

PROPERTY description

High Image Flex / R&D Business Park

3.4:1,000 Parking Ratio

Approximately 16' - 26' Warehouse Clearance

Ground Level Loading (10' W x 10' H)

Fully Sprinklered

Immediate 73/133 Freeway Access

Minutes Away from Aliso Viejo Town Center and Other Amenities

Family Owned and Operated



6

Journey Business Park 6

6 journey

SUITE 155 ($\pm 1,967$ SF)

features

Office: $\pm 1,967$ SF

Exposed Ceiling / Creative Office Space

Four (4) Private Offices

Open Office Area

Current Salon Space

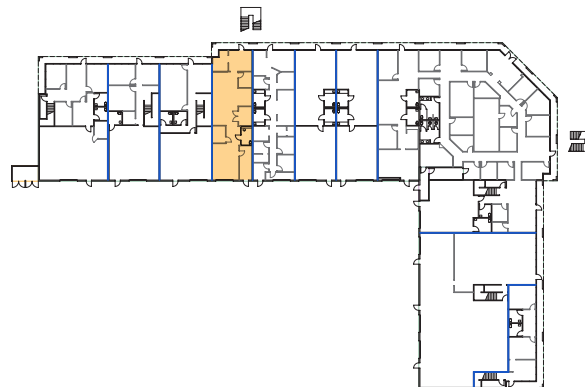
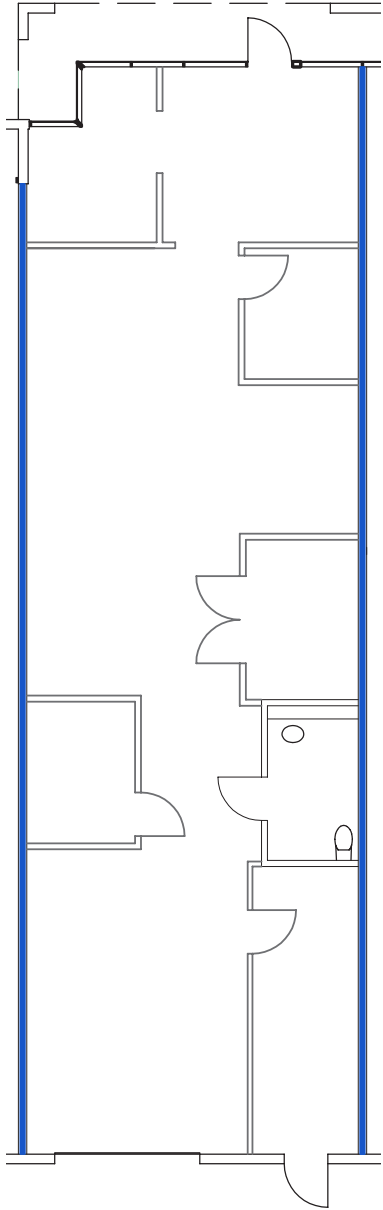
Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.43 PSF Net



suite 155



Not to scale. Not as built.

SUITE 165 ($\pm 3,537$ SF)

