



27101 & 27201 PUERTA REAL | MISSION VIEJO CA

MISSION RIDGE

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CLASS A OFFICE LOCATED IN THE HEART OF SOUTH ORANGE COUNTY

PROPERTY OVERVIEW



- + Most Prestigious Class A Office located in Mission Viejo in the heart of South Orange County
- + Two four story office buildings totaling +/- 232,000 SF
- + Structured and surface parking available, including EV charging stations
- + Fitness facility with showers/locker rooms on-site
- + Fiber optic capability with conduit inter-connectivity between buildings
- + Lush landscaping, outdoor seating areas and putting green
- + On-site property management
- + Security services provided
- + Adjacent to significant retail and restaurants at The Kaleidoscope, The Shops at Mission Viejo and centers along Crown Valley Parkway
- + Minutes to Mission Hospital Mission Viejo
- + Exceptional 5 Freeway building signage and visibility



 PUTTING GREEN



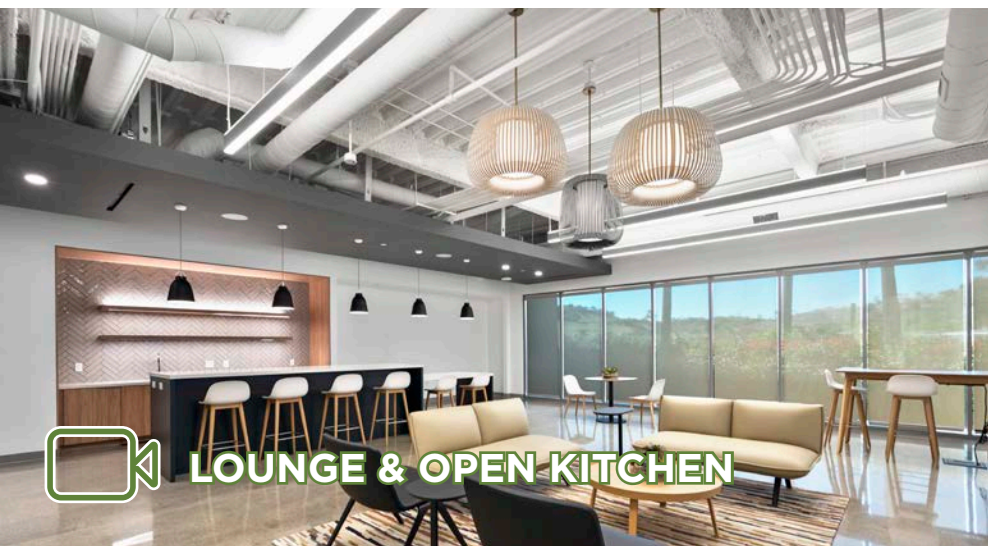
TAKE A VIRTUAL TOUR OF OUR AMENITY-RICH PROPERTY



 FITNESS CENTER



 OUTDOOR WALKWAY



 LOUNGE & OPEN KITCHEN



 CONFERENCE ROOM

RECENT RENOVATIONS



New lobbies and entry doors



Refreshed restrooms



Enhanced wayfinding and exterior signage



New exterior building lighting



Conference center and tenant lounge



Refreshed fitness facility with showers/locker rooms



Enhanced parking structure aesthetics



New exterior paint refresh



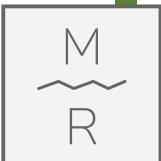
27101 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
*140	1,994 SF	2 offices, large open area
150	2,174 SF	4 private offices, open area for workstations, small kitchen area, conference room, reception area
170	1,832 SF	4 private offices, breakroom, open area for work stations, conference room
*180	3,411 SF	5 offices along the glass-line, conference room, open kitchen, IT room, storage/copy room,open area
200	9,898 SF	Double door entry, reception area, 9 window offices, kitchen and open area
300	3,687 SF	Spec Suite Conference room, open break room, 6 private offices, IT/storage area
310	2,167 SF	Spec Suite Open break room, 3 private offices
370	1,934 SF	Spec Suite Conference room, open break room, 3 private offices
400	30,710 SF	Full floor opportunity - 2 double-door entries, 5 conference rooms, 2 kitchens, 44 offices, storage, open area



