

# GARDEN GROVE MEDICAL PLAZA

12555 GARDEN GROVE BLVD., GARDEN GROVE, CA  
**MEDICAL SUITES FOR LEASE**



**MEDICAL ASSET  
MANAGEMENT**  
MEDICAL PROPERTY SPECIALISTS



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# Property Highlights

**On Campus at Garden Grove Hospital Medical Center Connected by Pedestrian Footbridge**

**On-site pharmacy**

**24 Hour Security Guard**

**Easy Access to the Highway 22 and Public Transportation**

**6.23/1,000 SF Ratio (400 Surface Parking)  
Free Unreserved Parking & Reserved Parking for Doctors**

**Full Service Gross Rental Rates, Includes Electricity & Janitorial**



# Gallery

Front Entrance



Building & Hospital



Parking Lot Entrance



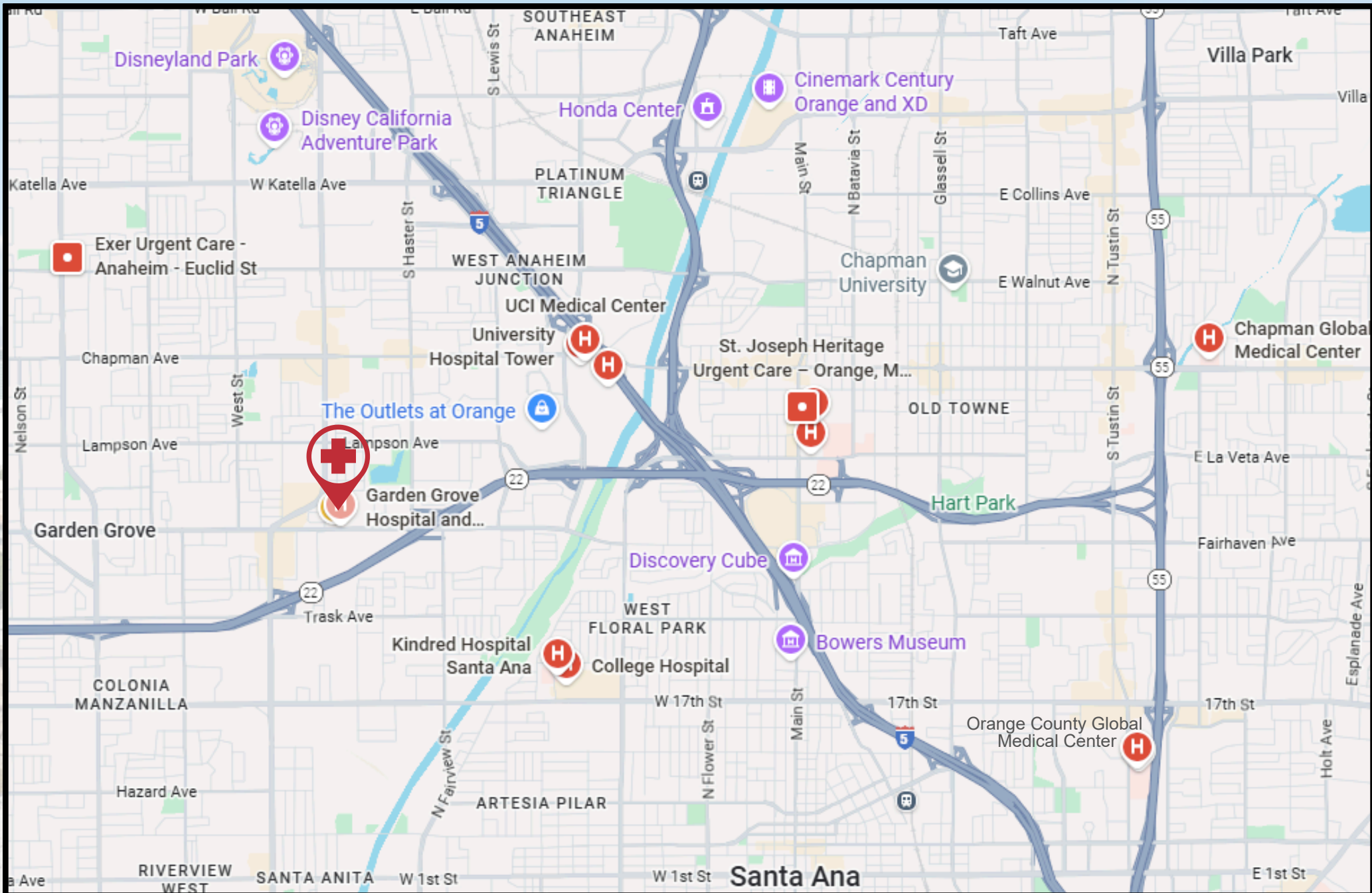
Drop Off



# Location Highlights

**400 Ft. from Garden Grove Hospital and Medical Center**

**Population of 2.1 Million within 10 Miles of the building**



# 2<sup>nd</sup> Floor Plan

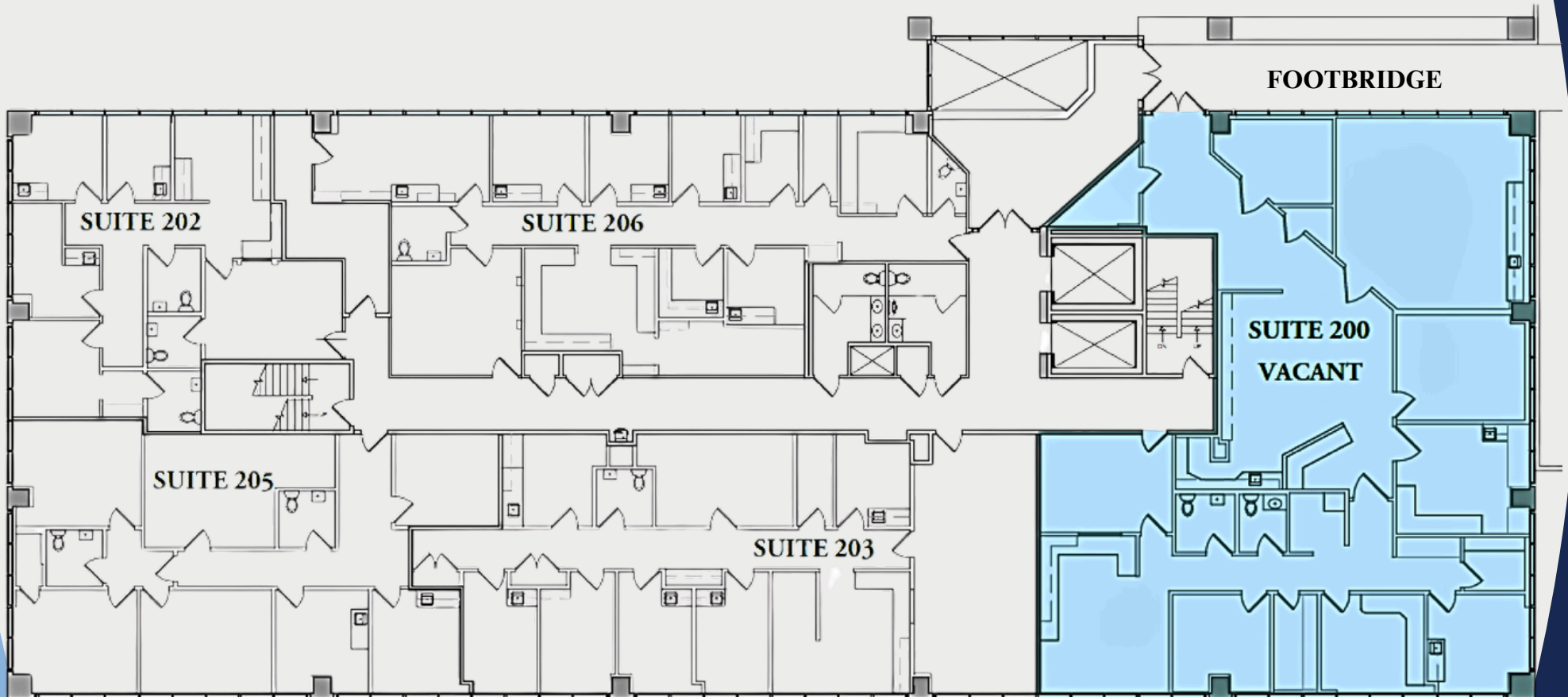
AVAILABILITY:

RENTAL RATE:

SUITE 200

4,010 RSF

\$2.30 FSG

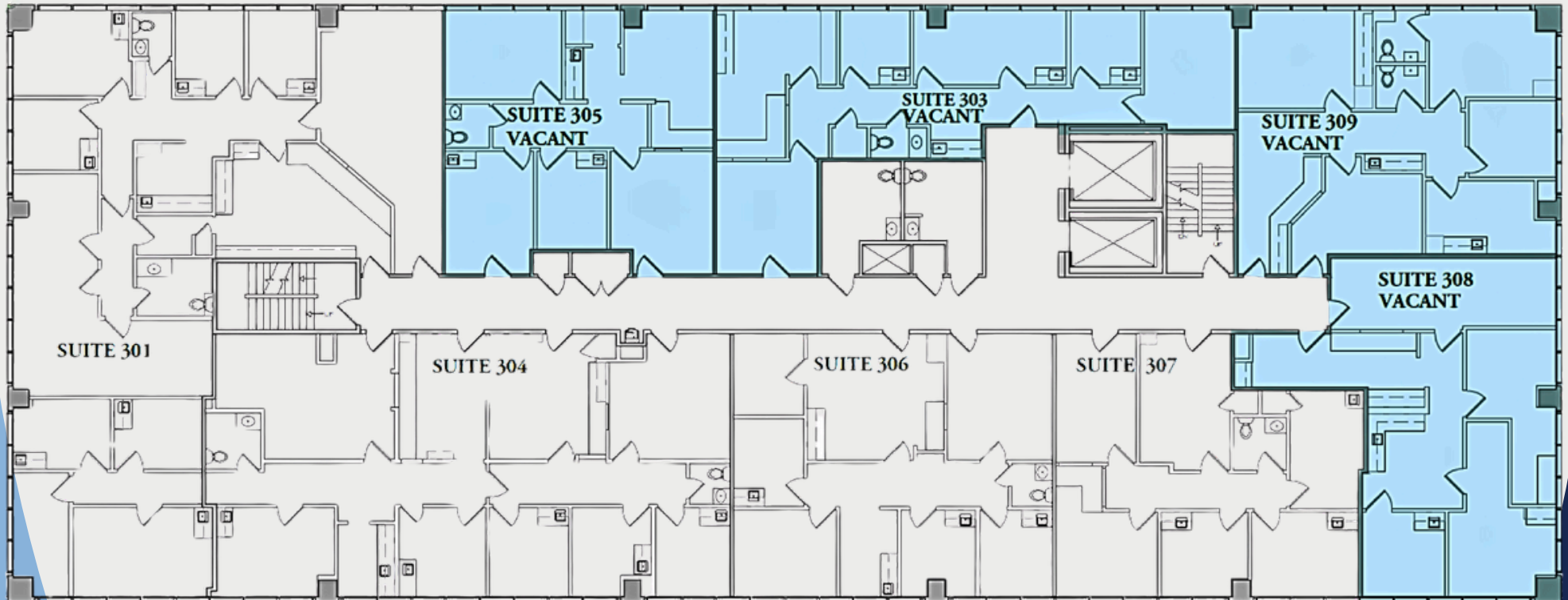


# 3<sup>rd</sup> Floor Plan

## AVAILABILITY:

## RENTAL RATE:

*SUITE 303	1,310 RSF	\$2.30 FSG
*SUITE 305	1,109 RSF	\$2.30 FSG
*SUITE 308	1,274 RSF	\$2.30 FSG
*SUITE 309	1,334 RSF	\$2.30 FSG
*CONTIGUOUS	5,027 RSF	



