

# The LAGUNA

24022 Calle de la Plata  
Laguna Hills, CA

ON CAMPUS: MEDICAL OFFICE SPACE AVAILABLE  
2,400 - 12,300 SF

COMMON AREA IMPROVEMENTS  
RECENTLY COMPLETED

Proudly Owned By:

**MERIDIAN**  
Buildings for Life

**FOR LEASING  
INFORMATION:**

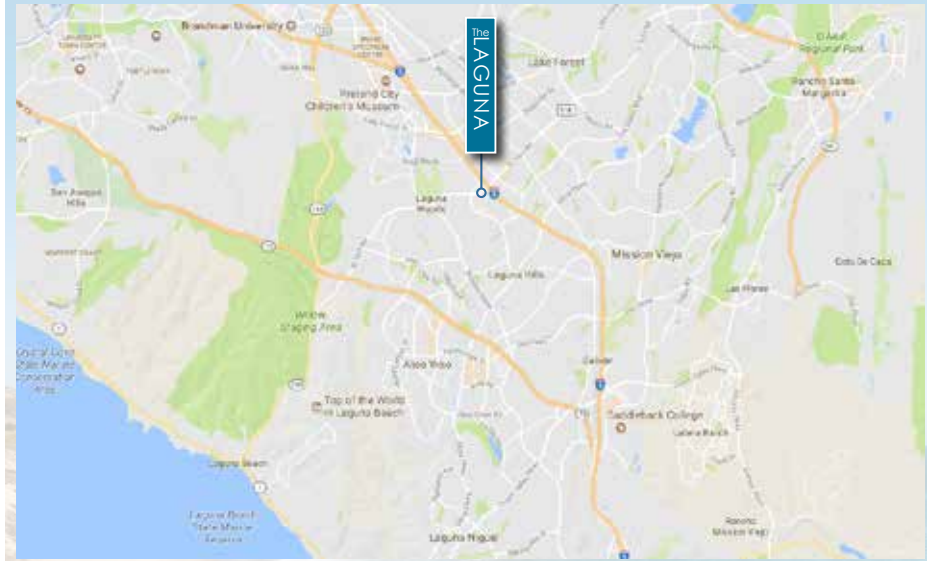
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 **Newmark  
Knight Frank**