*Suites 140 & 180 contiguous to 5,405 SF



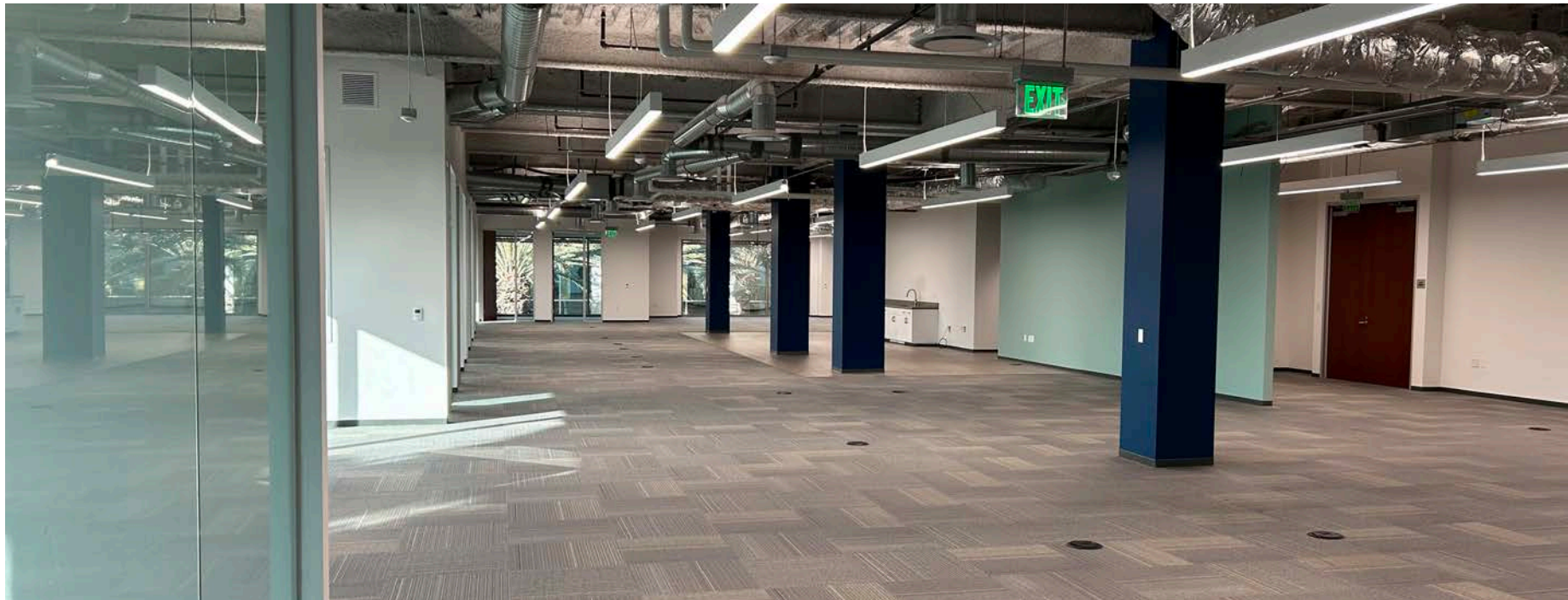
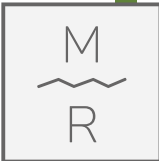
27201 PUERTA REAL

ASKING RATE: \$3.15 FSG

SUITE	SIZE (SF)	DESCRIPTION
110	3,512 SF	Double-door entry, 9 offices along the glass line, conference room, work room, kitchen, IT/storage room and open area for workstations
120	2,549 SF	5 window line private offices- kitchen and open area
140	1,817 SF	Available 1/1/27 3 private offices, conference room, break room, open area
235	1,375 SF	4 private offices, conference room and kitchen area
270	2,923 SF	Spec Suite 7 offices, IT/storage area, open kitchen, open area for workstations
320	3,517 SF	Creative office with 2 private offices & open area for workstations
400	18,393 SF	Double-door entry off the lobby, reception area, 30 offices, 1 conference room, kitchen, and open area 
470	1,365 SF	Conference room, kitchen, 2 private offices