# 4<sup>th</sup> Floor Plan

## AVAILABILITY:

## RENTAL RATE:

**SUITE 402**

**983 RSF**

**\$2.30 FSG**

**SUITE 406**

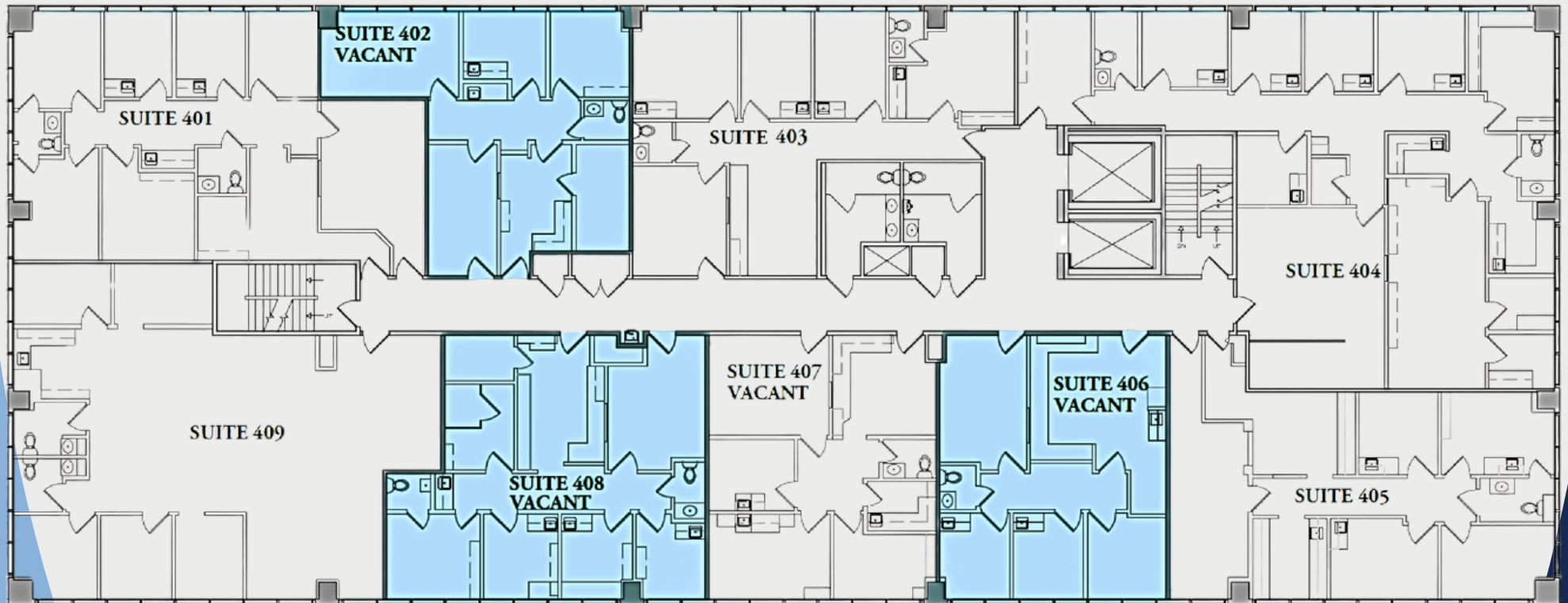
**978 RSF**

**\$2.30 FSG**

**SUITE 408**

**1,236 RSF**

**\$2.30 FSG**



# 5<sup>th</sup> Floor Plan

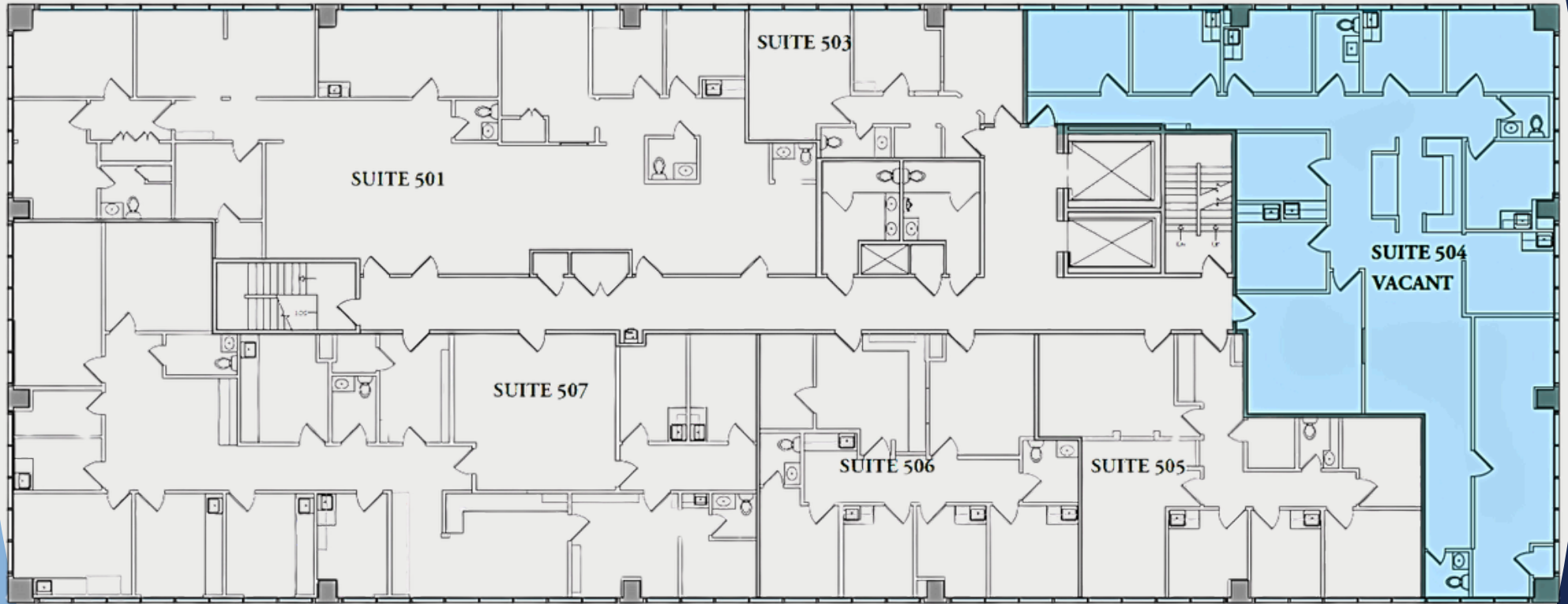
AVAILABILITY:

RENTAL RATE:

**SUITE 504**

**2,866 RSF**

**\$2.30 FSG**



# Garden Grove Medical Plaza

12555 Garden Grove Blvd., Garden Grove 92843



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**Prime Healthcare**



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\*The information contained herein is deemed reliable, but cannot be guaranteed by Medical Asset Management and is subject to change.