



Saddleback Medical

23961 Calle De La Magdalena
Laguna Hills, CA

Availabilities

High-Profile Building Campus Adjacent

First Floor

Suite	Size	Condition	Availability
143	2,542 SF	Clean Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
402	1,803 SF	Fully Improved	12/1/25
412	2,528 SF 	Spec Suite (Move-in Ready)	10/1/25
425	829 SF	Former Psychiatry	Immediate
431	827 SF	Former Primary Care	Immediate
445	3,688 SF (Divisible) 	Clean Shell	Immediate

Fifth Floor

Suite	Size	Condition	Availability
503	1,423 SF	Clean Shell	Immediate
504	4,216 SF	Clean Shell	Immediate
530	5,377 SF	Former Sleep Lab/Pulmonology	Immediate



For more information or to schedule a property tour, please contact:

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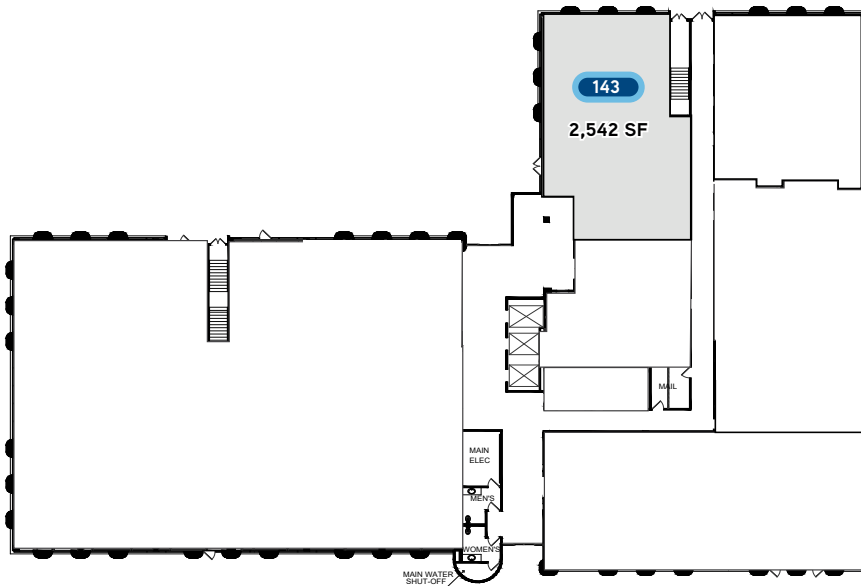


Saddleback
Medical Portfolio



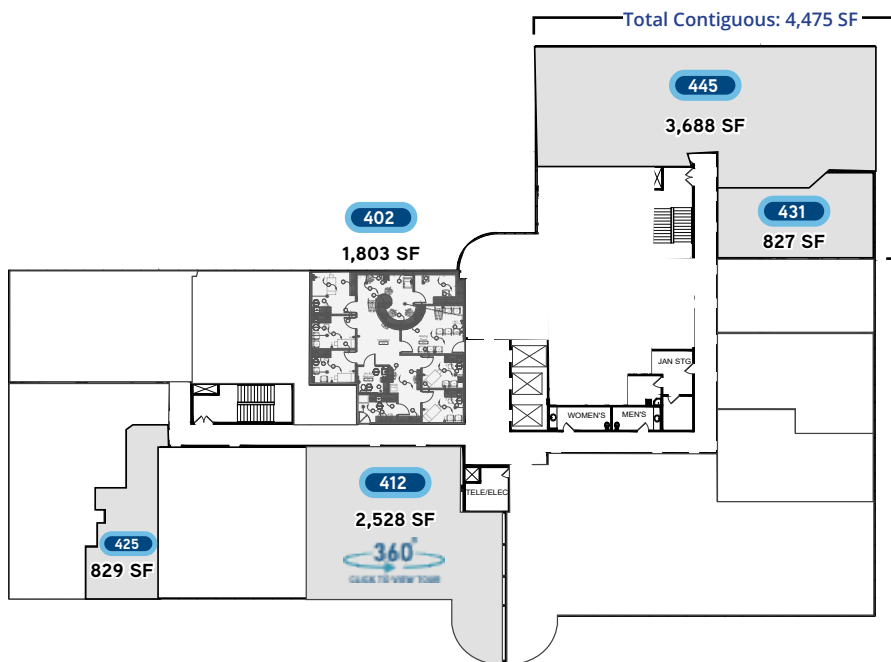
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Floor Plans