features

Office: $\pm 2,535$ SF

Warehouse: $\pm 1,002$ SF

Five (5) private offices

Open office space

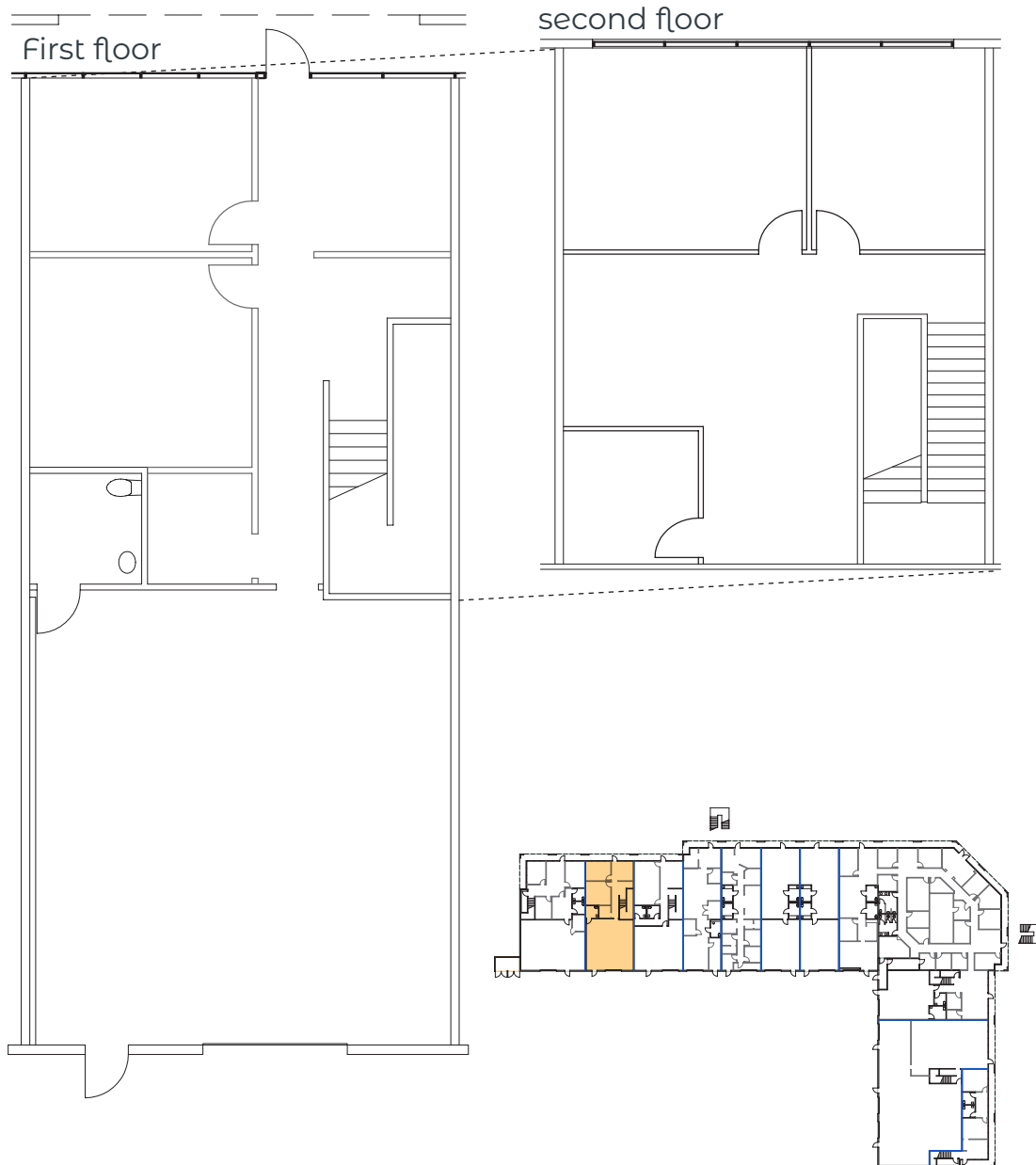
Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.30 NNN

Net Expenses: \$0.43 PSF Net



suite 165



Not to scale. Not as built.

SUITE 240 ($\pm 2,128$ SF)

