



OCEAN RANCH OFFICE • 32451 GOLDEN LANTERN • LAGUNA NIGUEL, CALIFORNIA

**NA**

Office Space Available

**45K SF**

Total Office Space

**150K SF**

Retail Services

This 45,000 square foot, one-of-a-kind office property is located in the Ocean Ranch Village retail center and, for that reason, offers a host of amenities. Walk to the Cinépolis luxury cinemas, Bottega Angelina, Peet's Coffee & Tea, or take the elevator downstairs to the on-site Curl Fitness.

The contemporary architecture of this office building makes expert use of stainless steel, glass, natural slate tiles and concrete. The richly landscaped grounds include outdoor seating areas, planters and full grown shade trees. In addition, many of the office suites here offer spectacular views of the Pacific Ocean.

Ocean Ranch is perfectly suited for small or mid-sized companies looking for office space with unparalleled on-site amenities, ample parking, and a relaxed atmosphere.

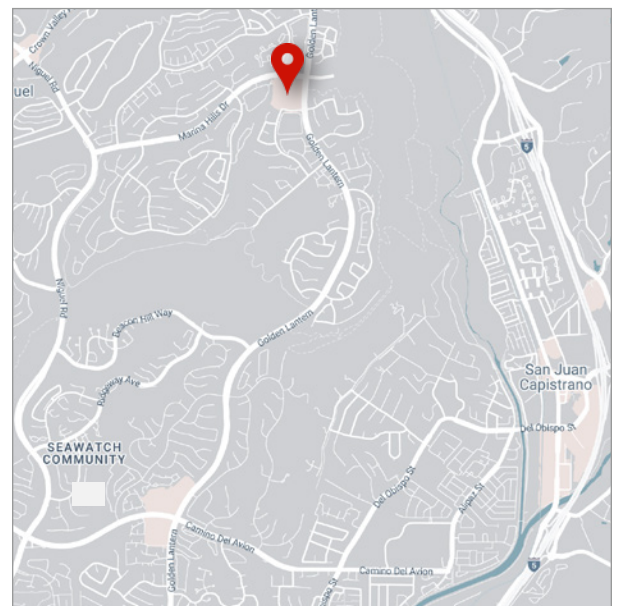
For more information about 130 Vantis and to view a current list of available space, visit [SheaProperties.com](https://www.sheaproperties.com).



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**HIGHLIGHTS**

- 45,000 square foot, three-story office building
- Patio offices with spectacular ocean views & operable windows
- Curl Fitness with pool on first floor
- A part of the 150,000 SF Ocean Ranch Village retail center that includes:
  - Cinépolis Luxury Cinemas
  - Peet's Coffee & Tea
  - Trader Joe's
  - Quick serve food court
  - Bottega Angelina
  - Numerous services
- Ample and convenient surface parking
- Near upscale residential areas of Laguna Niguel
- Easy access near freeways and toll roads



Location Map

**NEWMARK**

Andrew Robben (LIC. 01372891) ▪ (949) 608-2073 ▪ [andrew.robben@nmrk.com](mailto:andrew.robben@nmrk.com)



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**AERIAL #1**



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**AERIAL #2**



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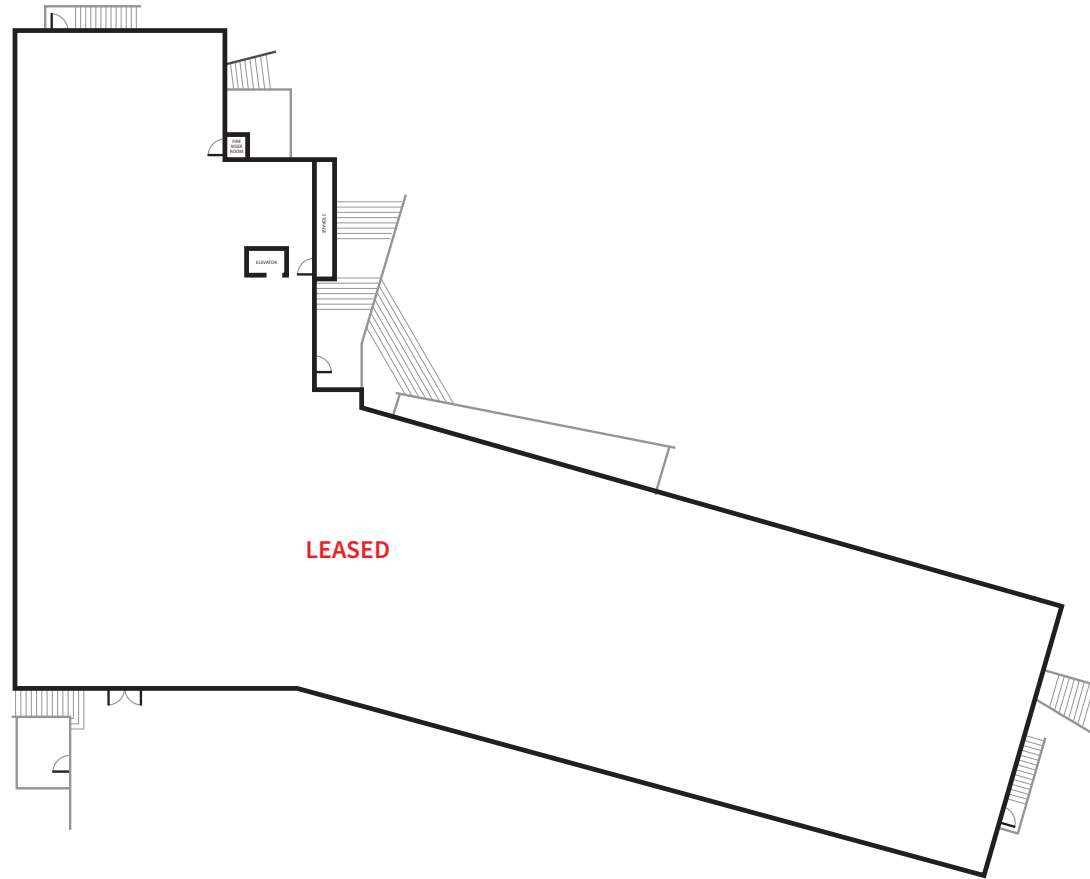
SITE PLAN



