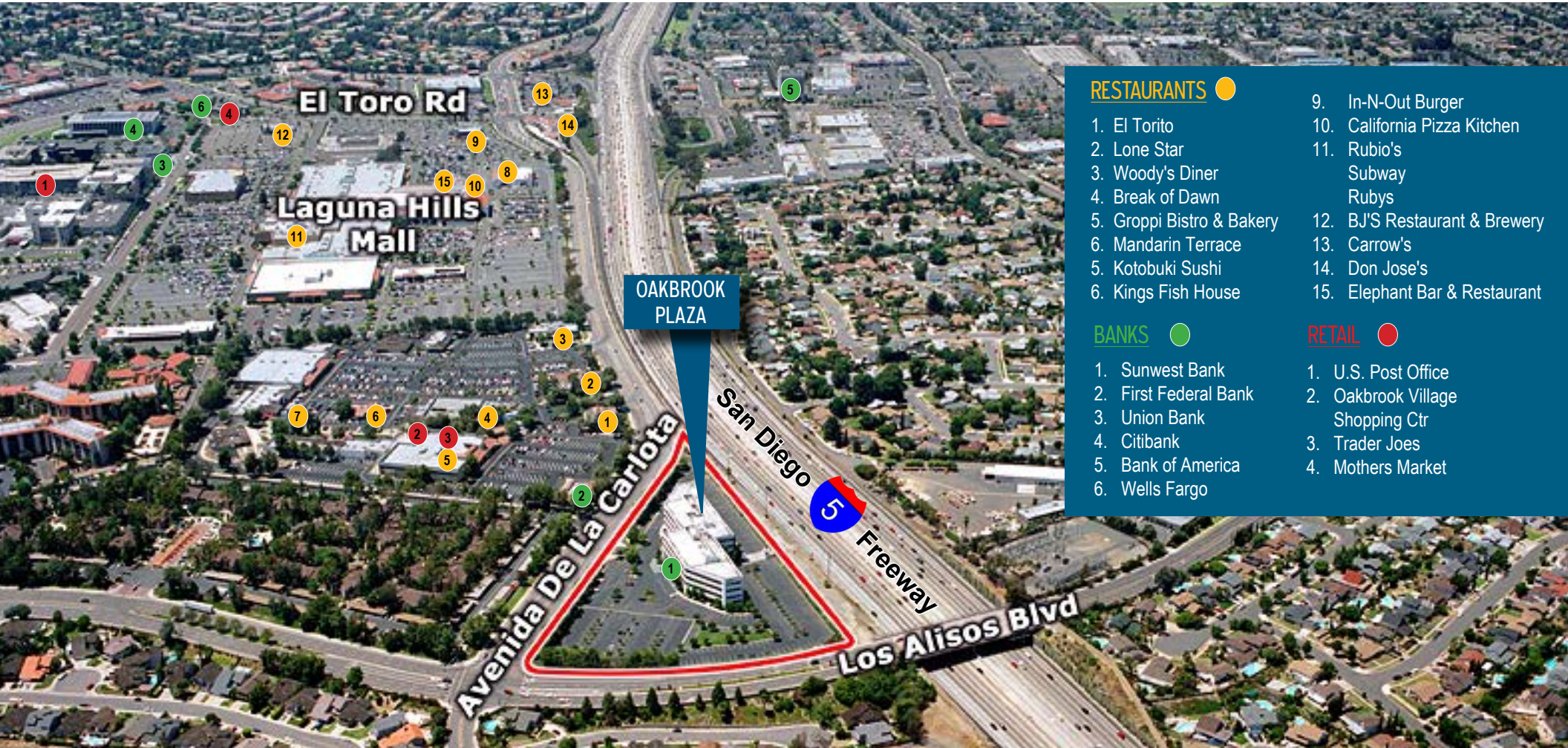
LPC

LINCOLN PROPERTY COMPANY

OAKBROOK PLAZA

24422 AVENIDA DE LA CARLOTA, LAGUNA HILLS, CALIFORNIA

LOCAL AMENITIES



RESTAURANTS ●

1. El Torito
2. Lone Star
3. Woody's Diner
4. Break of Dawn
5. Groppi Bistro & Bakery
6. Mandarin Terrace
5. Kotobuki Sushi
6. Kings Fish House
9. In-N-Out Burger
10. California Pizza Kitchen
11. Rubio's
Subway
Rubys
12. BJ'S Restaurant & Brewery
13. Carrow's
14. Don Jose's
15. Elephant Bar & Restaurant

