

AVAILABLE FOR LEASE  
2<sup>ND</sup> GEN MEDICAL OFFICE  
648 N TUSTIN ST, ORANGE, CA

**CLICK HERE FOR A  
VIRTUAL TOUR!**



## PROPERTY OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for lease the former dental office space located at 648 N Tustin St in the city of Orange. This 2<sup>nd</sup> generation medical office features a reception/waiting room, 4 operatories, 2 admin offices and a small kitchenette. Building and monument sign available.

Located in between Katella Ave and Chapman Ave, allowing immediate access to the 55 Freeway, and less than a mile from Chapman University ( $\pm 10,000$  students). Tustin Center contains an eclectic tenant mix, including the new S&J Gran Cafe, in a renovated center that has great visibility fronting busy Tustin Street.

### SPACE DETAILS

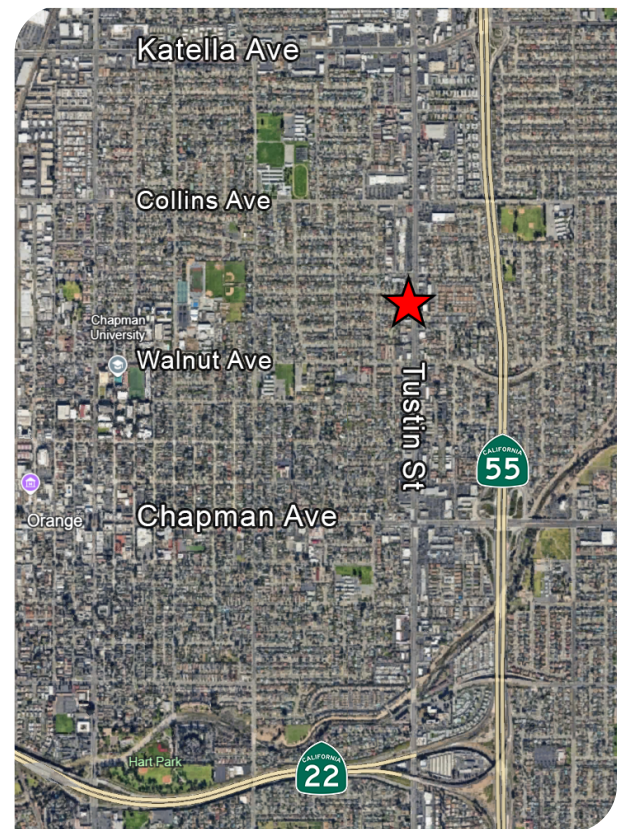
- ADDRESS: 648 N Tustin St, Suite H  
Orange, CA
- LEASE RATE: \$1.80psf + \$0.75psf NNN
- SIZE: 1,317sf
- FLOOR: 2nd

### TRAFFIC COUNTS:

Tustin St: 34,000 AADT  
55 Freeway: 250,000 AADT

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