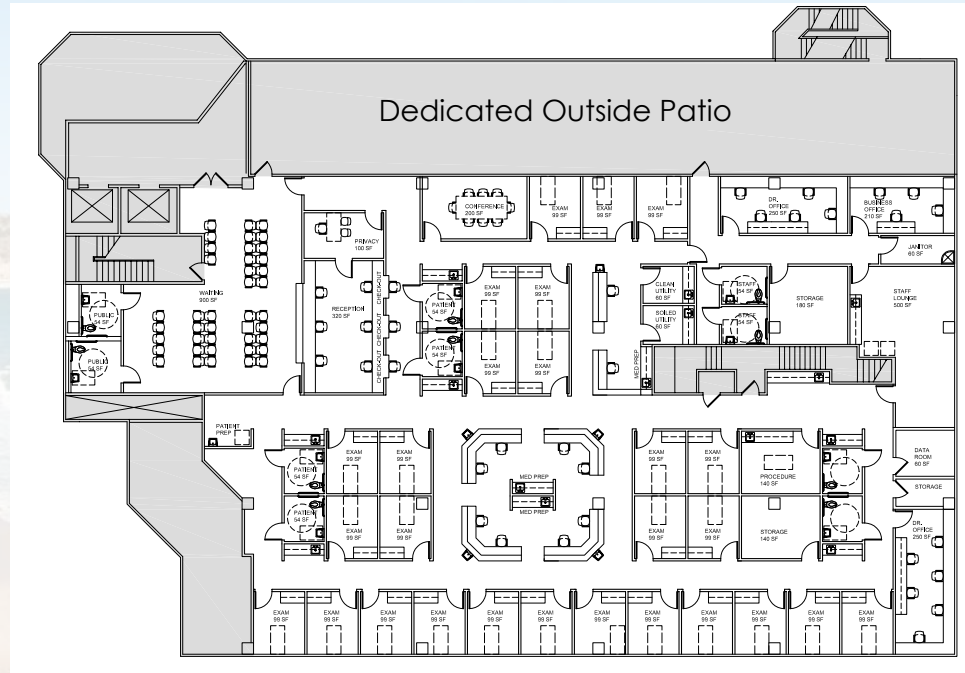


## FEATURES

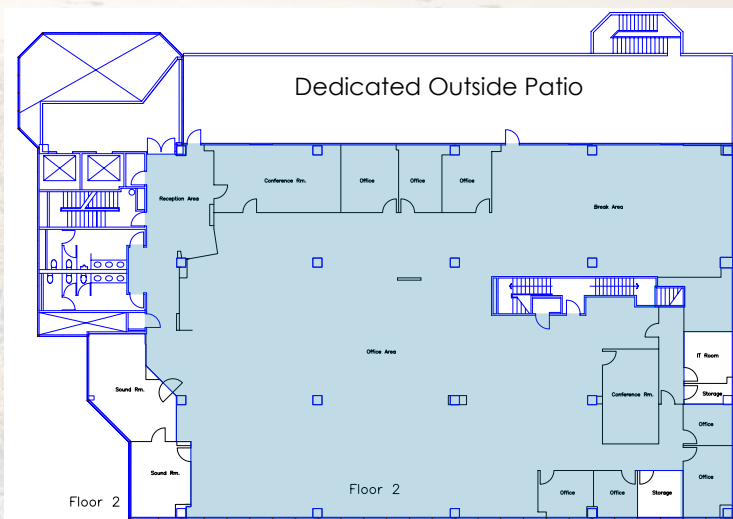
- Extensive common area remodel recently completed
- 57,057 SF Class A on-campus medical office building
- Adjacent to Saddleback Memorial Medical Center-Regional Hospital (325 beds)
- Full floor plate with external patio and flexible layout opportunities.
- Immediate access to the 5 and 405 freeways
- Surrounding retail, restaurants, and entertainment including the new Five Lagunas - an indoor-outdoor shopping

## FLOOR PLANS

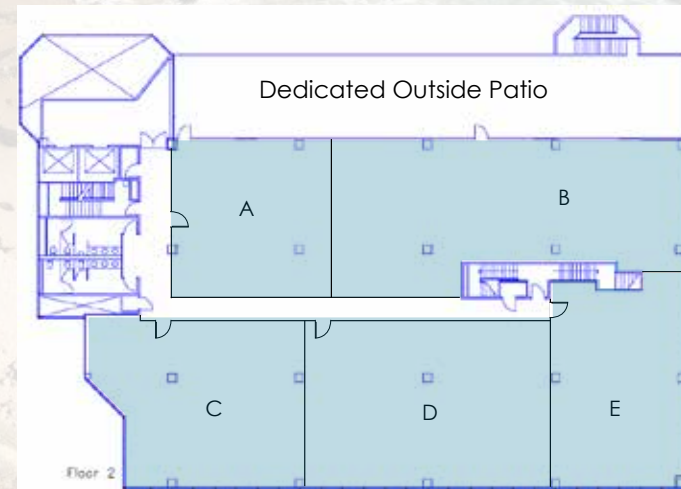
FLOOR 2 | CONCEPTUAL 2ND FLOOR PLAN



FLOOR 2 | SUITE 200 | 12,300 SF (DIVISIBLE)