BANKS ●

1. Sunwest Bank
2. First Federal Bank
3. Union Bank
4. Citibank
5. Bank of America
6. Wells Fargo

RETAIL ●

1. U.S. Post Office
2. Oakbrook Village Shopping Ctr
3. Trader Joes
4. Mothers Market

Voit

REAL ESTATE SERVICES

For further information, contact:

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AVAILABILITY

Suite	Size (S.F.)	Rate
4th Floor (full floor)	31,011	\$1.90 FSG
400	23,039	\$1.90 FSG
120	8,589	\$1.90 FSG
490	7,972	\$1.90 FSG
300	6,378	\$1.90 FSG
200/210	6,027	\$1.90 FSG

Suite	Size (S.F.)	Rate
210	3,900	\$1.90 FSG
233	3,269	\$1.90 FSG
290	2,617	\$1.90 FSG
360	2,554	\$1.90 FSG
200	2,127	\$1.90 FSG
350	2,016	\$1.90 FSG

TOTAL AVAILABLE IN BUILDING - 62,461 SF



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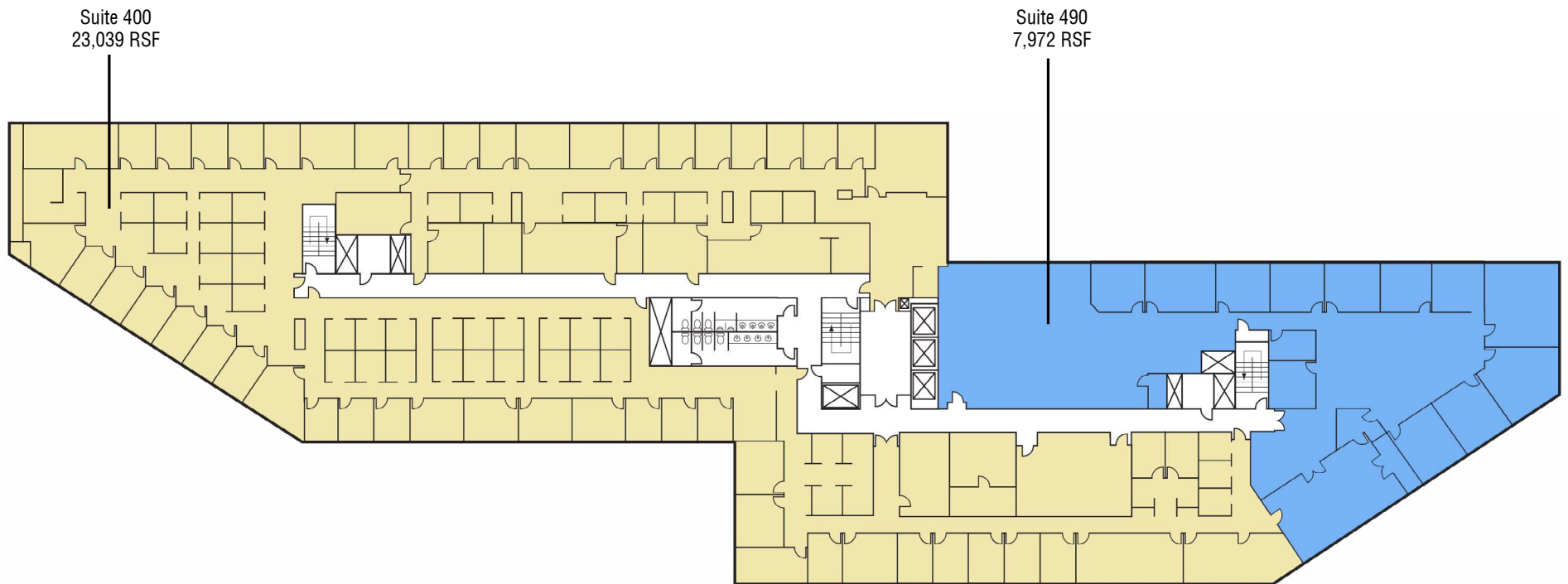
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FLOOR PLANS

4TH FLOOR

31,011 SF Full Floor Available



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24422 AVENIDA DE LA CARLOTA, LAGUNA HILLS, CALIFORNIA

UNIQUE 30,000 SF ON TOP FLOOR



- **Highly Improved** 30,000 SF space on penthouse floor with spectacular views
- **Prominent Visibility** with building top signage on 5 Freeway
- **Prestigious Corporate Image** visible to 350,000 cars per day
- **Iconic 5 Freeway Signage** opportunity - first time available in 20 years
- **Stylish** ceramic flooring and upgraded carpet throughout