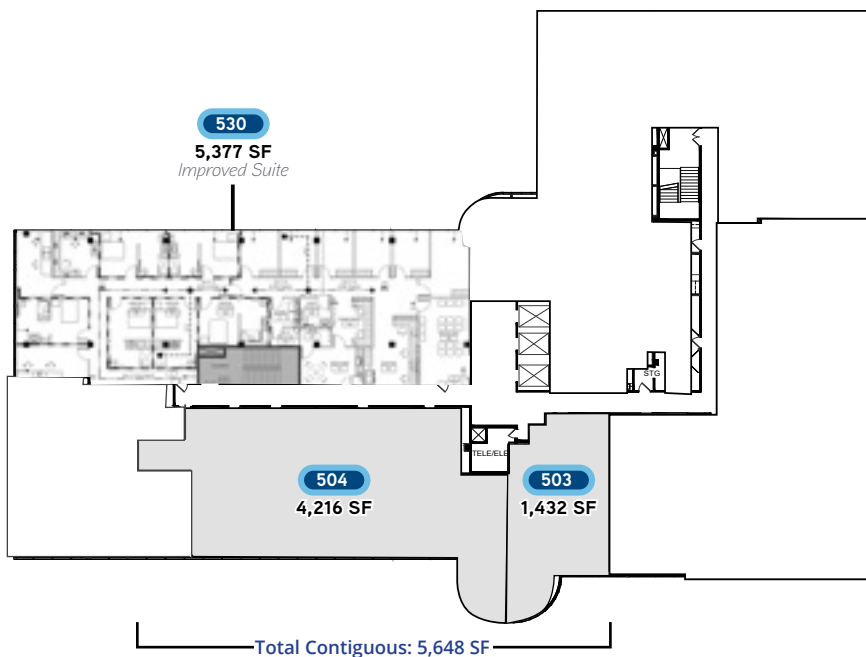
First Floor

Suite #	Size
143	2,542 SF



Fourth Floor

Suite #	Size
402	1,803 SF
412	2,528 SF
425	829 SF
431	827 SF
445	3,688 SF (Divisible)
Contiguous Available 4,475 SF	



Fifth Floor

Suite #	Size
503	1,432 SF
504	4,216 SF
530	5,377 SF
Contiguous Available 5,648 SF	



The Laguna

Availabilities

24022 Calle De La Plata
Laguna Hills, CA

Full Floor Available w/ Patio Feature

Second Floor

Suite	Size	Condition	Availability
200	12,436 SF (Divisible)	Clean Shell	Immediate

Third Floor

Suite	Size	Condition	Availability
350	1,744 SF	Former Vision	8/1/25

Fourth Floor

Suite	Size	Condition	Availability
405	2,680 SF	Spec Suite (Move-In Ready)	Immediate
410	1,080 SF	Former Podiatry	Immediate
415	1,225 SF	Fully Improved	Immediate



