

# 25 ENTERPRISE

ALISO VIEJO, CA 92656

ENTIRE 3RD FLOOR (±30,792 RSF)  
ENTIRE 4TH FLOOR (±30,792 RSF)  
ENTIRE 5TH FLOOR (±29,293 RSF)  
TOTAL: ±90,877 RSF



CUSHMAN &  
WAKEFIELD

**SUBLEASE** | ±29,293 - ±90,877 RSF | **CLASS A OFFICE**



#### OPPORTUNITY HIGHLIGHTS:

Expiration:	February 29, 2028
Square Footage:	±29,293 RSF - ±90,877 RSF
Asking Rate:	Call broker for details

- + Fully furnished, plug & play spaces
- + Full floor availability
- + Signage opportunity facing CA-73
- + Floors can be offered unfurnished
- + Exterior upgrades with modern amenities and fitness center
- + Free covered parking

Bring your headquarters to the serene community of South Orange County, where wellness and workflow coexist to provide tenants the perfect location to innovate and thrive. The new outdoor environment with wellness, fitness, outdoor work, and social spaces in addition to the generous floor plates provide a seamless, energized environment.

25 Enterprise is located in Aliso Viejo, which offers sought after amenities, residential opportunities, and top Orange County talent.



# AVAILABILITIES

THIS SUBLEASE OPPORTUNITY OFFERS A RANGE OF FULL FLOOR AVAILABILITIES AND OPTIONS TO ACCOMMODATE A VARIETY OF TENANT NEEDS

±90,877 RSF with the following options:

- + ±29,293 RSF (Floor 5)
- + ±30,792 RSF (Floors 3 or 4)
- + ±60,085 (Floors 4 + 5)
- + ±61,584 (Floors 3 + 4)
- + ±90,877 RSF (Floors 3 - 5)