VISIT WEBSITE 



○ AVAILABLE

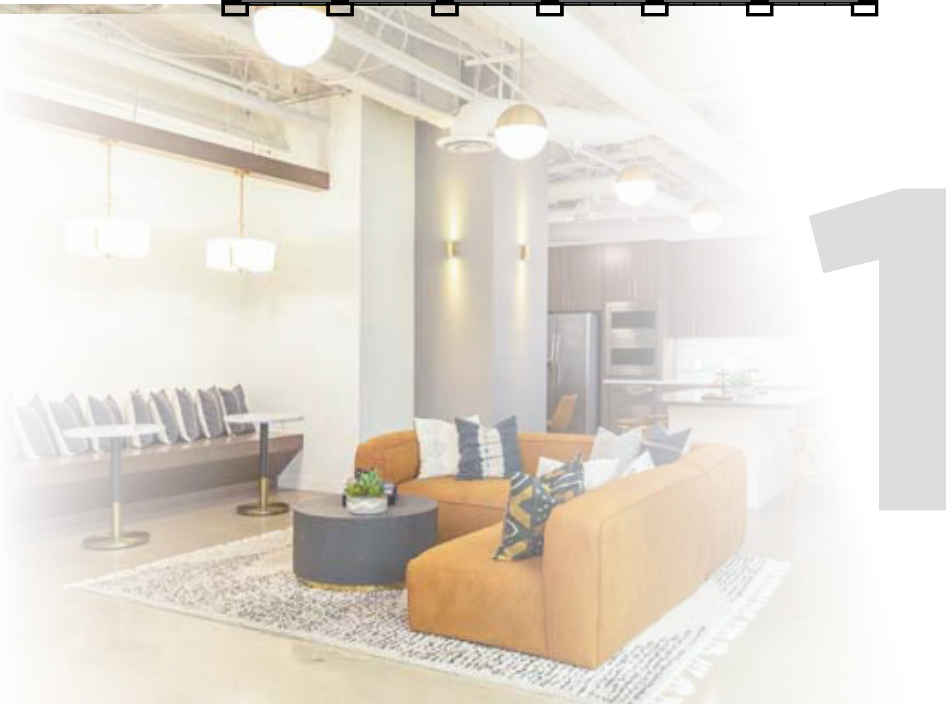
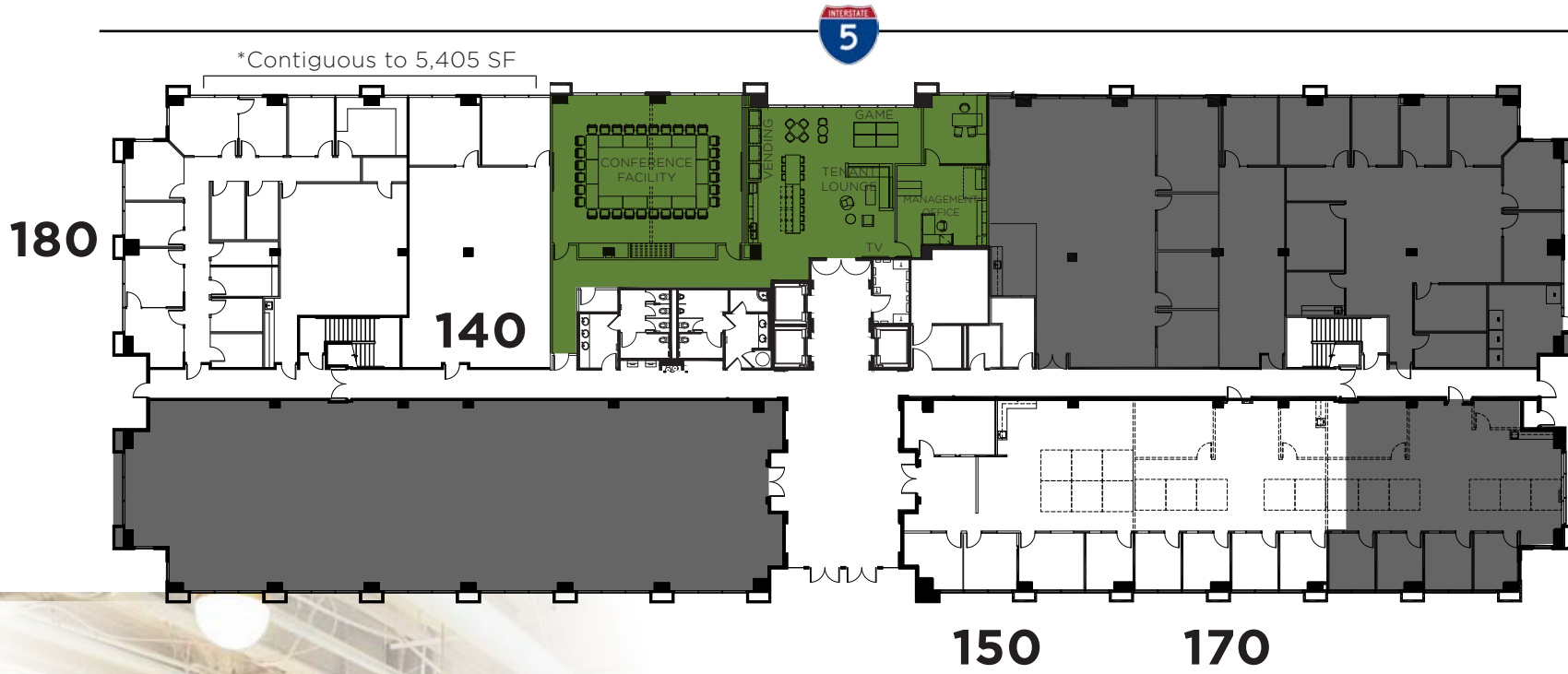
● TENANT LOUNGE & CONFERENCE CENTER

