

FOUNTAIN P · L · A · Z · A

23461 South Pointe Drive | Laguna Hills | CA | 92653

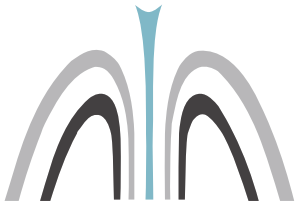
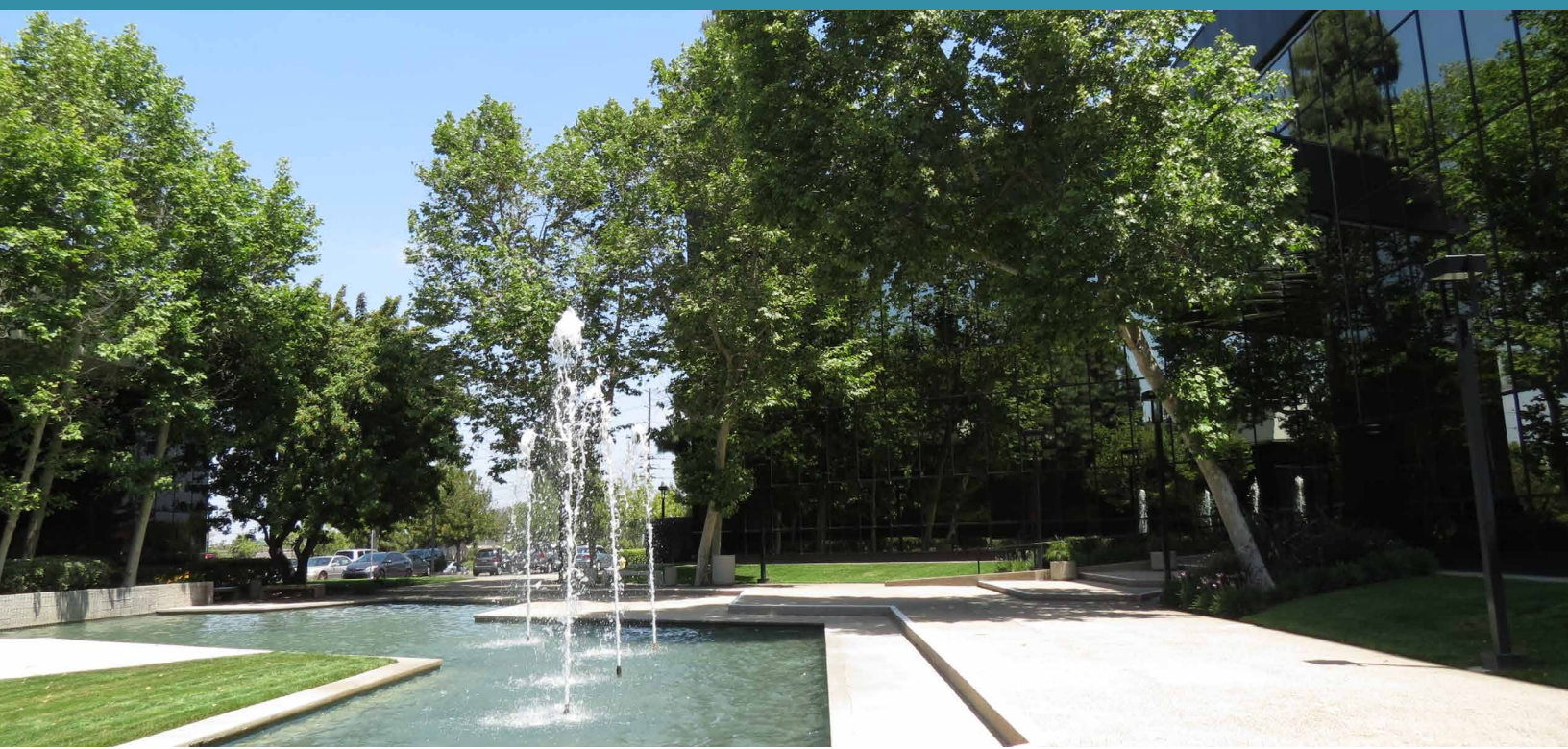
FOR LEASING INFORMATION, PLEASE CONTACT STREAM REALTY PARTNERS AT 949.203.3030 OR:

MIKE ADAMS
Lic. 01875266
madams@streamrealty.com

BLAINE ANNETT
Lic. 01861733
bannett@streamrealty.com

COLBY ANNETT
Lic. 01859824
cannett@streamrealty.com

**STREAM
REALTY**



Located just South of where the 5 Freeway meets the 405 Freeway in Irvine, Fountain Plaza is a high-image, three-story, elevator served building surrounded by a plethora of nearby amenities. With it's unique water feature and impeccable professional landscaping, Fountain Plaza creates a tranquil location to office. The property features upgraded common areas and abundant free parking. Fountain Plaza also offers great freeway visibility with direct access to the 5 Freeway.

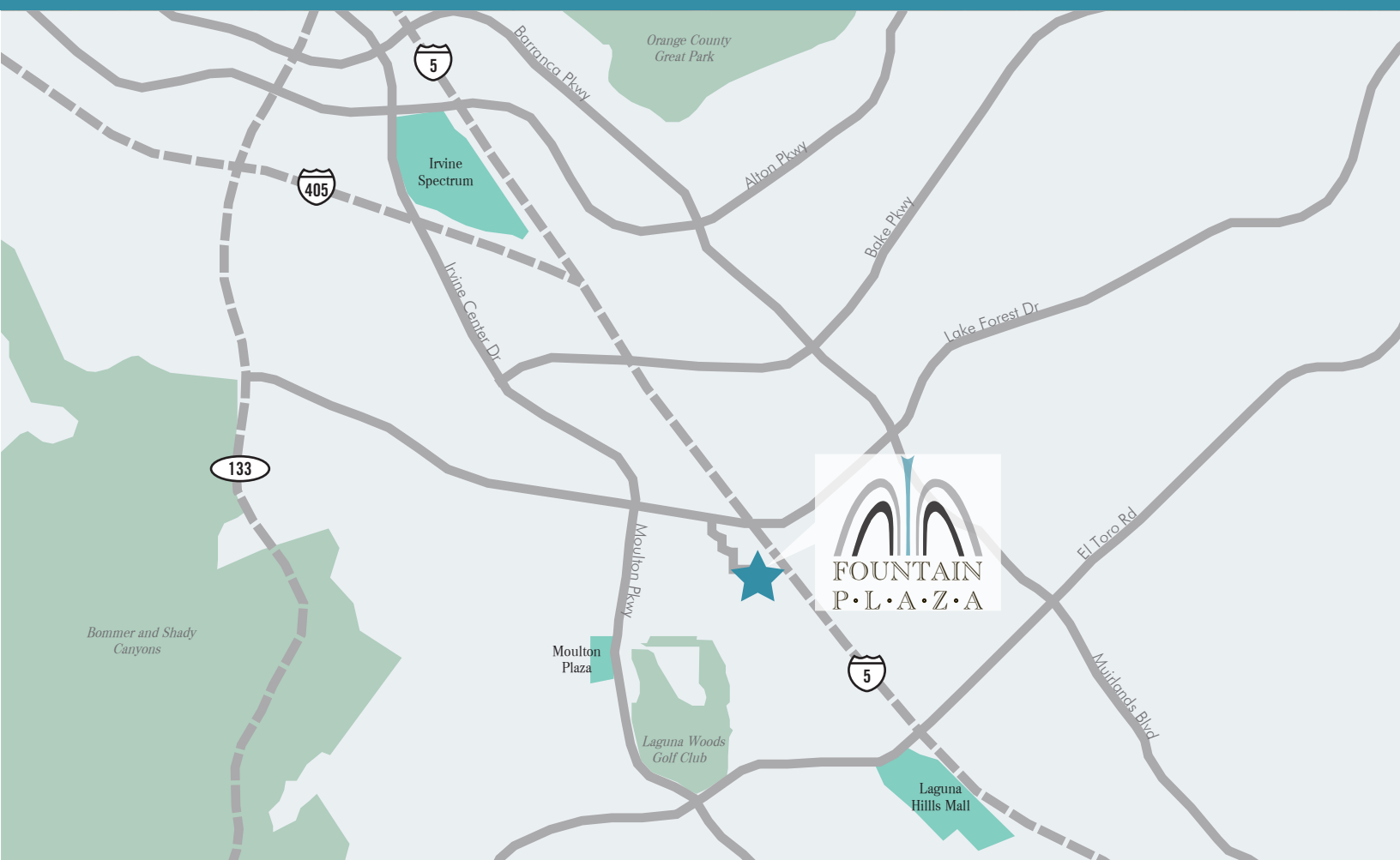
ASSET PROFILE

| | |
|----------------------|----------------------------------|
| Location: | Laguna Hills |
| RSF: | 54,677 RSF |
| Year Built: | 1981 and renovated in 2005 |
| Building Height: | Three-Story |
| Typical Floor Plate: | 18,083 RSF |
| Parking Ratio: | 3.54:1,000; Free Surface Parking |

PROPERTY FEATURES

- Local, responsive ownership
- Building-top-signage available
- Upgraded common areas
- Abundant surface parking
- Professionally landscaped
- Close proximity to Irvine Spectrum Center, Multon Plaza and the Laguna Hills Mall





LOCATED LESS THAN 5 MINUTES AWAY:

- Best Buy
- Courtyard Marriott
- Coco's Bakery Restaurant
- Baja Fish Tacos
- Pick-Up Stix
- Subway
- Carl's Jr
- Moulton Plaza

LOCATED 5 MINUTES AWAY:

- Laguna Hills Mall
- Buffalo Wild Wings Grill & Bar
- FedEx Office Ship Center
- Lake Forest Lanes
- Staples
- UPS Store
- Lucille's Smokehouse BBQ
- The Hat



LOCATED 10 MINUTES AWAY:

- Irvine Spectrum Center
- The Shops at Mission Viejo
- Verizon Wireless Amphitheatre
- Irvine Transportation Center

LOCATED 15 MINUTES AWAY:

- Orange County Great Park
- John Wayne/OC Airport
- South Coast Plaza
- South Coast Repertory



AVAILABILITIES

| <u>SUITE</u> | <u>SF</u> | <u>CONTIGUOUS SF</u> | <u>SUITE DESCRIPTION</u> | <u>PSF</u> |
|--------------|-----------|----------------------|--|------------|
| 120 | 1,891 | 1,891 | SPEC SUITE- 4 offices on the glass with sidelights, conference room, storage room, and large open area | \$1.70 |
| 140 | 1,348 | 1,348 | SPEC SUITE- 4 offices, storage room, open area, reception | \$1.70 |
| 240 | 1,207 | 1,207 | 3 private offices, break room with sink and cabinetry, reception | \$1.70 |
| 260 | 3,332 | 3,332 | Plug-and-play-- 5 offices, large open area, reception | \$1.70 |
| 300 | 5,340 | 9,087 | 9 offices, conference room, double-door entry | \$1.70 |
| 310 | 1,700 | 9,087 | SPEC SUITE- 4 offices on the glass with sidelights, reception, open area for cubes | \$1.70 |
| 340 | 1,397 | 9,087 | 4 offices, work area, reception | \$1.70 |
| 345 | 650 | 9,087 | 1 office, storage, open area, reception | \$1.70 |



OWNED BY:

Dolphin Partners

PROUDLY LEASED BY:

**STREAM
REALTY**