

New Medical Office for Lease

savills

FOR LEASE

725 W Town and Country Road, Orange, CA 92868





SPACE PROFILE

Suite 100 - 3,643 RSF

1st Floor Availability
(Flexible size range available)

2,508 - 13,464 RSF

2nd Floor Availability
(Flexible size range available)

5,200 - 19,551 RSF

3rd Floor Availability
(Flexible size range available)

Withheld

Asking Rental Rate

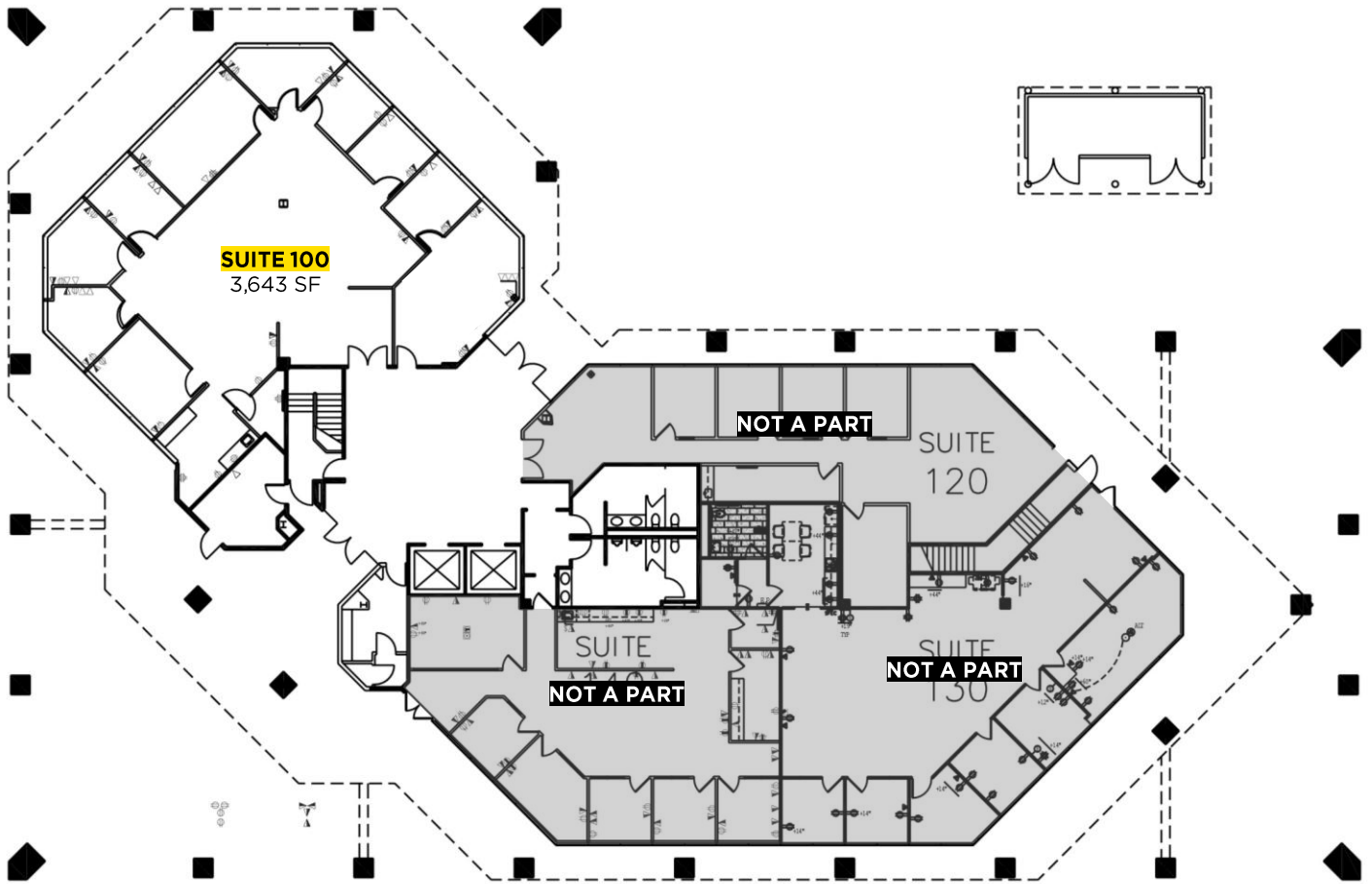
Immediate

Availability

KEY HIGHLIGHTS

- Five-story, multi-tenant, elevator-served medical office building totaling 90,191 rentable square feet.
- **FREE** surface parking with EV charging stations.