Suite 140 1,994 SF*

Suite 180 3,411 SF*

Suite 150 2,174 SF

Suite 170 1,832 SF



FLOOR PLAN - 27101

VISIT WEBSITE 

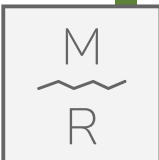
FLOOR PLAN - 27101

○ AVAILABLE

● FITNESS CENTER

Suite 200

9,898 SF



VISIT WEBSITE 



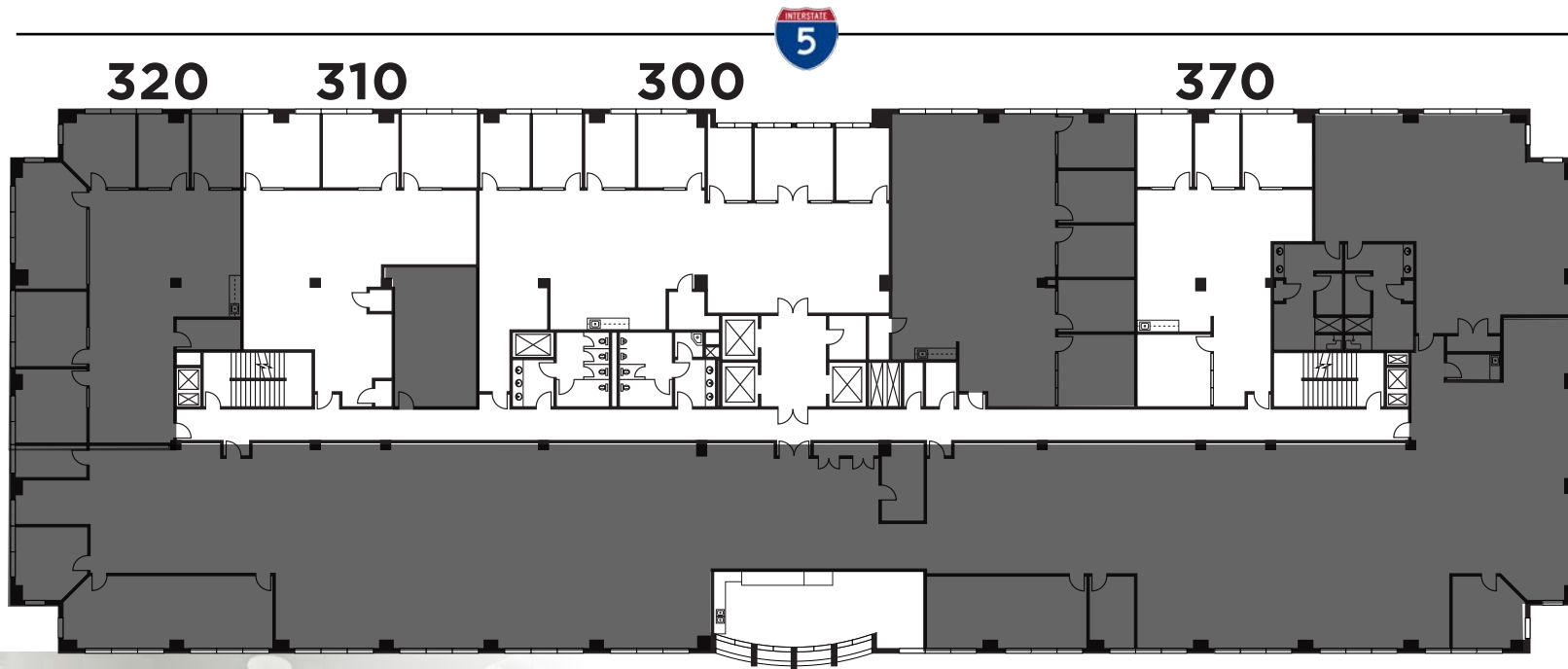
○ AVAILABLE

Suite 300 3,687 SF