features

Second Floor Suite

100% Office

Four (4) Private Offices

Large Open Office Area

Nice Glass Line and Natural Light

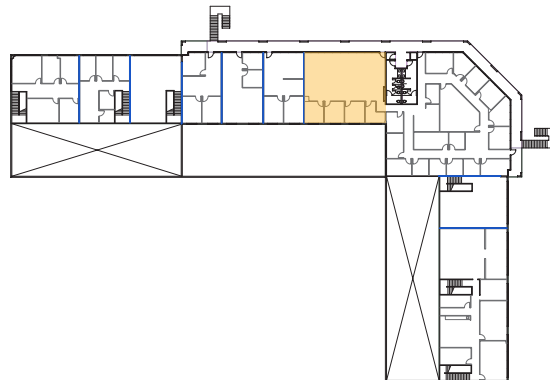
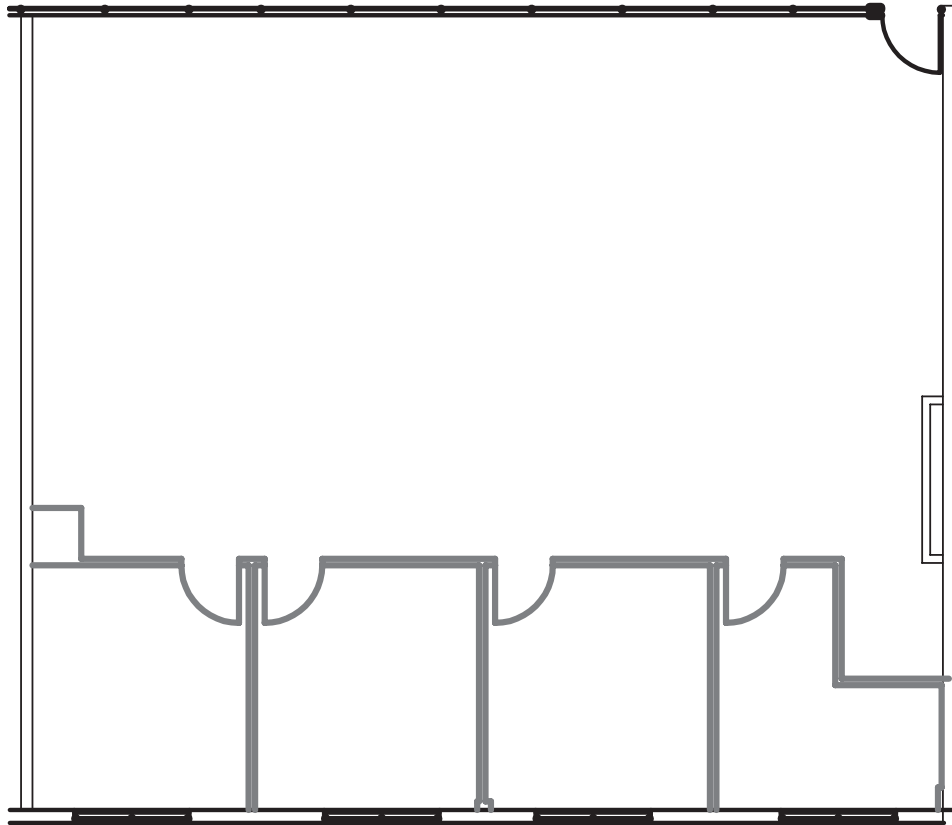
Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

Net Expenses: \$0.43 PSF Net



suite 240



SUITE 260 ($\pm 1,088$ SF)

features

Office: $\pm 1,088$ SF

100% Professional Office Space

Second Floor Office Space

Two (2) Private Offices

Open Space

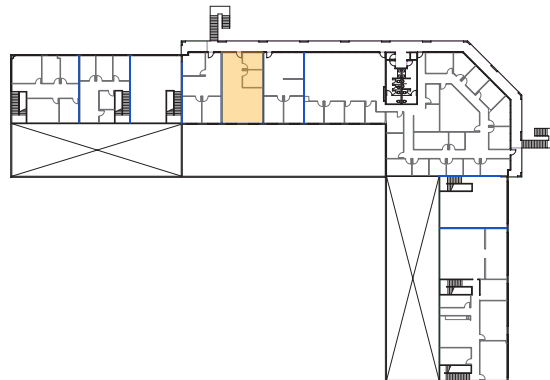
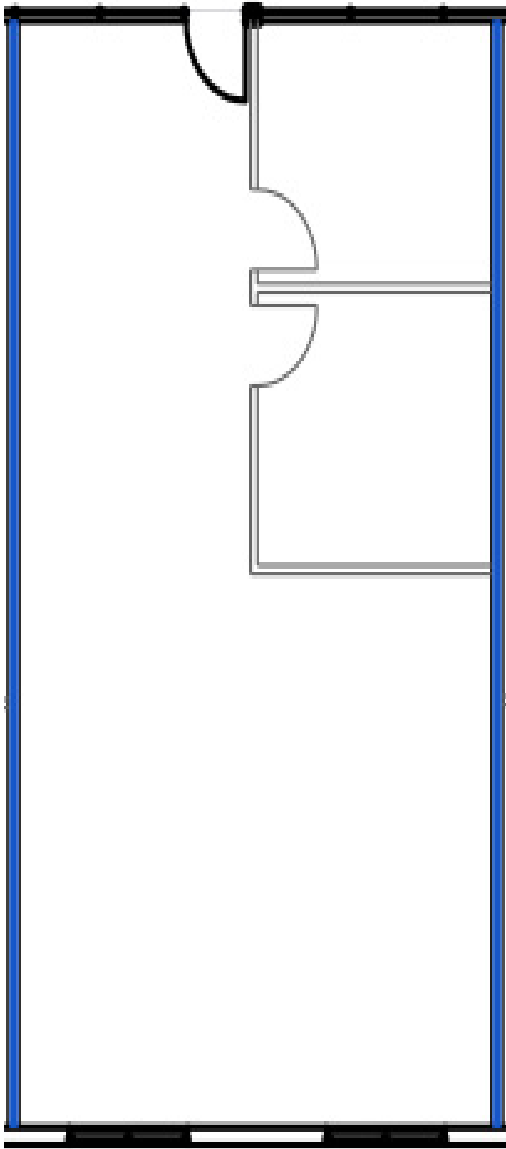
Minutes Away from Aliso Viejo Town Center