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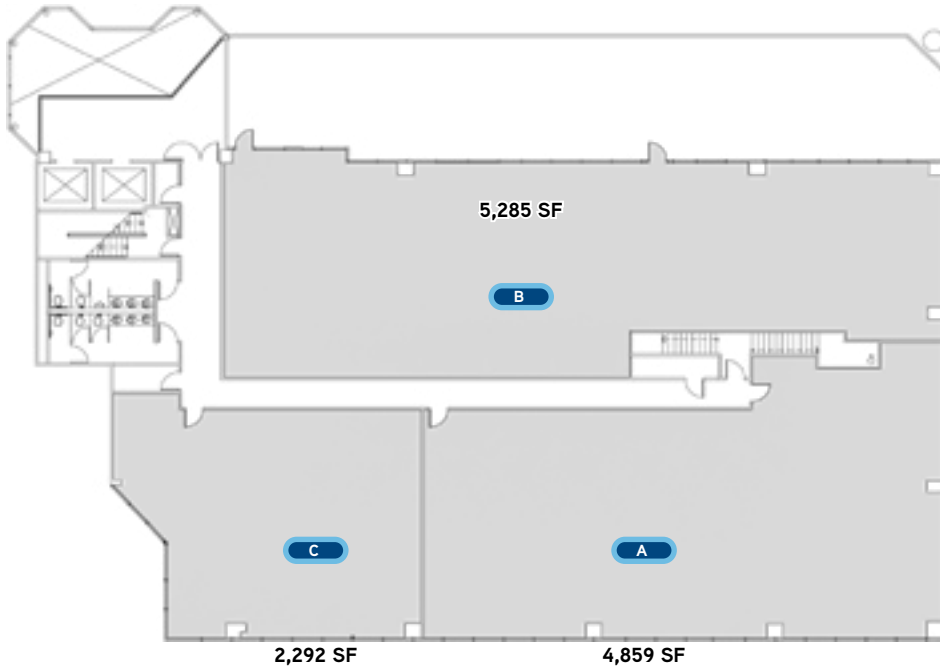


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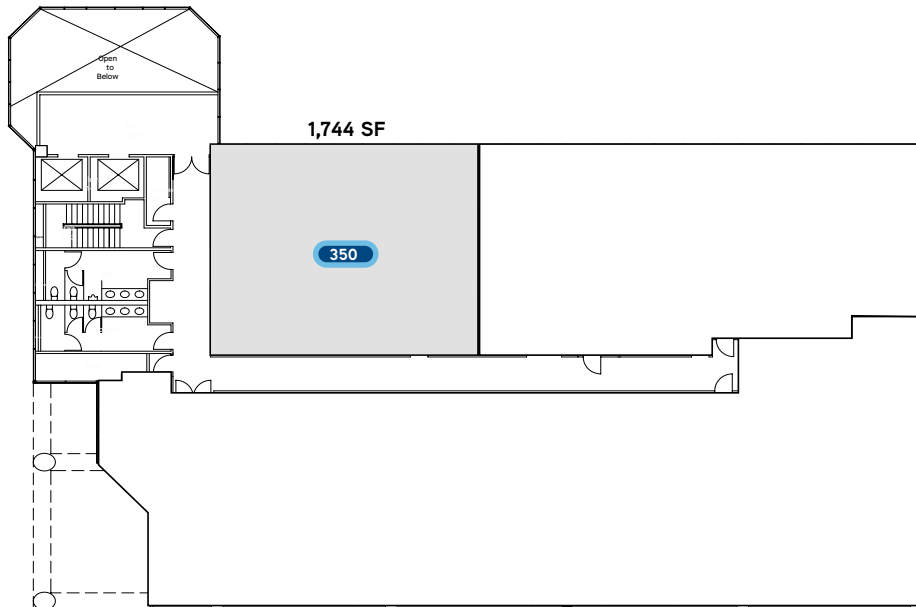
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Floor Plans