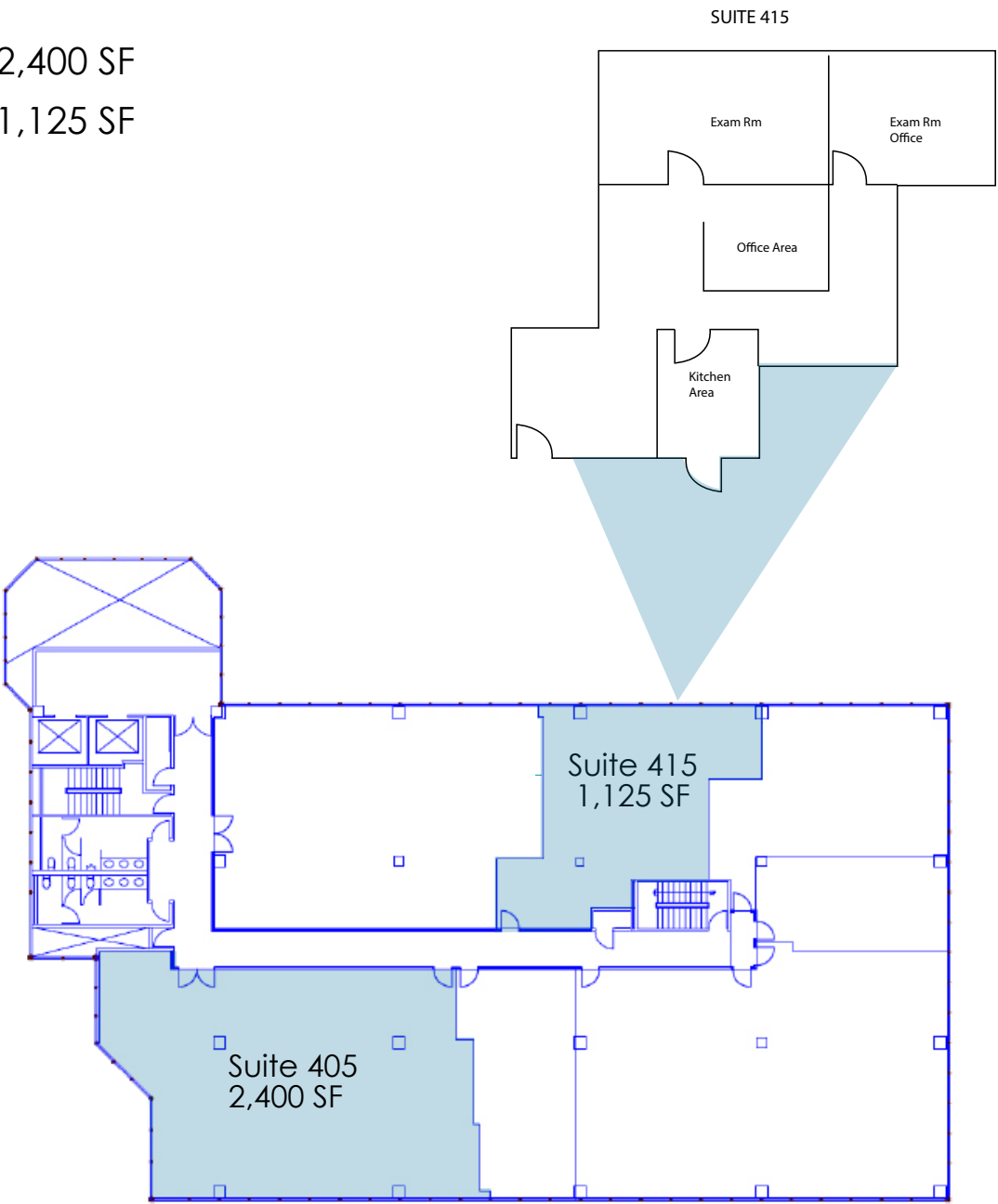


FLOOR 2 | SUITE 200 | 12,300 SF  
(CONCEPTUAL DEMISING PLAN)



