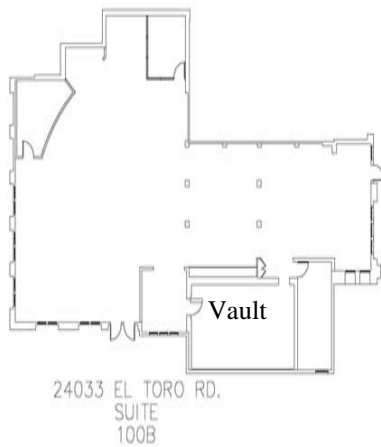




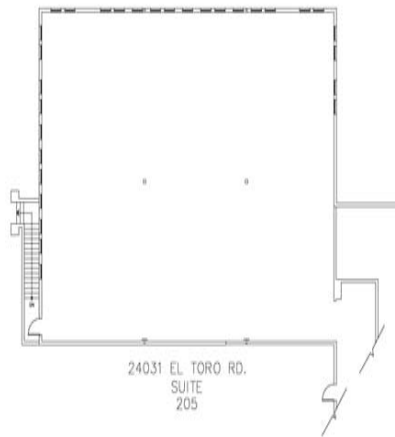
Suite 100B—5,286 Sq. Ft.

- Premium ground floor location
- Former bank location with existing vault
- Monument Signage on El Toro Rd.
- \$2.65 FSG



Suite 205—2,543 Sq. Ft.

- Shell Space
- Mutually agreed upon build out
- \$2.65 FSG



Suite 301—2,287 Sq. Ft.

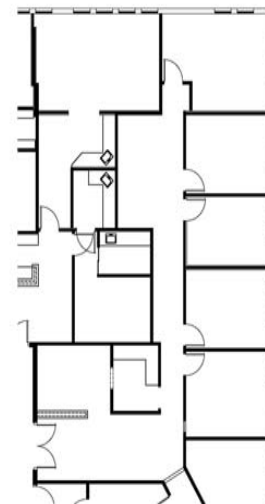
- Built in floor to ceiling book shelves for library
- 2.65 FSG



Building Lobby

Suite 250—1,879 Sq. Ft.

- Five private offices
- Available August 2008
- \$2.65 FSG



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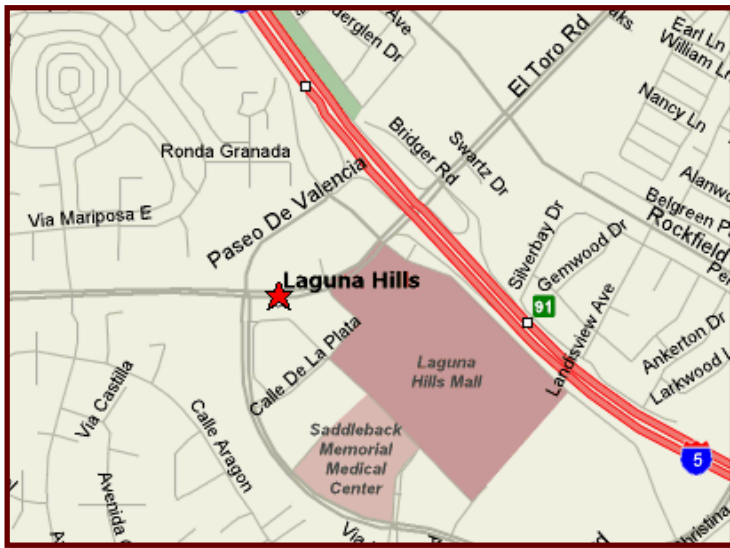


FOUR UPGRADED OFFICE SUITES FOR LEASE AT LAGUNA HILLS CIVIC CENTER

Suite 100B	—	5,528 sq.ft.
Suite 250	—	1,879 sq.ft. Avail. 8/08
Suite 205	—	2,543 sq.ft.
Suite 301	—	2,287 sq.ft.

6% Procuring Broker Commission!

6 months of 1/2 rent offered to all qualified tenants on five (5) year leases!



- Three story multi-tenant office building
- Immediate Access to I-5 Freeway
- Monument Sign Available on El Toro Road
- Elevator Served
- Flexible office layouts
- 4:1 parking ratio
- 1,500 sf Meeting/training Room which accommodates up to 200 people
- Walk to Laguna Hills Mall, Food Court, and many other local amenities and services

ESSEX | Management
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