Suite 310 2,167 SF

Suite 370 1,934 SF

FLOOR PLAN - 27101



3

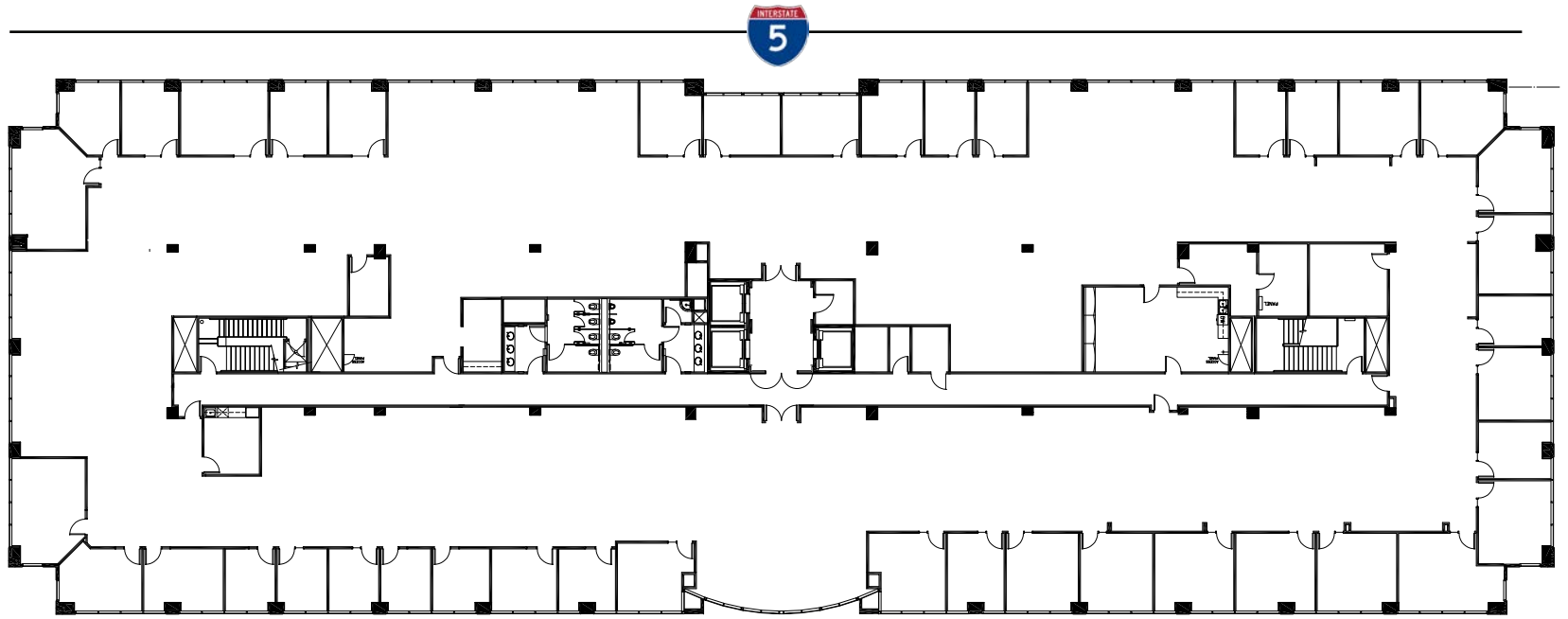
VISIT WEBSITE 

FLOOR PLAN - 27101

○ AVAILABLE

Suite 400 30,710 SF

[TAKE A VIRTUAL TOUR](#) 



400

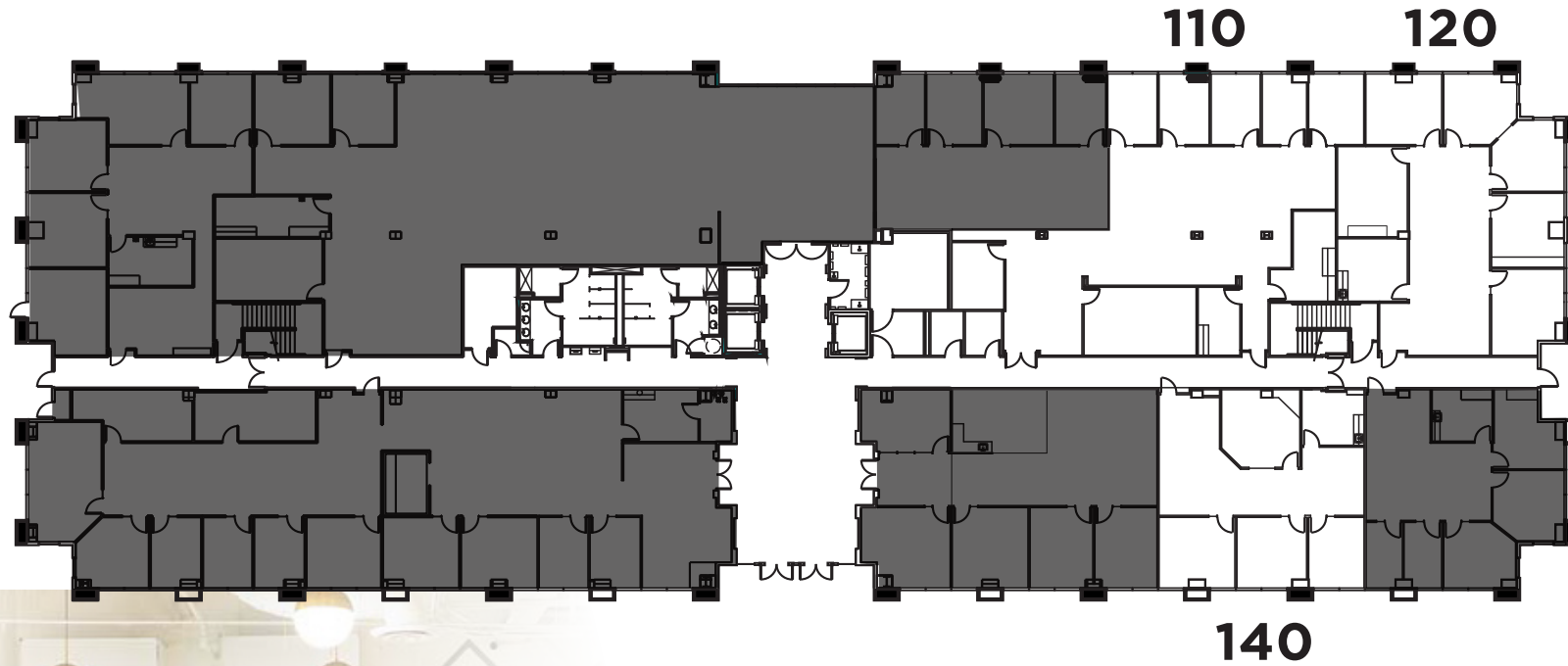
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[VISIT WEBSITE](#) 