FLOOR PLANS

FLOOR 4 | SUITE 405 | 2,400 SF  
SUITE 415 | 1,125 SF







FIVE  
LAGUNAS

The  
LAGUNA



El Toro Road

Paseo De Valencia



## RENDERING PATIO SITE

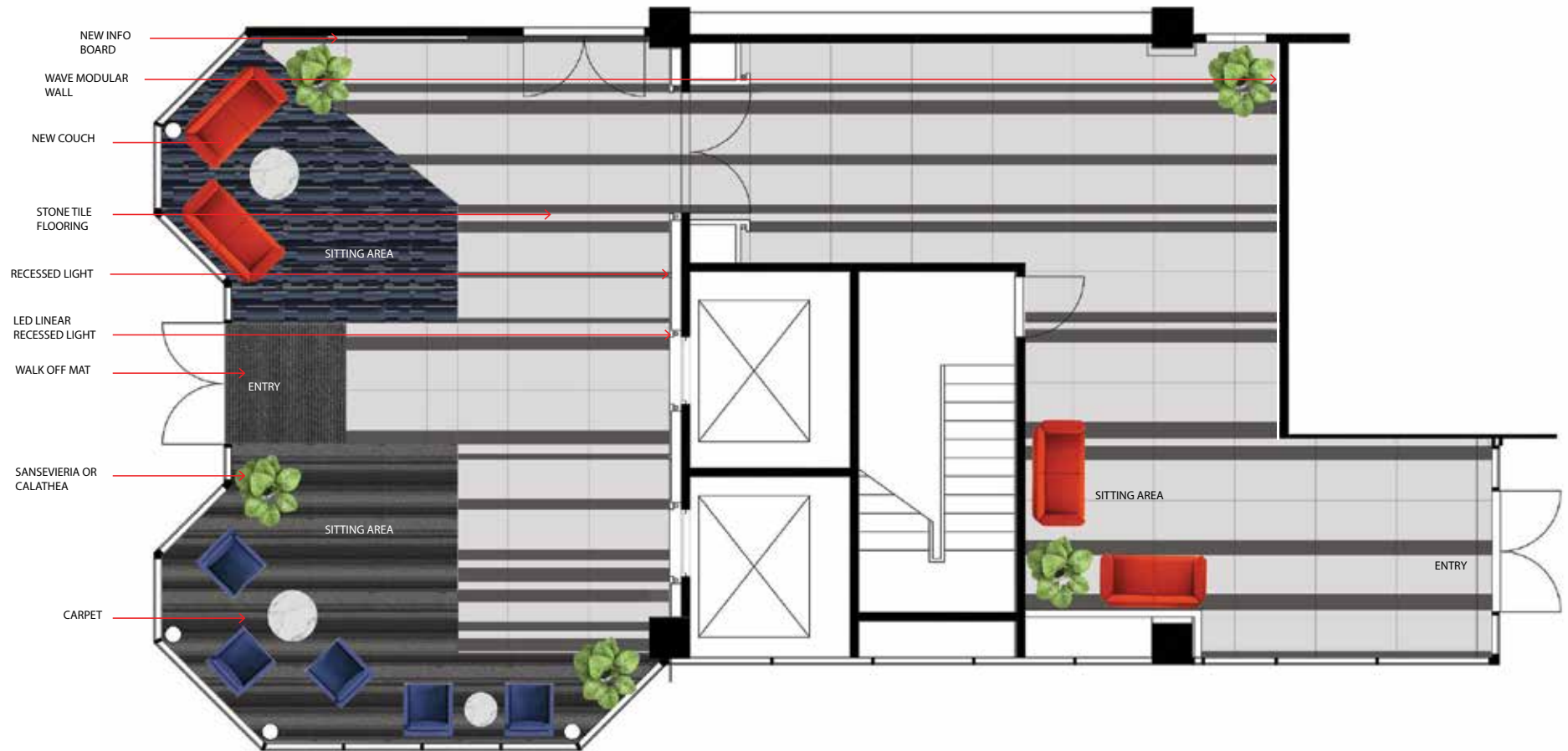


## LOBBY UPGRADES





## LOBBY UPGRADES



ENLARGED PROPOSED LOBBY FLOOR PLAN



# FIVE LAGUNAS

"Five Lagunas" (currently known as Laguna Hills Mall) is to be redeveloped at the intersection of I-5 and El Toro Road in Laguna Hills. Existing anchor stores include Macy's, JC Penney and Nordstrom Rack. ICON Theatres operate a 75,000 square foot - 14 screen luxury movie theatre. Additional anchor stores to be announced.

The center will be redeveloped with a proposed completion in mid-2018. The project will be rebranded as "Five Lagunas", which signifies the 5 Laguna communities within the trade area. The former Sears store, along with the central and south side of the mall will be demolished. The north end of the mall will be refurbished and upgraded for a new mix of retail stores. The south end of the property will be redeveloped as an outdoor retail area with luxury theatres, new anchor stores, retail shops, restaurants and redeveloped common areas. In addition, approximately 980 apartment units will be developed on the south end of the site.



## Proposed Development:

1. Retail-lined Promenade
2. Restaurants at the Park
3. Cinema over Retail
4. The Apartments at Five Lagunas
5. Retail Anchors

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