# FLOOR PLANS

3<sup>RD</sup> FLOOR | ±30,792 RSF



**24**  
Private offices

**178**  
Workstations

**5**  
Conference rooms

**3**  
Storage rooms

**3**  
Huddle rooms

**1**  
Collaboration room

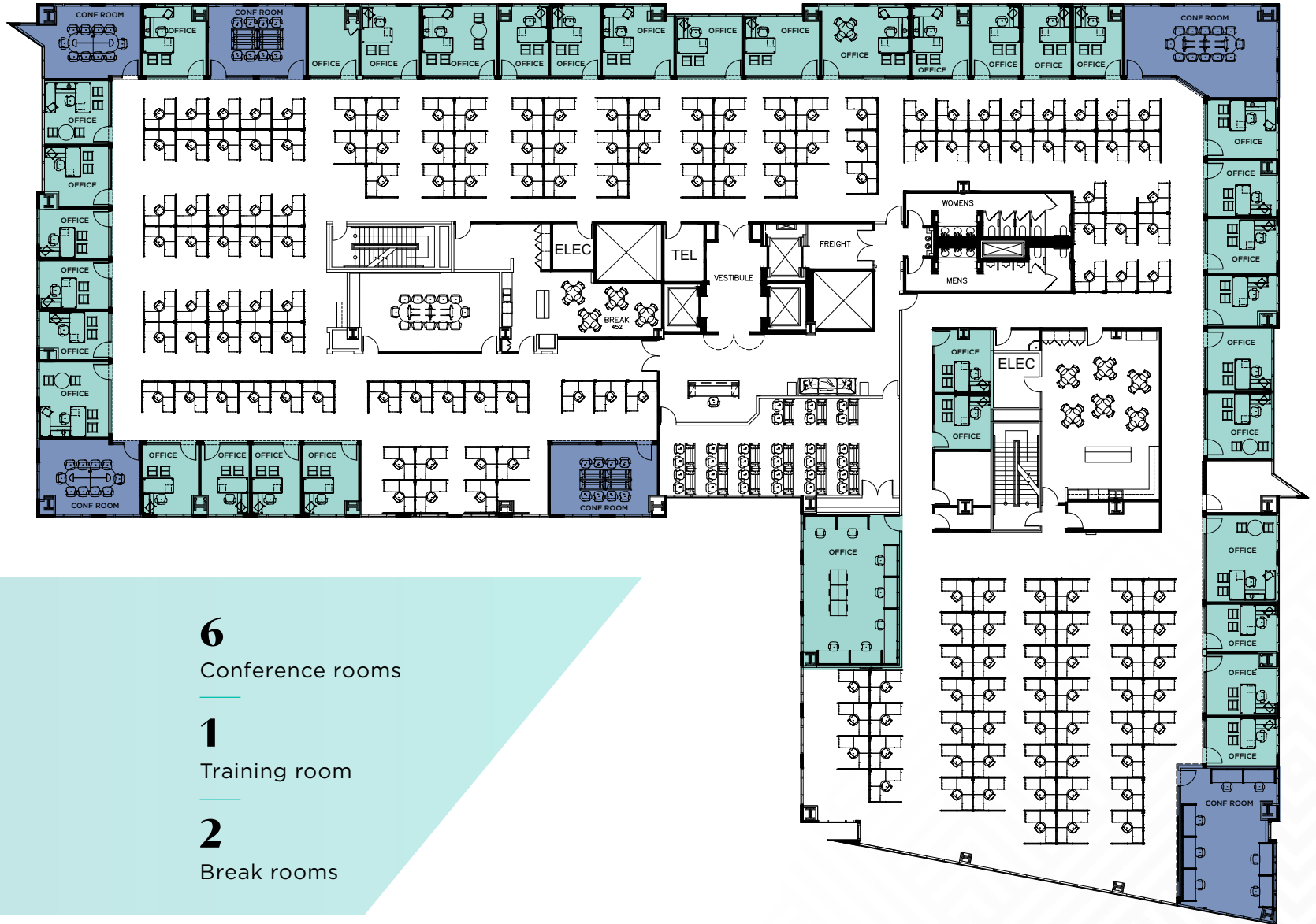
**2**  
Break rooms

**1**  
Wellness room

**1**  
Game room

# FLOOR PLANS

4<sup>TH</sup> FLOOR | ±30,792 RSF



**36**  
Private offices

**2**  
Shared offices

**158**  
Workstations

**6**  
Conference rooms

**1**  
Training room

**2**  
Break rooms

# FLOOR PLANS

5<sup>TH</sup> FLOOR | ±29,293 RSF



**39**  
Private offices

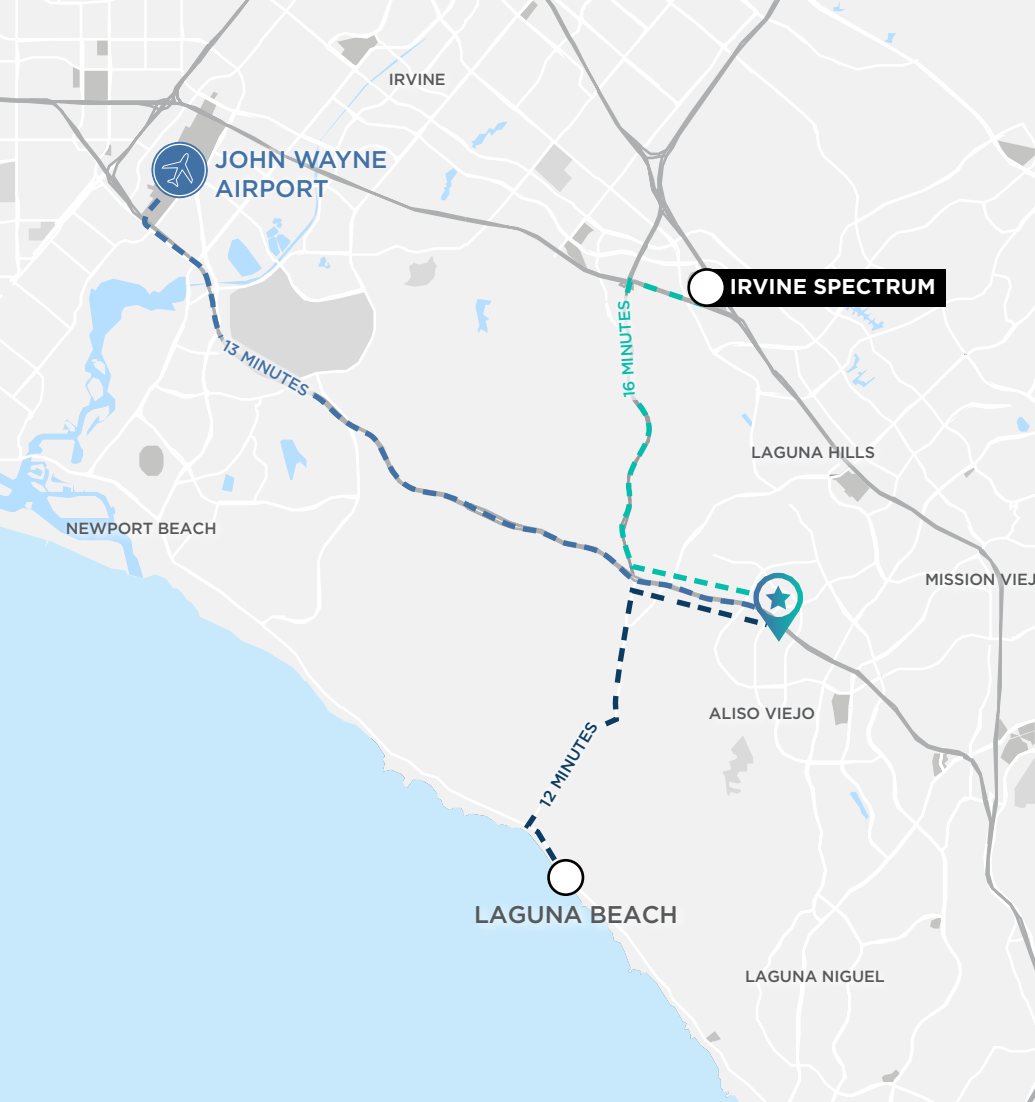
**81**  
Workstations

**3**  
Conference rooms

**2**  
Kitchens

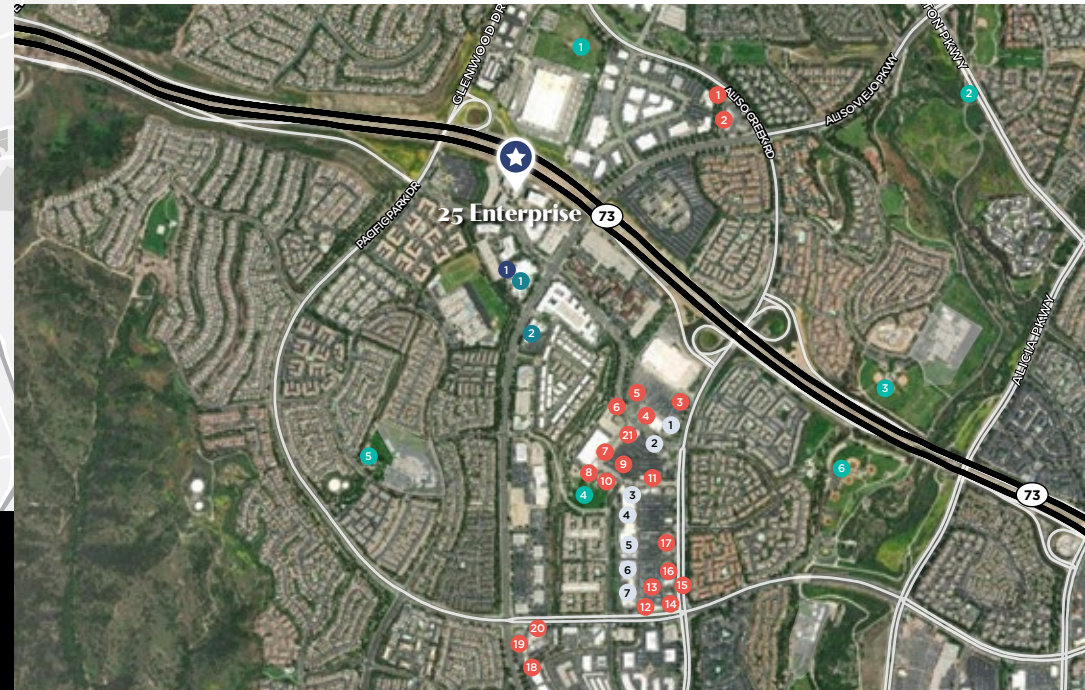
**1**  
Board room

**1**  
Fitness room



