

ROCKFIELD EXCHANGE

UNDER NEW OWNERSHIP

22600-22741 LAMBERT STREET | LAKE FOREST | CA | 92630

FOR MORE INFORMATION:

MORGAN CHIATE

949.930.9246

morgan.chiate@cushwake.com

AMANDA BARTEL

949.955.7651

amanda.bartel@cushwake.com

CUSHMAN & WAKEFIELD

18111 Von Karman Ave., Suite 1000

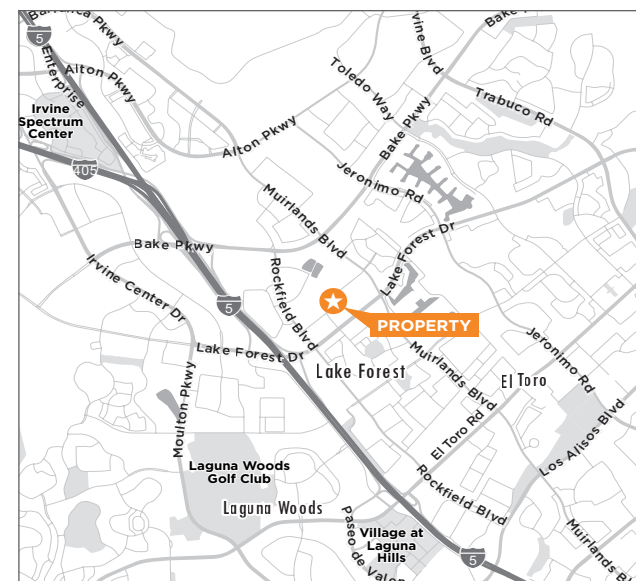
Irvine, CA 92612

www.cushwake.com



PROPERTY FEATURES

- Professionally managed
- Suites ready for immediate occupancy
- Variety of sizes- suites ranging from 1-7K SF
- Ability to expand into larger suites (subject to availability)
- Variety of industrial and office configurations
- Close proximity to the 5, 405, and 133 freeways, Irvine Spectrum, and Irvine Industrial Complex
- Walkable retail amenities

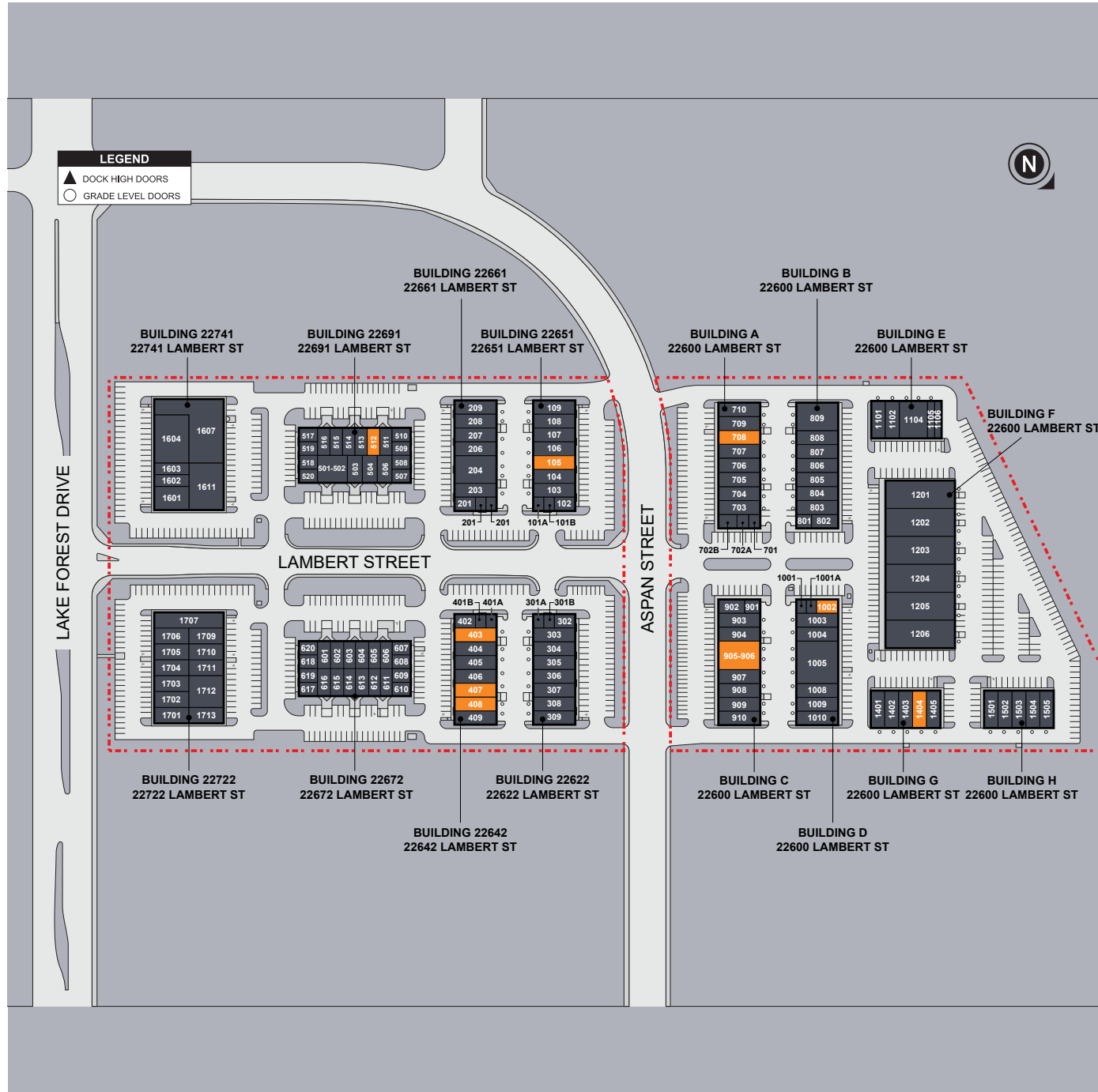


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

ROCKFIELD EXCHANGE

22600-22741 LAMBERT STREET | LAKE FOREST CA - SITE PLAN

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WAREHOUSE/OFFICE AVAILABILITIES



AVAILABLE



OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
22642 Lambert Street, Suite 407-408 *Divisible to 2,352 SF	4,764	TBD	\$2.50/PSF	7/1/26
22600 C Lambert Street, Suite 905/906	4,576	TBD	\$2.35/PSF	7/1/26
22600-A Lambert Street, Suite 708	2,352	TBD	\$2.50/PSF	Now
22642 Lambert Street, Suite 403	2,352	TBD	\$2.50/PSF	Now
22651 Lambert Street Suite 105	2,310	TBD	\$2.50/PSF	Now
22600-G Lambert Street Suite 1404	1,536	TBD	\$2.55/PSF	Now

OFFICE AVAILABILITIES



AVAILABLE



OCCUPIED

SUITE	TOTAL SF	ASKING RATE	AVAILABLE
22600 D Lambert Street, Suite 1002	1,178	\$2.50/PSF	Now
22691 Lambert Street, Suite 512	1,152	\$2.50/PSF	TBD

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ROCKFIELD EXCHANGE

22600-22741 LAMBERT STREET | LAKE FOREST CA - AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Irvine Spectrum Shopping Center
5, 405, & 133 Freeways
Irvine Technology Center

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