○ AVAILABLE

Suite 110 3,512 SF
Suite 120 2,549 SF
Suite 140 1,817 SF



FLOOR PLAN - 27201



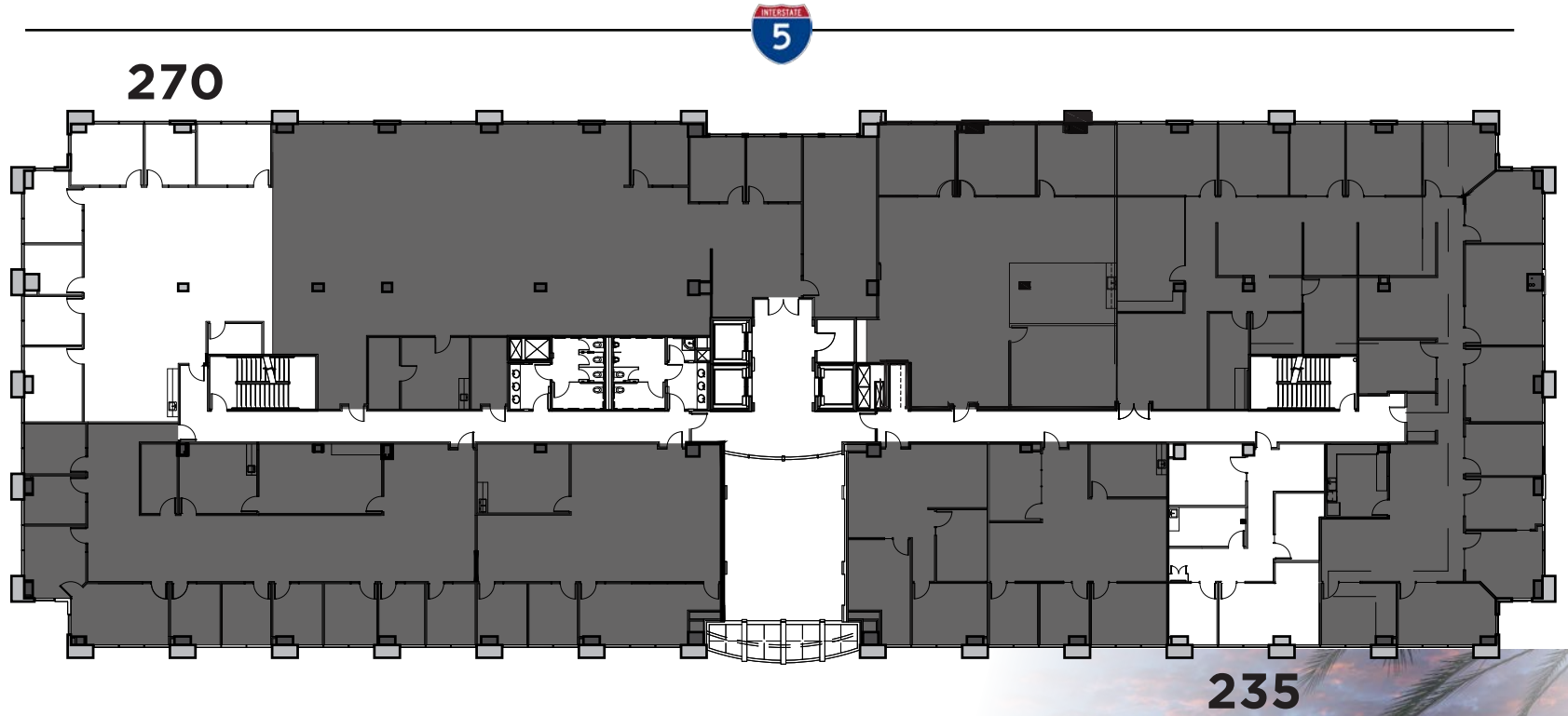
VISIT WEBSITE 

FLOOR PLAN - 27201

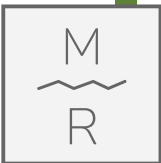
○ AVAILABLE

Suite 235 1,375 SF

Suite 270 2,923 SF



2



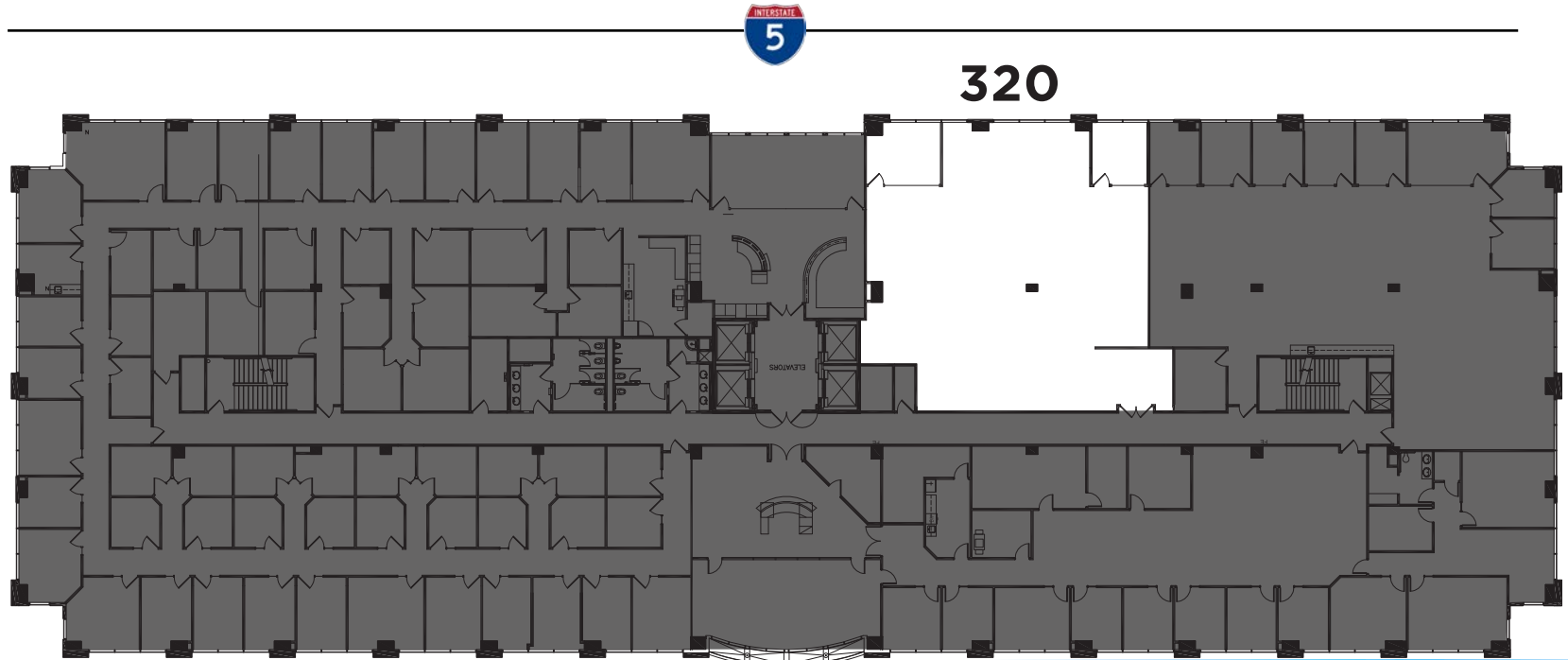
VISIT WEBSITE 

FLOOR PLAN - 27201

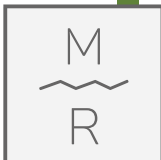