# FOR THOSE SEEKING ADVENTURE AND INSPIRATION

25 Enterprise is the ideal South Orange County location. Offering immediate access to the 73 and South Orange County's business corridor, a two-minute walk to the Renaissance ClubSport Fitness Center and Resort, and 10 minutes to the coast, convenience and wellness are at your fingertips.



## LOCATION

### RESTAURANTS

- |                          |                            |                     |
|--------------------------|----------------------------|---------------------|
| 1. Subway                | 8. Buffalo Wild Wings      | 15. Del Taco        |
| 2. Saffron Bakery        | 9. Inka Mama's             | 16. Chick-fil-A     |
| 3. Taco Bell             | 10. Stadium Brew Co        | 17. Raising Cane's  |
| 4. Lupe's Mexican Eatery | 11. OPAH Seafood Grill     | 18. Tacos De Birria |
| 5. Fish District         | 12. Thai Bite Thai Cuisine | 19. Sushi Kizuna    |
| 6. Eureka!               | 13. Luna Grill             | 20. El Pollo Loco   |
| 7. Sattva Indian         | 14. The Habit Burger       | 21. Urban Plates    |

### RETAIL

1. Walgreens
2. Trader Joe's
3. Barns & Noble
4. PetSmart
5. TJ Maxx
6. Staples
7. Ralphs

### PARKS

1. Brookline Park
2. Aliso & Wood Canyon Wilderness Park
3. Aliso Viejo Community Park
4. Grand Park
5. Acorn Park
6. Woodfield Park

### HOTELS

1. Renaissance ClubSport Hotel
2. Homewood Suites

### FITNESS

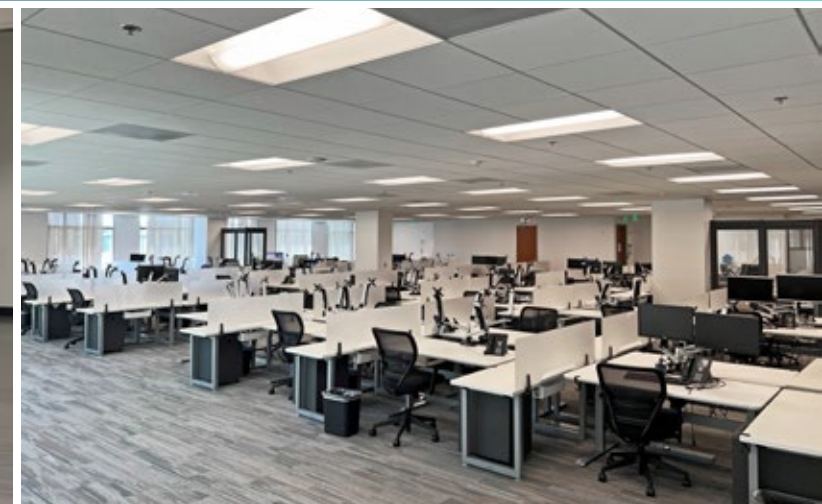
1. Renaissance ClubSport Fitness Center



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FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN TRAN**

Executive Director  
john.tran@cushwake.com  
+1 949 930 4366  
CA Lic. 01704066



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