- Upgraded lobby and outdoor spaces designed for relaxation, collaboration, and enhanced tenant experience.
- Strategically positioned with prominent frontage along the SR-22 Freeway.
- Just minutes from St. Joseph Hospital and CHOC Children's Hospital
- **Up to \$100/SF Tenant Improvement Allowance**
 - **Full design and project management services available to help medical groups relocate**
- **Lowest operating expenses of any Medical building in the area**





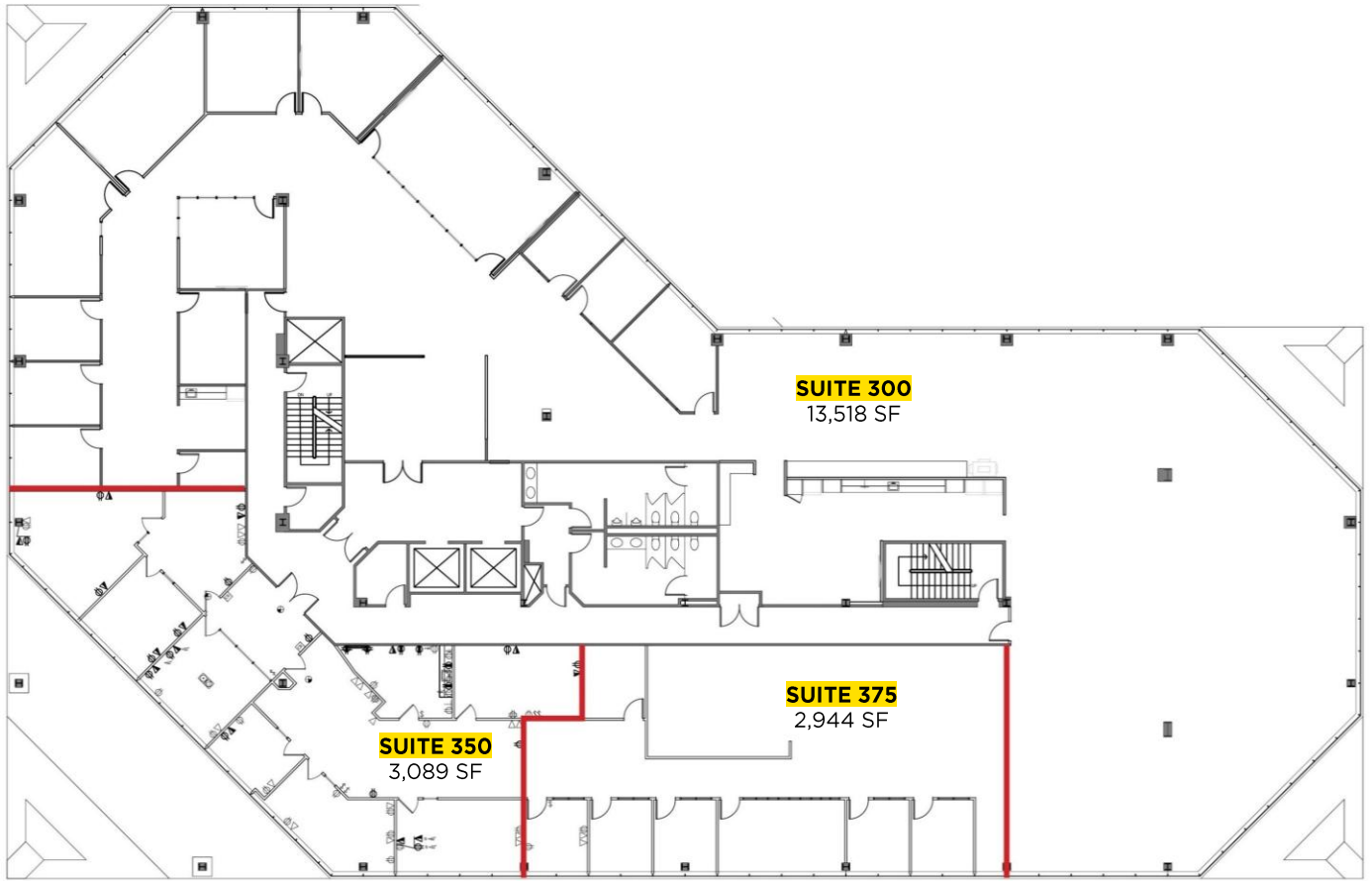
* Images are for illustrative purposes and may not represent actual space.