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LEASED

FIRST FLOOR

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1<sup>ST</sup> FLOOR



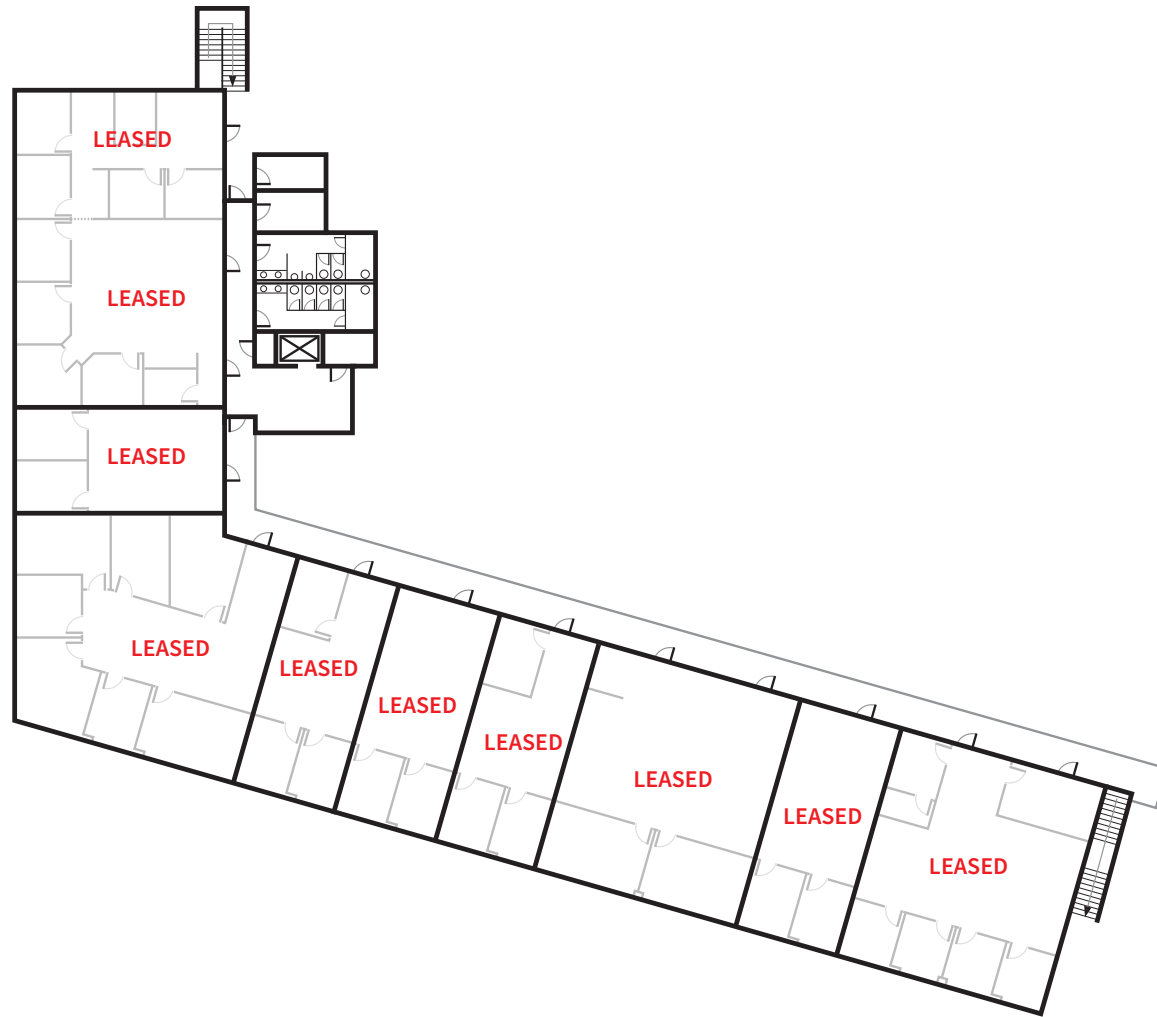
SECOND FLOOR | 13,818 RSF

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2<sup>ND</sup> FLOOR



THIRD FLOOR | 13,818 RSF

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3<sup>RD</sup> FLOOR