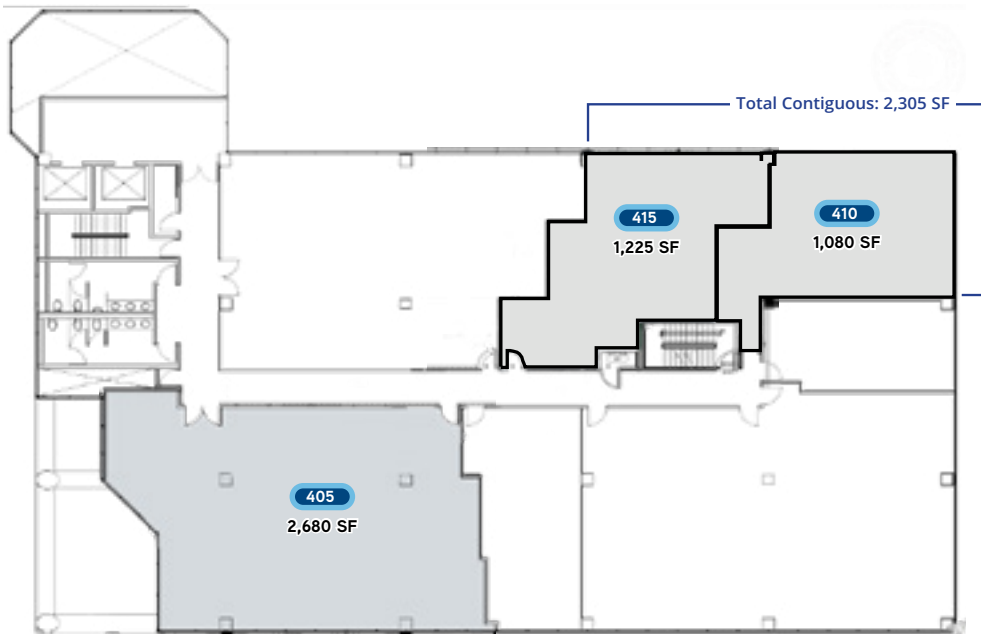
Second Floor

Suite #	Size
200	12,436 SF (Divisible into A, B, C)



Third Floor

Suite #	Size
350	1,744 SF



Fourth Floor

Suite #	Size
405	2,680 SF
410	1,080 SF
415	1,225 SF
Contiguous Available 2,305 SF	



Saddleback Professional Center

24012 Calle De La Plata
Laguna Hills, CA

Availabilities

Close Hospital Proximity and Value

Second Floor

Suite	Size	Condition	Availability
240	1,506 SF	Former General Office	Immediate

Third Floor

Suite	Size	Condition	Availability
300	2,353 SF	Former Lab	Immediate
370	1,392 SF	Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
410	2,475 SF	New Turn-key Spec Suite	Immediate
430	1,215 SF	Former General Office	Immediate
440	488 SF	Former General Office	Immediate
460	900 SF	Former General Office	Immediate
485	6,198 SF	Former Behavioral Health	Immediate



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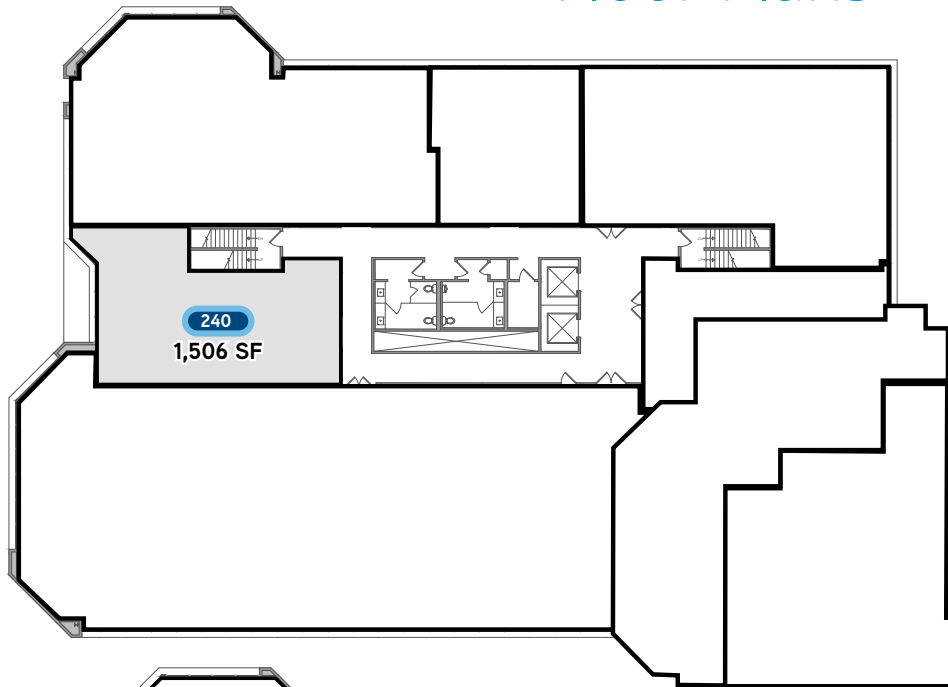


