



Valleydale Professional Center

9092 Talbert Ave., Unit 14, Fountain Valley, CA
92708



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Valleydale Professional Center

\$24.00 /SF/YR

- Minutes from the 405 Freeway
- Surrounded by retail, dining, and residential neighborhoods
- Ideal for businesses seeking a central Orange County location.....

- Office, Dental, Wellness or Specialty Use

For more information visit:

<https://www.loopnet.com/Listing/9092-Talbert-Ave-Fountain-Valley-CA/37520746/>

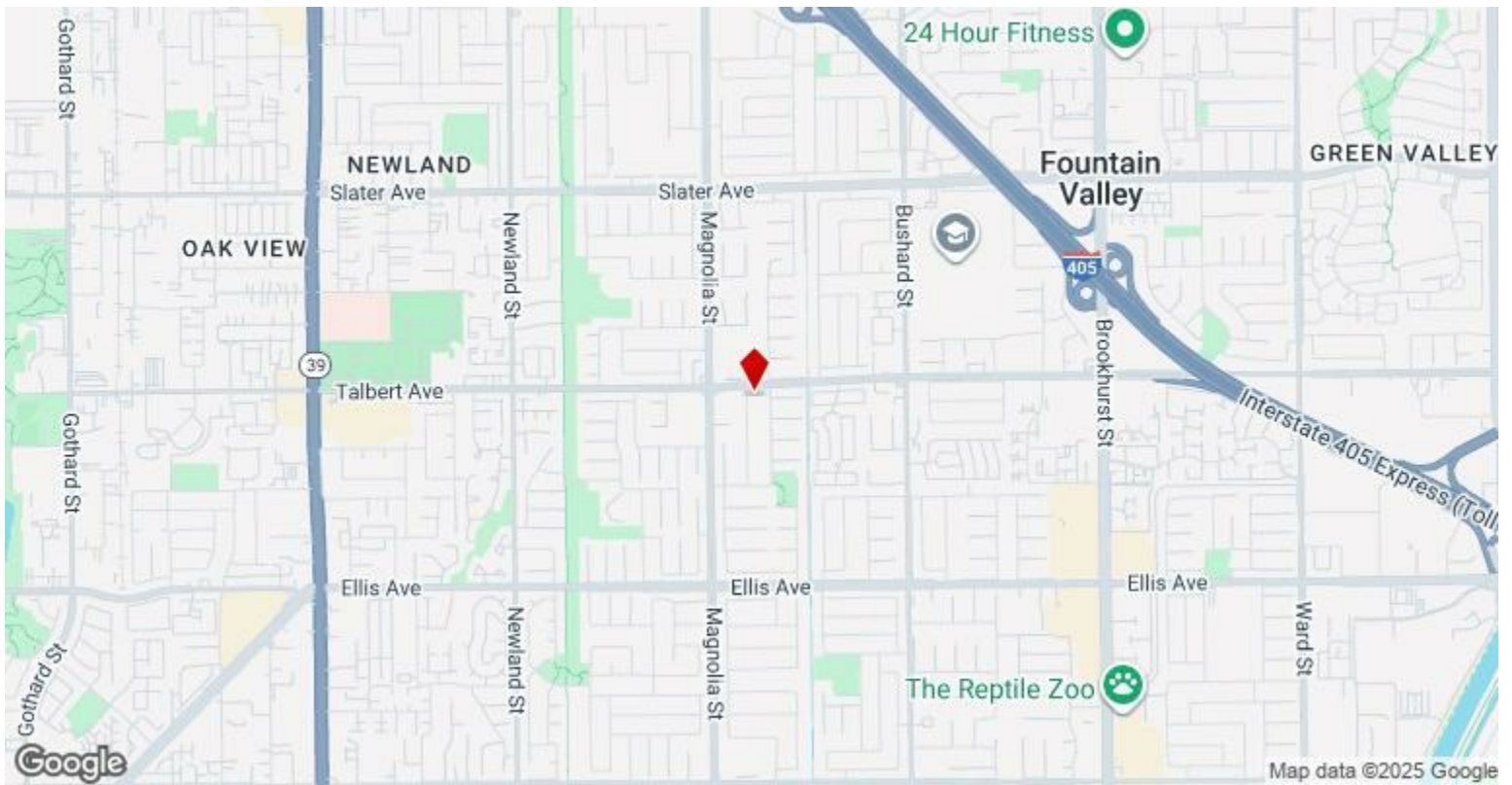


Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
	B
Building Class:	10,035 SF
Rentable Building Area:	1959
Year Built:	73 (Very Walkable)
	29 (Some Transit)
Walk Score ®:	\$2.00/SF/MO
Transit Score ®:	
Rental Rate Mo:	

1st Floor Ste 14

Space Available	700-1700 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Dental
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

This professionally designed ±1,700 square foot suite is tailored for dental, orthodontic operations or specialty use, offering a clean, cohesive layout with built-in functionality. Welcoming Reception with pass through window and Office Work Area. Spacious Operatory Zone set up for six dental chairs, with plumbing and electrical in place. Two Private Restrooms. Dual-Sink Utility Room with cabinetry and full mirror. Utility Wall with washer/sink plumbing and electrical setup. Second Utility Area with sink, cabinetry and electrical setup. Two Private Offices. Separate file and storage areas. No CAM Fees.



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Property Photos



Property Photos



IMG_5522



Building Photo

Property Photos