○ AVAILABLE

Suite 320

3,517 SF



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VISIT WEBSITE 

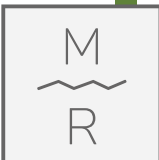
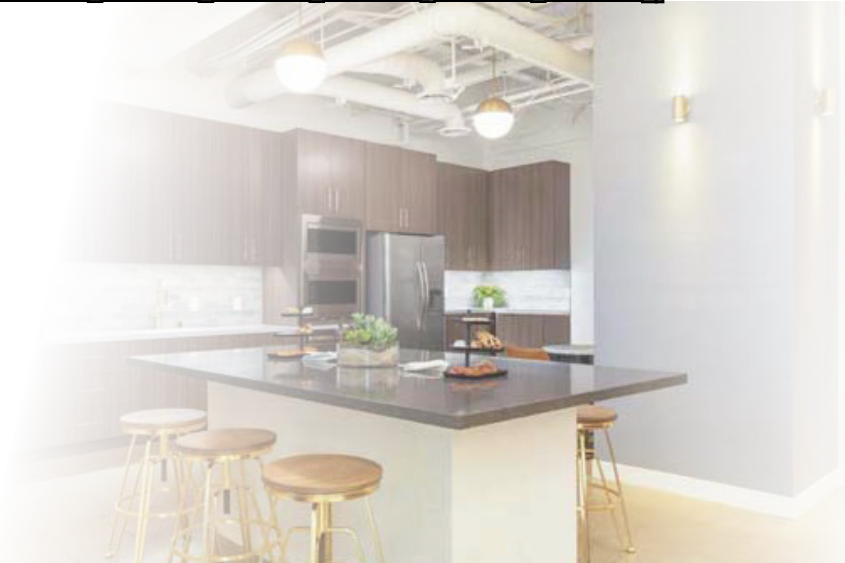
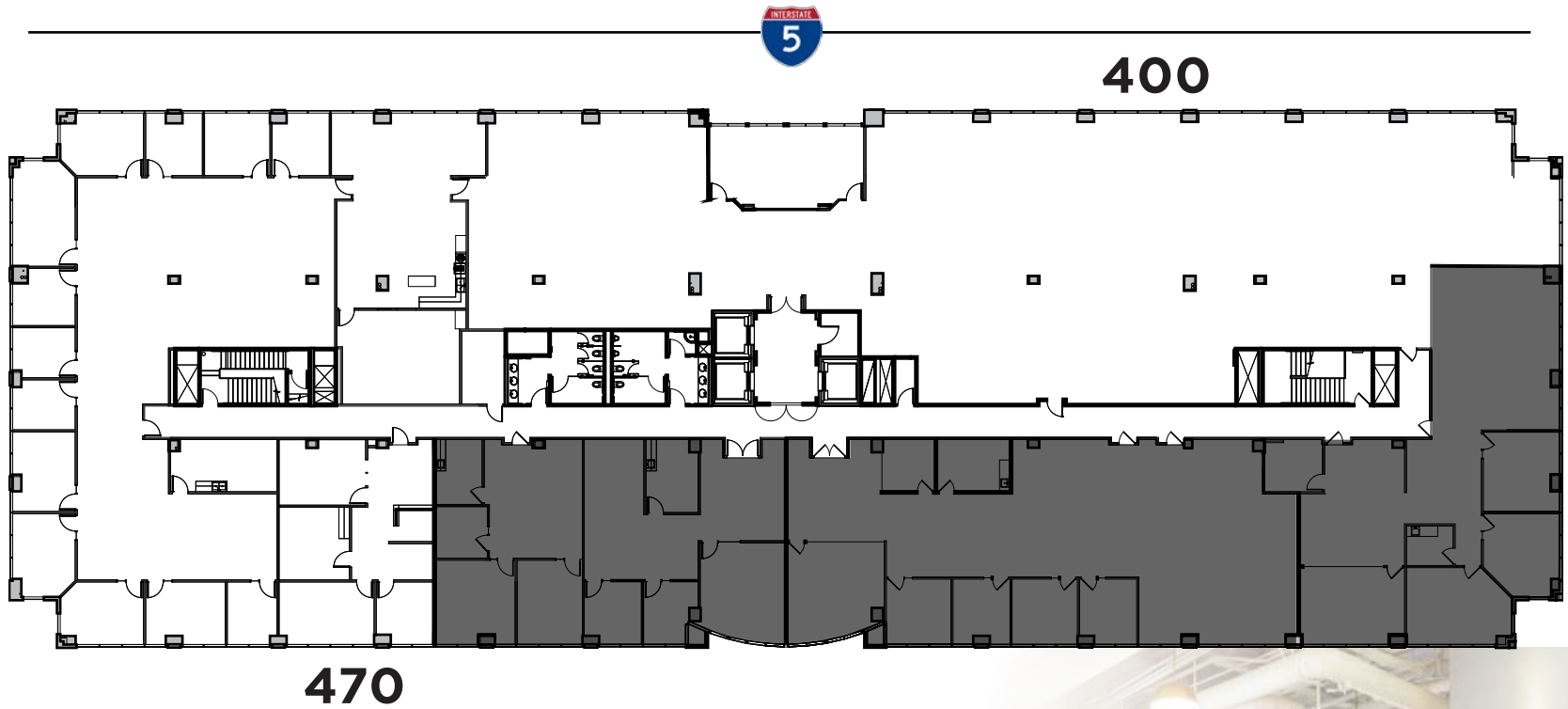
FLOOR PLAN - 27201

○ AVAILABLE

Suite 400 18,393 SF

TAKE A VIRTUAL TOUR 

Suite 470 1,365 SF



VISIT WEBSITE 
















SITE PLAN





NORDSTROM



- 1 Puerta Real Shopping Center   
- 2 Courtyard by Marriott 
- 3 Kaleidoscope    
- 4 Mission Hospital 
- 5 The Shops at Mission Viejo   
- 6 Saddleback College 
- 7 United States Post Office 
- 8 College Center   
- 9 Rancho Medical Center  
- 10 Mission Viejo Towne Center   

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MISSION RIDGE



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