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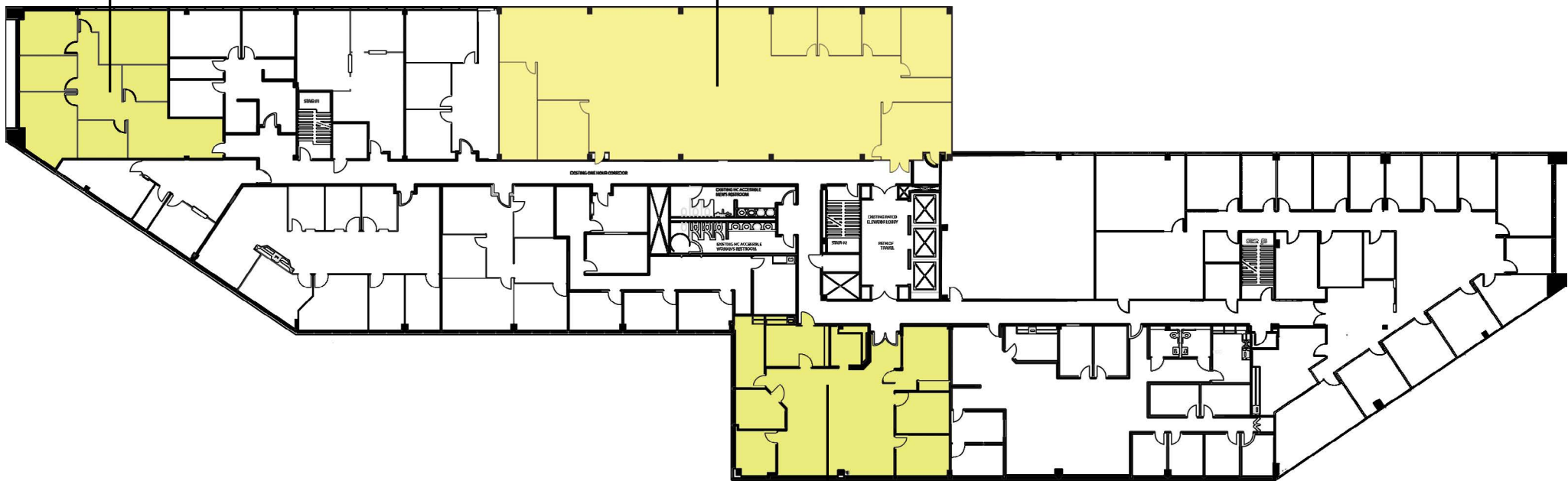
FLOOR PLANS

3RD FLOOR

10,948 SF Total Available

Suite 350
2,016 RSF

Suite 300
6,378 RSF



Suite 360
2,554 RSF

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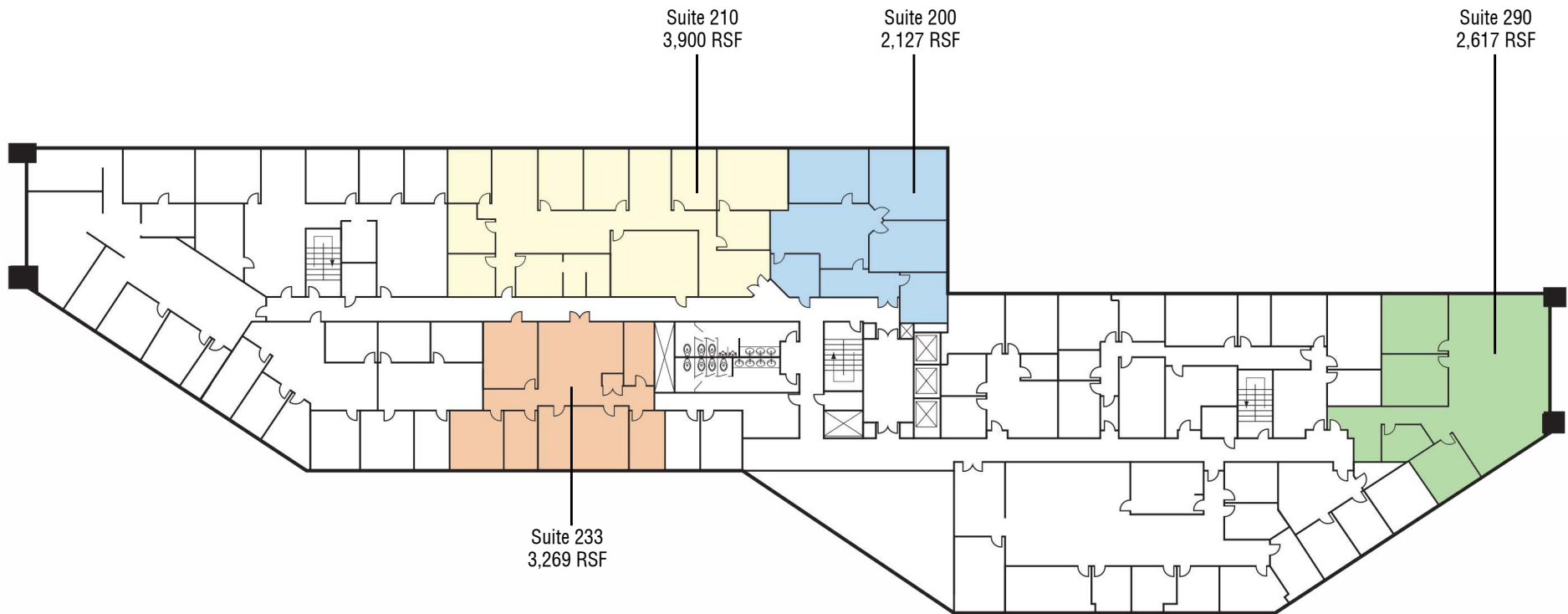
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FLOOR PLANS