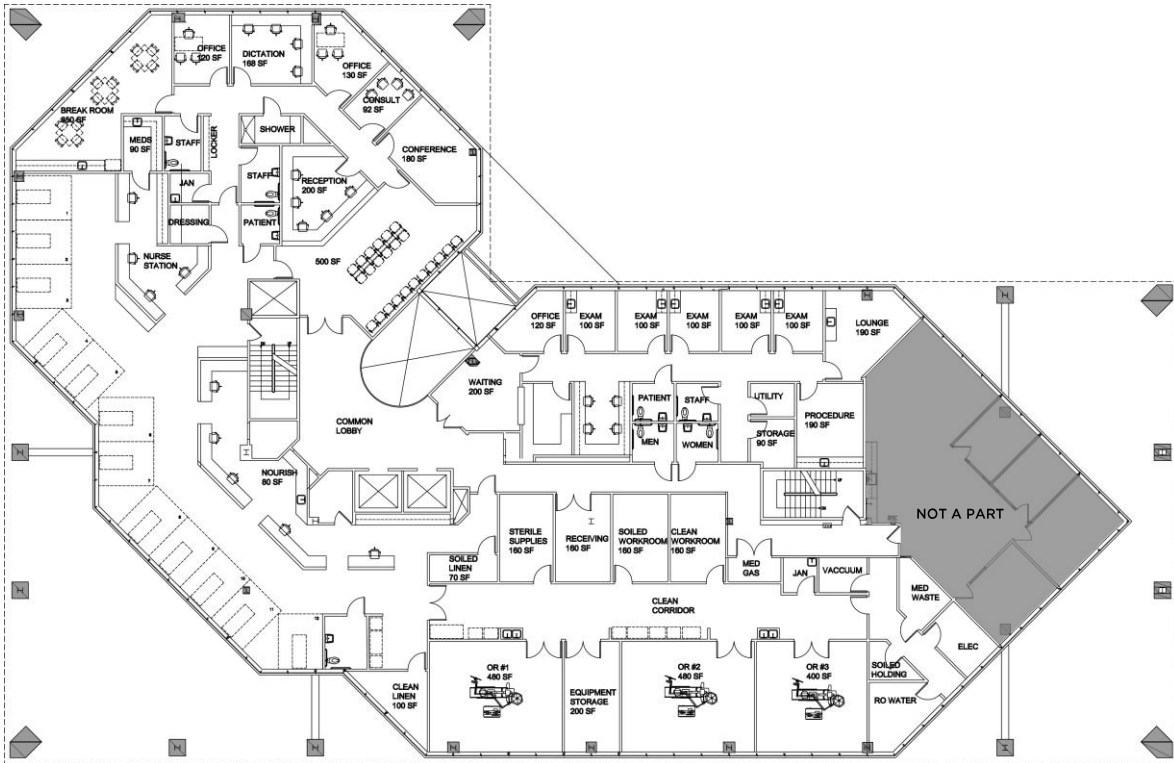
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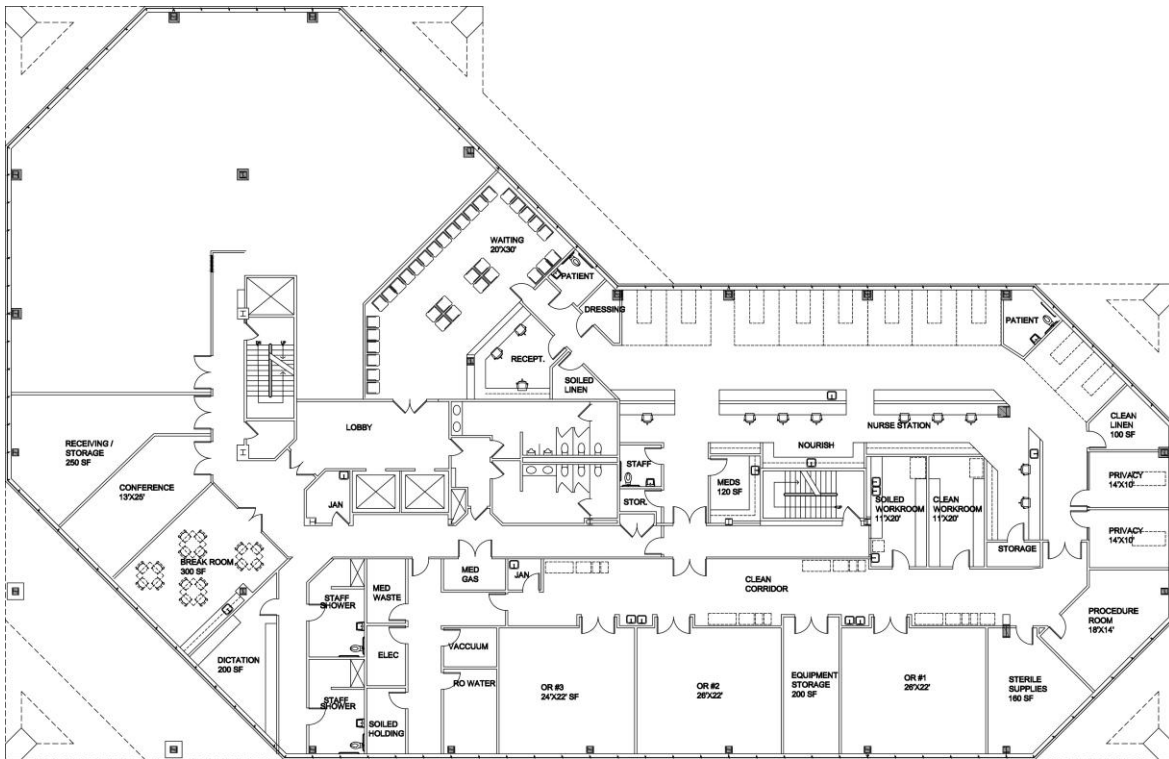