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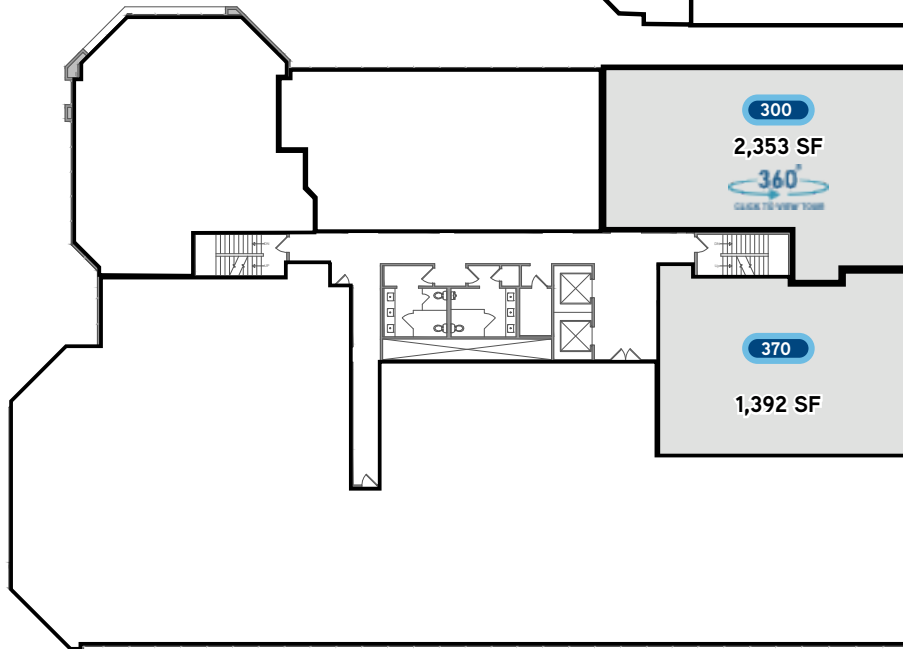
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Floor Plans



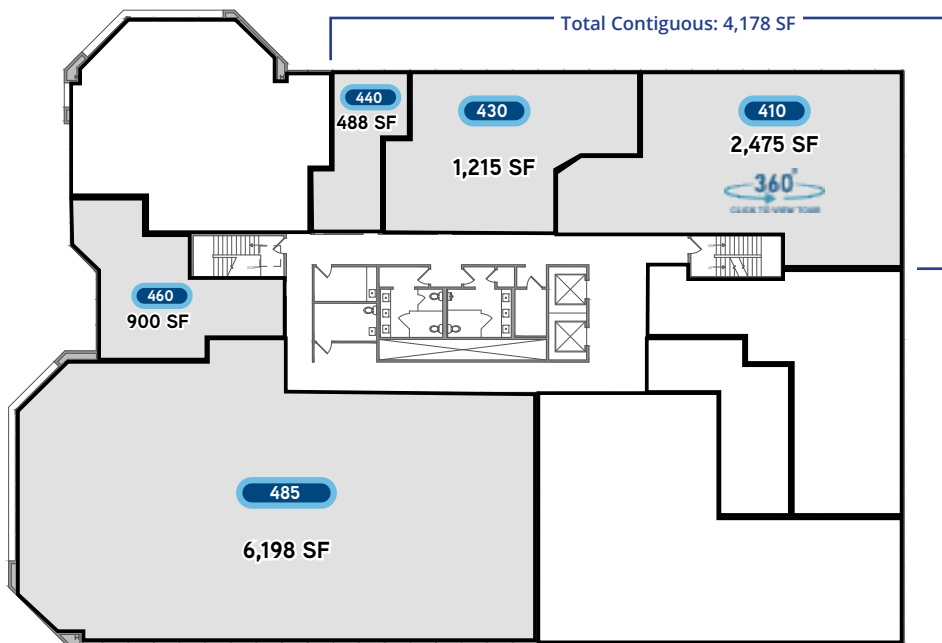
Second Floor

Suite #	Size
240	1,506 SF



Third Floor

Suite #	Size
300	2,353 SF
370	1,392 SF
Contiguous Available 3,745 SF	



Fourth Floor

Suite #	Size
410	2,475 SF
430	1,215 SF
440	488 SF
460	900 SF
485	6,198 SF
Contiguous Available 4,178 SF	