



# 26000

**TOWNE  
CENTRE**

FOOTHILL RANCH, CA

**NEWMARK**

OFFICE CONDO FOR SALE: 2,210 RSF / \$865,000

26000 Towne Centre Drive located within Towne Centre Office Park is a freestanding 19,977 RSF well maintained professional office building with attractive modern architecture, an abundance of surface parking, lush landscaping, and has breathtaking views of Saddleback Mountain.

This high profile location is surrounded by an array of amenities and has immediate access to Interstate 5 (I-5), San Diego (405) Freeway, Laguna Canyon (133) Highway and the Foothill Transportation Corridor (241).

#### ADDRESS

Towne Centre Office Park  
26000 Towne Centre Drive, Suite 230  
Foothill Ranch, CA 92610

#### 2,210 RSF ON 2ND FLOOR

Vacant Condo For Sale

#### SALE PRICE

\$865,000

- Functional layout - reception area, open area, 4 private offices, kitchen, large conference room, storage/it room
- Elevator served
- High-end office finished with water filtration system
- Well managed association (approx. \$980/mo.)
- East facing 2nd floor location with views of Saddleback Mountain
- Free surface parking (2 designated spaces)
- Immediate access to Interstate 5 (I-5), San Diego (405) Freeway, Laguna Canyon (133) Highway and the Foothill Transportation Corridor (241)
- Adjacent to Foothill Ranch Towne Center and numerous retail amenities



2-STORY LOBBY /  
ELEVATOR SERVED



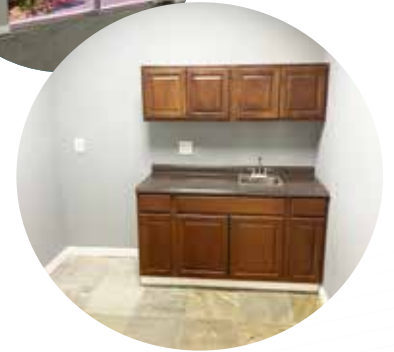
26000  
TOWNE  
CENTRE  
FOOTHILL RANCH, CA

# SUITE 230 2,210 RSF

Floor to Ceiling Windows



Large Double-Door Entry



## 2ND FLOOR

# NEARBY AMENITIES

## (PARTIAL LIST)

10 Miles To  
John Wayne  
Airport



**Foothill Ranch** has all the modern conveniences and is a short drive to so many wonderful Southern California attractions, all nested up at the base of the beautiful Saddleback Mountains.

### FOOTHILL RANCH MARKETPLACE

- Arby's
- Avila's El Ranchito
- Chase
- Dickey's BBQ Pit
- Jamba Juice
- KD's Donuts
- Pizza Hut
- Ralphs
- Rising Sun Chinese
- Subway
- Waba Grill
- Wells Fargo

Red Rock Canyon  
Park Trail



### FOOTHILL RANCH TOWNE CENTER

- Acai Republic
- Bangkok Thai
- Chick-fil-A
- Chipotle Mexican Grill
- Cuca's Mexican Food
- CVS
- Del Taco
- Firehouse Subs
- Hobby Lobby
- In-N-Out Burger
- Inka Mama's
- Islands
- Jamba
- Mamon
- McDonald's
- MOD Pizza
- Natraj's Tandoori
- Nalu's Hawaiian Fish Grill
- Outback Steakhouse
- Ozen Sushi
- Pick Up Stix
- Planet Fitness
- Raising Cane's Chicken
- Red Robin
- Rubio's Coastal Grill
- Sal's Pizzeria
- See's Candies
- Starbucks
- Taco Bell
- Target
- Togo's
- Wells Fargo

Halves Boiling Pot + Grill

First Class Pizza

Mustard Cafe  
and Grill

Hilton

Hampton  
Inn

Wahoo's Fish Taco

Urban Grill and Wine Bar

Round Table Pizza

Orangetheory Fitness

Courtyard by  
Marriott

24 Hour Fitness

Big Wok

Jack in the Box

El Pollo Loco

Clava Sports Facility

Jimmy John's

Etnies Skate Park

Alton Pkwy

Portola Pkwy

Lake Forest Dr

Bake Pkwy

Rancho Pkwy

241

241



# 26000

## TOWNE CENTRE

FOOTHILL RANCH, CA



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