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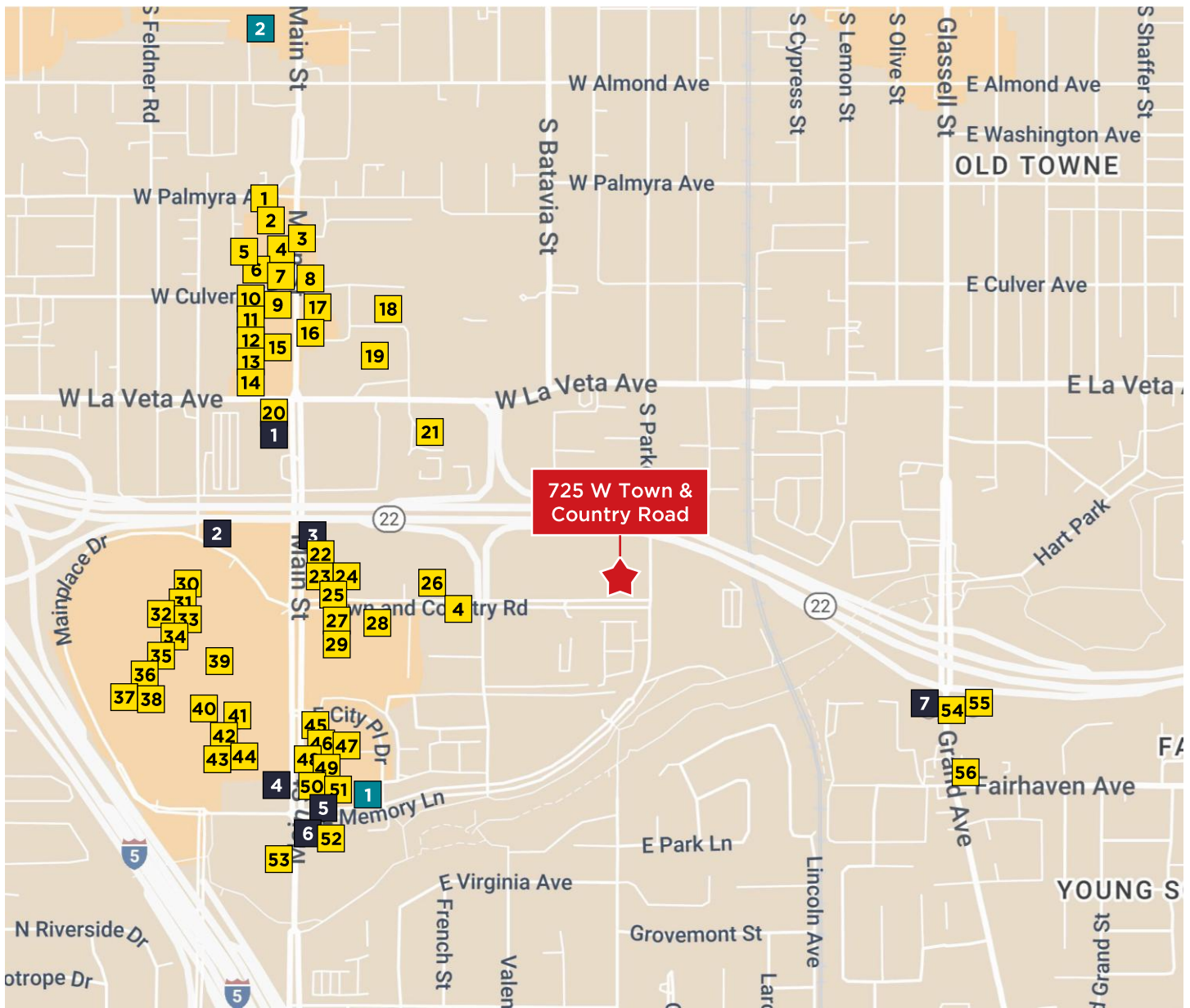
2ND FLOOR

