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# 27156-B BURBANK

FOR LEASE | 2,500SF VALLEY-VIEW OFFICE SUITE | 27156-B BURBANK, FOOTHILL RANCH, CA 92610







Valley-view office suite available to lease in Foothill Ranch business park. Here is what you need to know:

## ESSENTIAL PROPERTY HIGHLIGHTS

**2,500SF** available to lease now

**PROFESSIONAL** office suite in elite corner property in Foothill Corporate Centre

**RESERVED PARKING** with seven exclusive stalls and bonus overflow spaces as needed

**UPGRADED FIXTURES** in conference room and in both private restrooms. Two HVAC units service the unit for full comfortability

**SWEEPING VIEWS** of the entire Saddleback Valley. Enjoy the panoramic cityscape at play outside your many windows with this corner unit with an elevated vantage point of our beautiful South Orange County region

**NEAR MAJOR AMENITY CENTERS** just around the corner in both directions, plus direct access to the 241 Toll Road, Bake Parkway, and Lake Forest Drive

Since the prehistoric sun first dawned on the wild foothills of our coastal region, this land has waited uncharted, soaked in seaside valley mist, mysterious and unknown. California's native ancient fauna ruled; dire wolves and saber-tooth cats roamed, hunting mastodon and duck-billed dinosaurs.

From the time the First Man rose to rule Kingdom Animalia, humanity has had an insatiable appetite for exploring, testing the limits, and discovering just how far you can go before reaching the map's edge.

Worlds collided, civilizations arose, and the wilderness fell. Tribe clashed against tribe and nation against nation. Emerging from the dust as it settled, the blank spots on the map filled in, was the silhouetted vaquero, man and horse as one, taking shape at dusk on the horizon as vast ranchos were established across Southern California. The Wild West shifted from hunter-gatherers to cattle herders and cowboys, and the ranchos paved the way

for the railroad. Farmers, supplies, settlers, and immigrants rode the rail lines to the developing agricultural community of Orange County.

Millennia have passed to prepare the land, thousands of others have blazed the trail for *your* arrival, and now *you* have arisen against all odds of chance and fate to enter the Saddleback Valley to leave *your* mark for the generations that will follow behind *you*.

Sit and command *your* view out *your* corner-office window to the panoramic urban countryside stretching before *you*, with Catalina Island and Rancho Palos Verdes visible when the cobalt sky is made immaculate by the famous Pacific Ocean breeze.

Think of those who stood in this exact spot before *you* - taking in the same view: wolf, dino, tribesman, cowboy, CEO. Now is *your* time; get to work. **27156 Burbank: Where *you* tame the wild.**





CATALINA ISLAND

RANCHO PALOS VERDES

LAKE FOREST SPORTS PARK

THE MEADOWS BY TOLL BROTHERS

Logos for: THE HOME DEPOT, FedEx, 24, JJ, Jack in the box, Pollo Loco, Shell, O'Reilly Auto Parts

Logos for: ISLANDS, IN-N-OUT, TACO BELL, PETSMART, penny's, Michaels, TARGET, Red Robin