Lease Rate: \$1.40 NNN

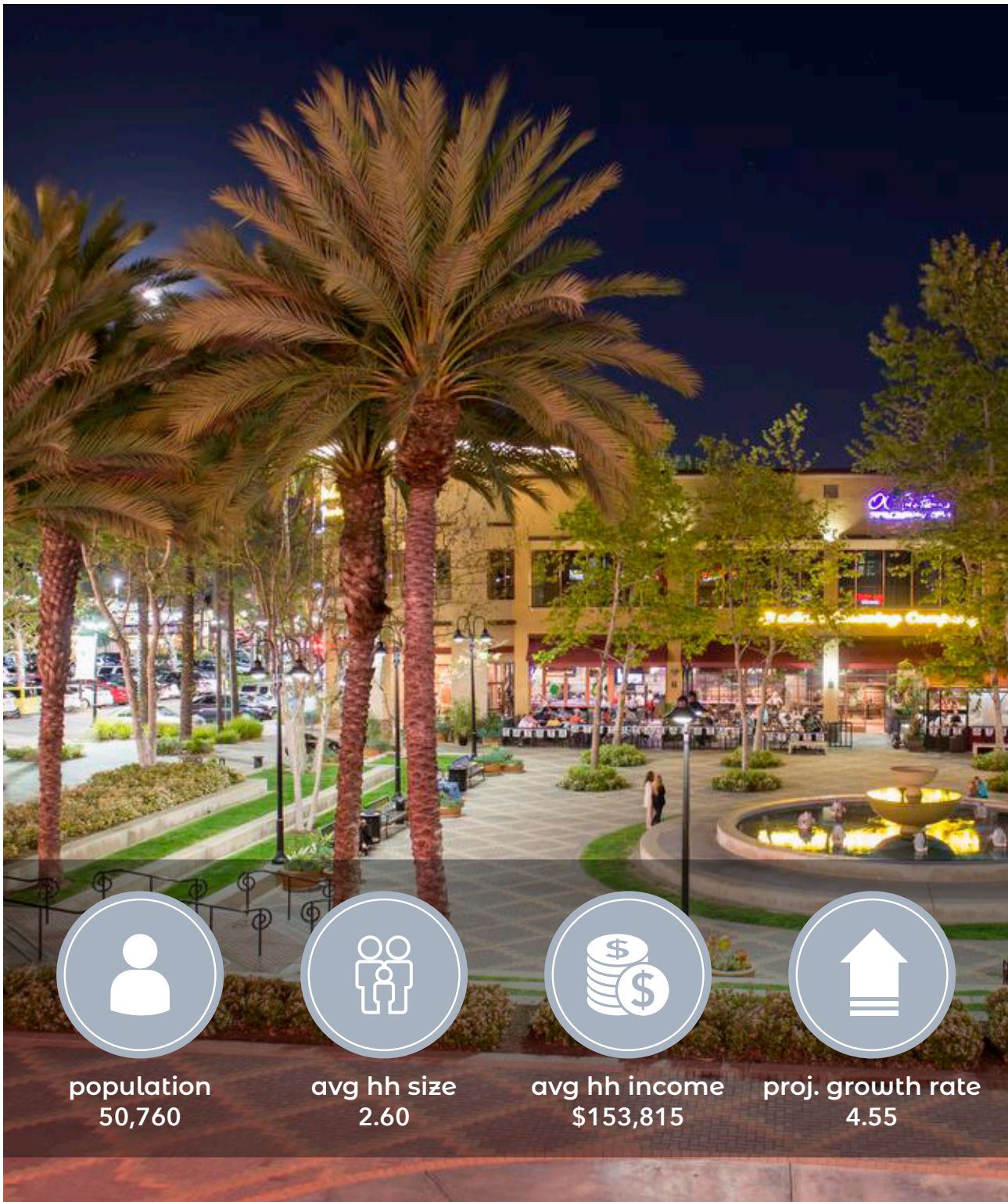
Net Expenses: \$0.43 PSF Net



suite 260



Not to scale. Not as built.



population
50,760



avg hh size
2.60



avg hh income
\$153,815



proj. growth rate
4.55

aliso viejo

With award-winning schools, attractive neighborhoods, and fabulous shopping, dining and entertainment, Aliso Viejo is certainly a popular place to live. The City, which is continually ranked one of the safest cities in the nation, boasts rolling hillside, valley terrain and picturesque views of mountains, streams, parks and city lights.

The City of Aliso Viejo is a master planned community that was developed to contain a balance between residential neighborhoods, community parks, facilities and schools as well as an appropriate mix of business, office and retail uses. The City is home to the headquarters of several large corporations and the community features ample employment opportunities and extensive recreational facilities. The