Hypothetical Clinic Space - Partial Floor



3RD FLOOR

Hypothetical Surgery Center - Full Floor



RESTAURANTS

- 1. Papa Johns Pizza
- 2. Brot Coffee
- 3. Dolly's Donuts & Cookies Too
- 4. J Sushi
- 5. 808 Local Hawaiian Grill
- 6. The Pizza Store
- 7. Victory Diner
- 8. Blue Bowl Superfoods
- 9. Carl's Jr
- 10. Baskin-Robbins
- 11. TOGO's Sandwiches
- 12. Poke Tiki
- 13. Simply Pho Noodle House
- 14. Kaffa Inc.
- 15. Taco Bell
- 16. Nguyen's Kitchen
- 17. Anepalco Mexican Restaurant
- 18. Starbucks
- 19. Farmer's Fridge
- 20. Amarith Café
- 21. Center Café
- 22. Mika Sushi
- 23. Subway
- 24. Jamba Juice

- 25. Starbucks
- 26. Tori Tori Sushi
- 27. Baja Fish Tacos
- 28. The Flame Broiler
- 29. Jersey Mike's Subs
- 30. Mrs Bean
- 31. Sbarro
- 32. Boudin SF
- 33. Coffee Heist
- 34. Johnny Rockets
- 35. Osaka Japan
- 36. Subway
- 37. Panda Express
- 38. Cancun Juice
- 39. Three Roots Mexican Cocina
- 40. Applebee's Grill + Bar
- 41. Cali Licious Crab & Brews
- 42. Panini Kabob Grill
- 43. Round 1
- 44. La Michoacana Pink
- 45. Olive Garden
- 46. Corner Bakery
- 47. CityPlace
- 48. The Coffee Bean & Tea Leaf
- 49. Habit Burger & Grill

- 50. Chipotle Mexican Grill
- 51. DonerG Turkish & Mediterranean Grill
- 52. Café Koyomi
- 53. Polly's Pies Restaurant
- 54. Del Taco
- 55. Buccaneer Pizza
- 56. Starbucks

BANKING

- 1. US Bank
- 2. Bank of America
- 3. Credit Union of Southern CA
- 4. Wells Fargo Bank
- 5. Citi
- 6. BMO Bank
- 7. US Bank

GROCERY

- 1. Mother's Milk
- 2. Ralphs

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