SUBJECT PROPERTY

COURTYARD BY HARRIS

Logos for: Orangetheory, UPS, Round Table Pizza, Starbucks, LORAIN, Wahoo's

Hampton

CIRCLE K

Kawasaki

CALIFORNIA 241

STOR-IT SELF STORAGE

OleumTech

tae TECHNOLOGIES

GLEN RANCH RD

PORTOLA PKWY

PAULING











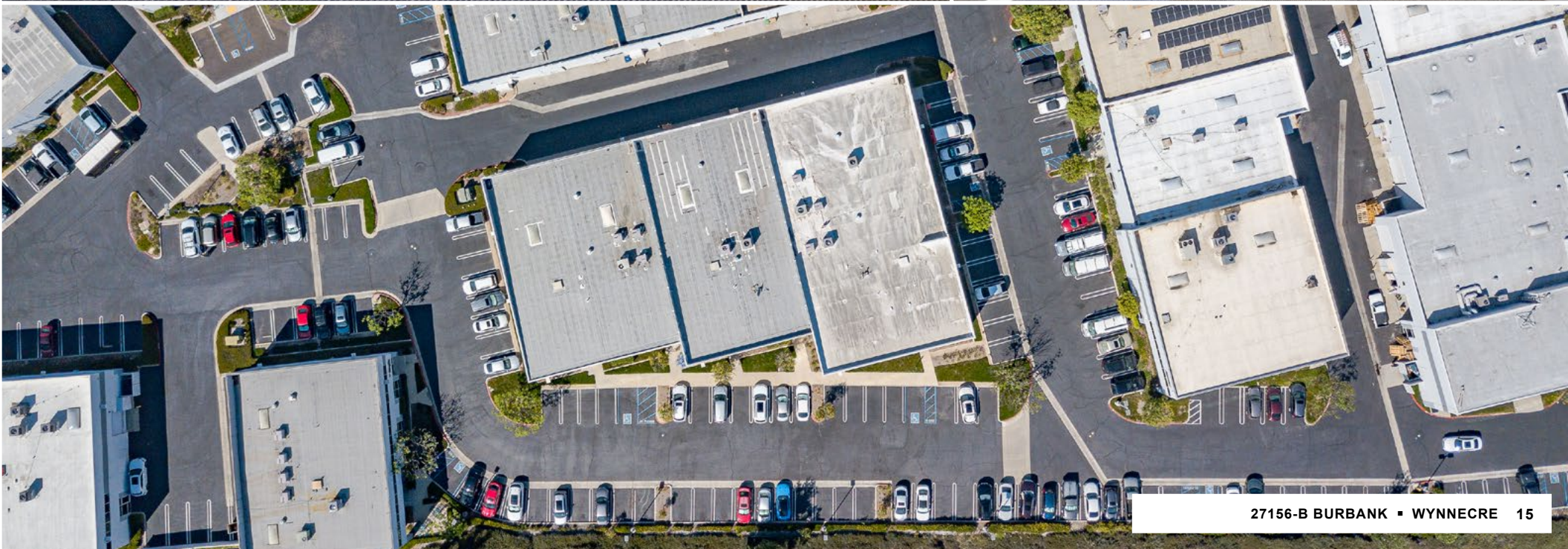








FLOOR PLAN



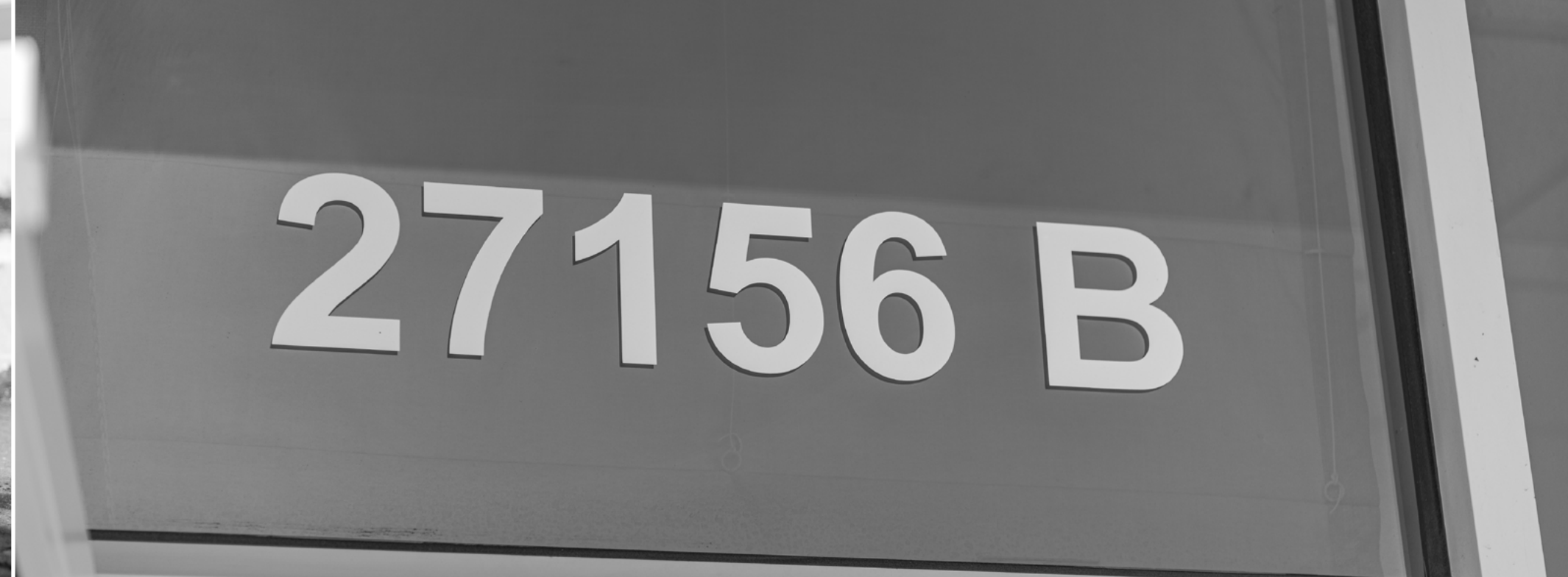
















# SADDLEBACK MOUNTAIN



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