City also enjoys access to the Orange County trail system. Wood Canyon Wilderness Park is home to many rare and endangered plants and animals, along with mature oaks, sycamore and elderberry trees and year-round streams. An abundance of parks and trails, cultural and recreational activities and youth sports programs further enhance the quality of life for a community with a vision to ensure long-term viability.

The City continues to be ranked among the best places in the nation to live and raise a family and the community mirrors Aliso Viejo's tagline: "Live Life Inspired."



Aliso Creek Rd

Aliso Viejo
Town Center

OC Fire Station

Aliso Viejo Library

South Coast
Health Center

Pacific Park
Plaza

National
Gymnastics
Training

Aliso Viejo
Self Storage

Aliso Viejo
City Hall

Journey

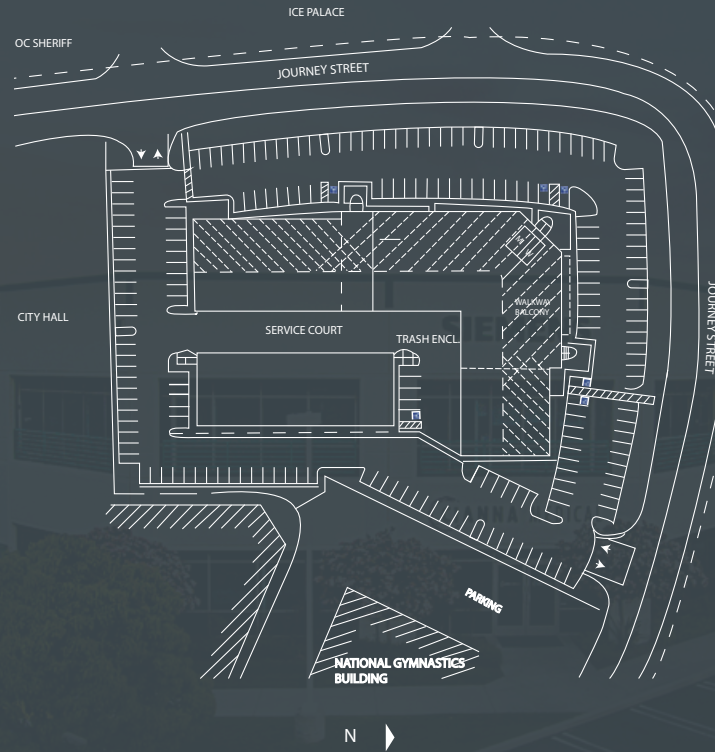
OC Sheriff
Department

Aliso Viejo
Ice Palace

Journey



LEE & ASSOCIATES
NEWPORT BEACH



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