

# 22471

**ASPAN**  
LAKE FOREST, CA

Fully Renovated Office Suites for Lease  
New Flooring, Lighting, Paint, and Ceiling Tiles



**Matt Wickstrom**

M: 858-353-6600

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F: 949-597-0205

E: [matt@tappancorp.com](mailto:matt@tappancorp.com)

Tappan Corporation

22792 Centre Drive

Suite 250

Lake Forest, CA 92630

[www.TappanCorp.com](http://www.TappanCorp.com)

**FOR LEASE**

OFFICE SPACE WITH FLEXIBLE CONFIGURATIONS

# 22471 ASPAN

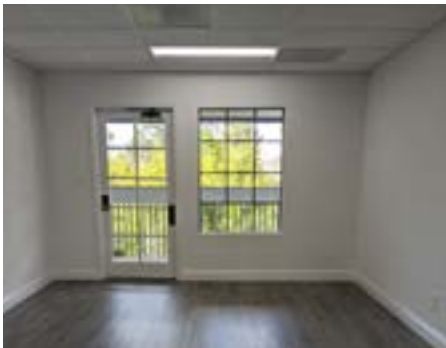
Lake Forest, CA

## Lease Rates:

- Suite 235: \$1,100 per month (full service)
- Suite 260: \$1,975 per month (full service)

## Features:

- Easy access to the 5, 405, and 133 freeways
- Located near the Lake Forest Gateway, Five Lagunas, Irvine Spectrum, and Baker Ranch
- Professional office building with professional management
- Convenient free surface parking with direct suite access
- New spec suites available



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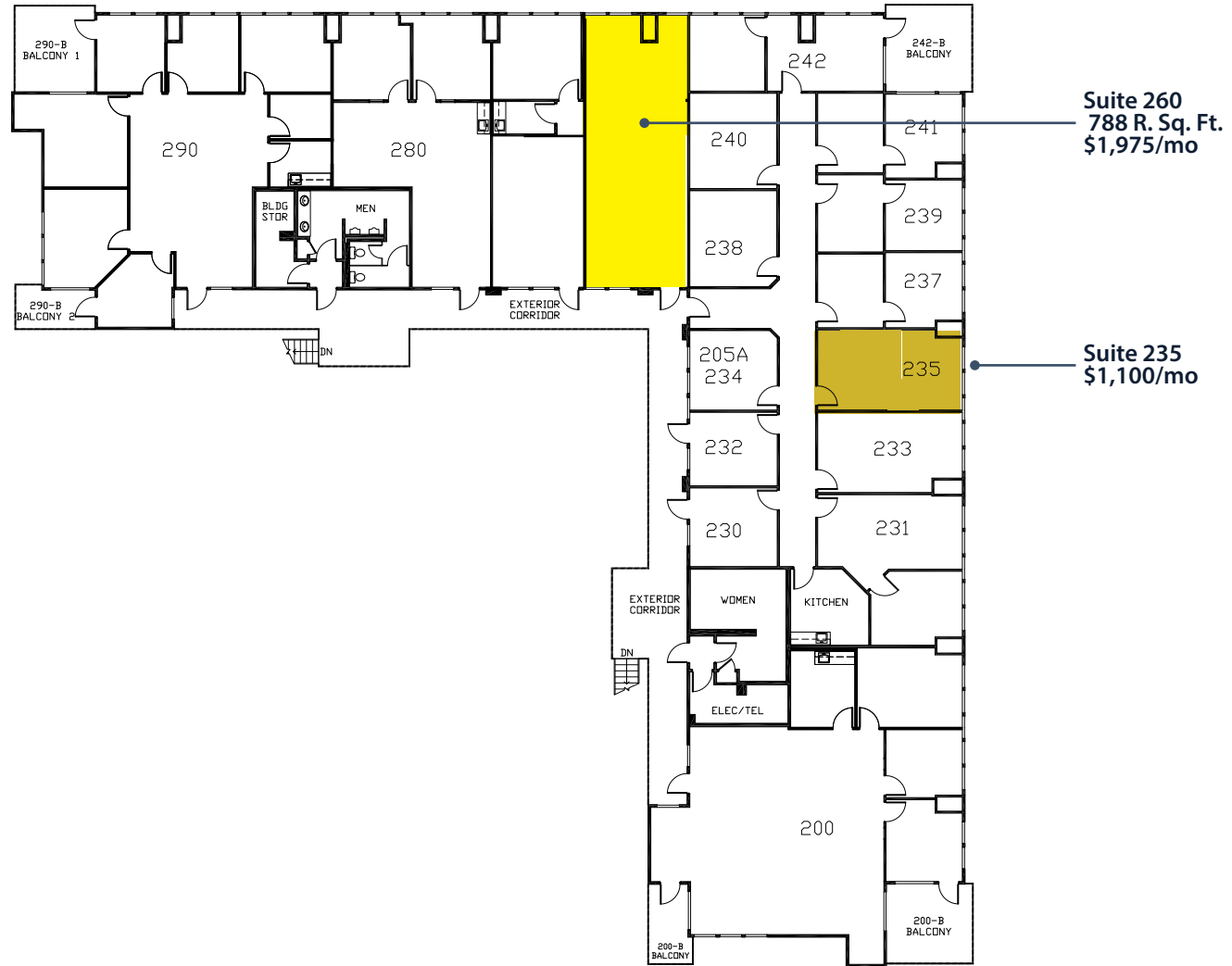
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FOR LEASE | SECOND FLOOR - SUITES

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# DRIVE TIMES

- 4 MINUTES TO:** 5 Freeway
- 6 MINUTES TO:** Irvine Spectrum
- 9 MINUTES TO:** 241 Toll Road

- 9 MINUTES TO:** The Great Park
- 18 MINUTES TO:** John Wayne Airport
- 20 MINUTES TO:** Laguna Beach



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