

# EMPRESA

CORPORATE PLAZA



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22342 Avenida Empresa, Rancho Santa Margarita, CA 92688

A modern combination of office buildings in an amenity rich location. The project offers its tenants 24/7 key card access, location convenience, excellent street frontage, and ample surface parking. Entering the complex, you are surrounded by lush landscaping and greeted by an innovative and inviting property exterior.

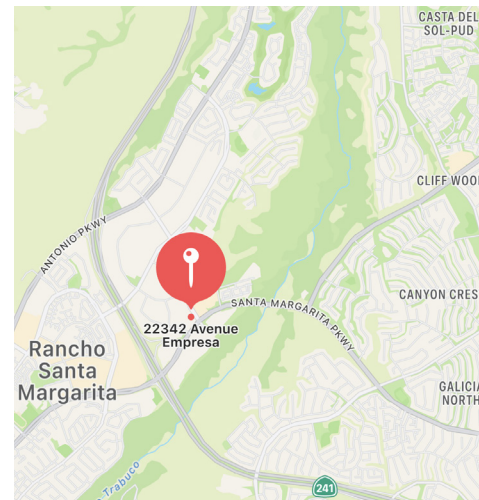
### ABUNDANT AMENITIES

Proximity to amenities from apartments and hotels, to shopping, dining, athletics, and entertainment.

### STANDOUT SETTING

With outdoor gathering spaces, walkable amenities, and a 4:1000 parking ratio.

### LOCATION



- Proximity to the 241 Toll Road
- Santa Margarita Pkwy Frontage
- 3 Miles to Tijeras Creek Golf Club
- Ample Surface Parking



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# VALUE ORIENTED | CUSTOMER DRIVEN



## LEASING WITH OLEN

Olen is a full service owner developer with over 50 years of management, construction and property expertise. Come to us with your needs and we'll take the steps to ensure they are met with expedience and discipline. To Learn more about current availability - reach out to our leasing director listed below.



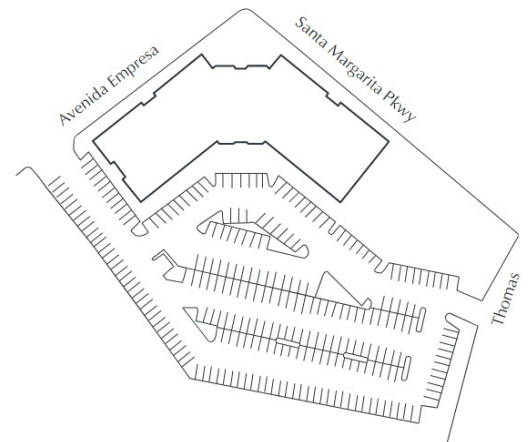
### MARIA MEYER

*Senior Leasing Director*

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## SITE PLAN



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