2ND FLOOR

6,027 SF Contiguous
11,913 SF Total Available



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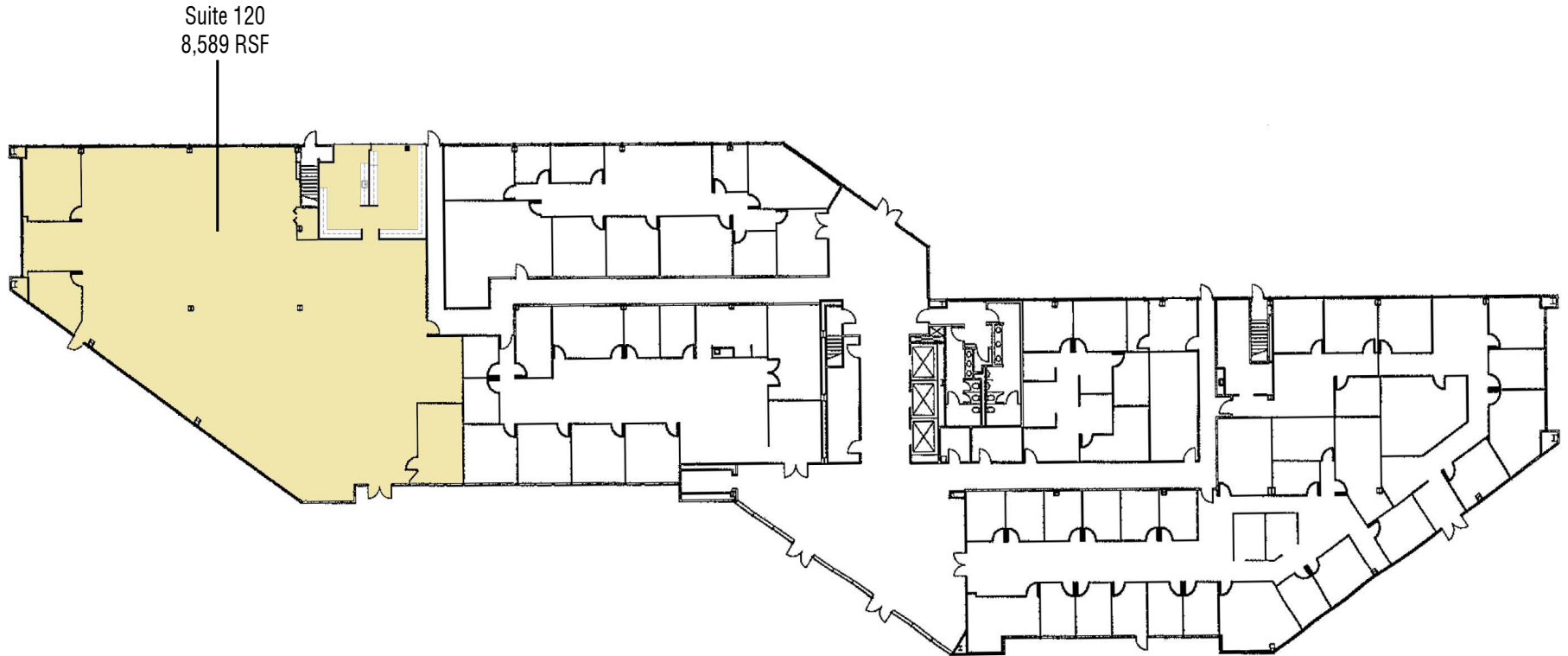
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FLOOR PLANS

1ST FLOOR



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