



PROPERTY FEATURES

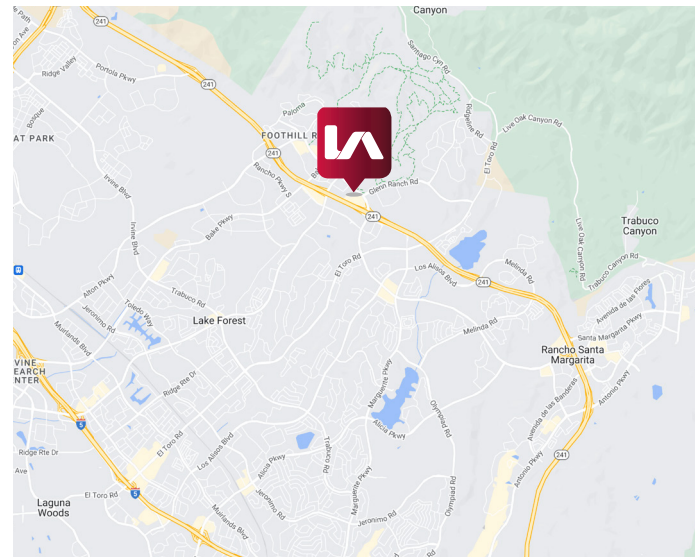
- Suite 100: ±6,389 SF medical office suite
- Former surgery center
- Practice can be purchased as well
- Located in prestigious community of Foothill Ranch
- 5.23:1000 parking ratio
- Professionally managed building
- Building designed to accommodate a wide range of medical specialties
- Immediate toll road access
- Restaurants within business park

For More Information, Contact:

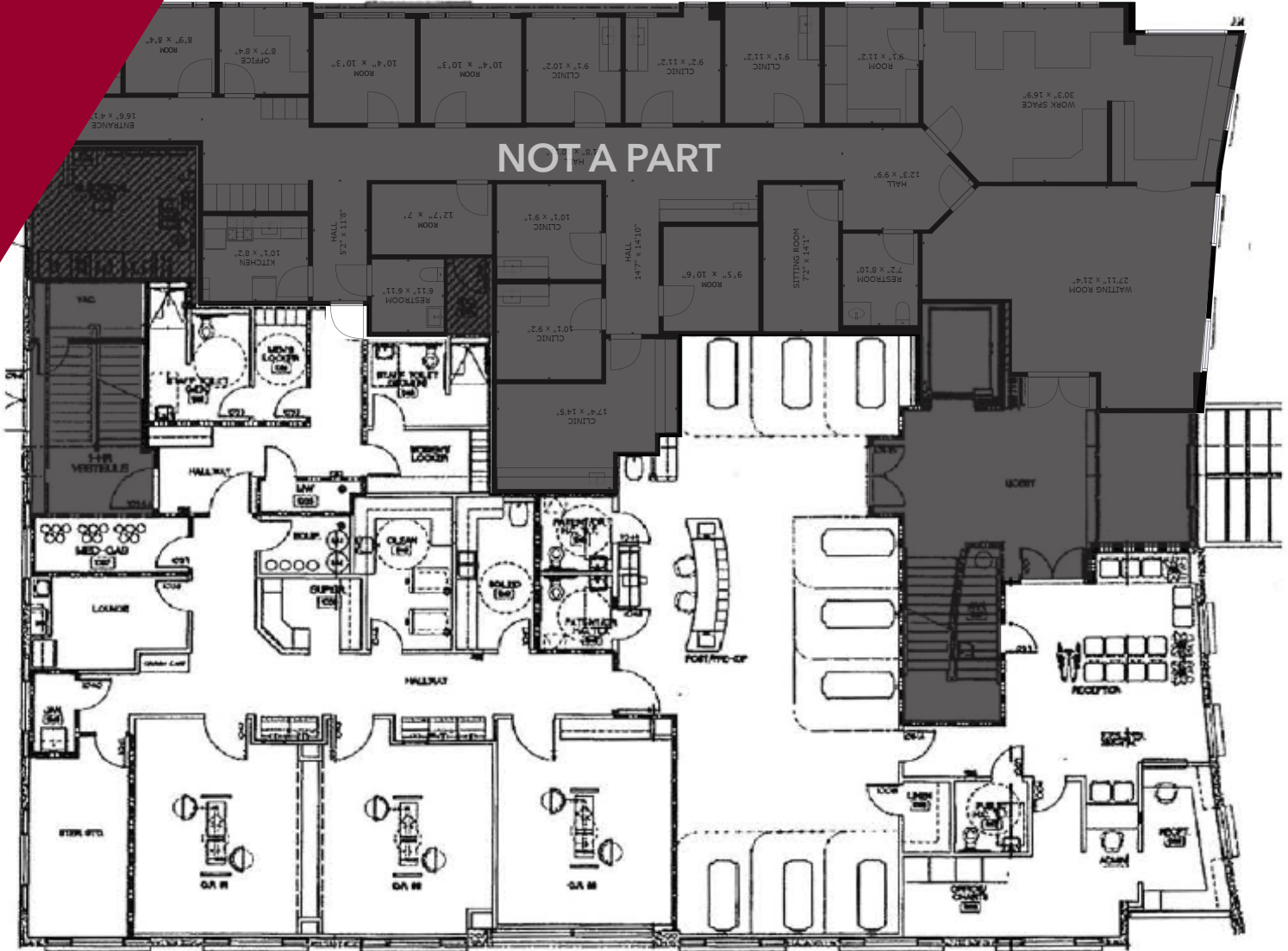
JUSTIN SMITH, SIOR
Senior Vice President
CalBRE 01504494
949.400.4786
jbsmith@leeirvine.com

GRANT LA BOUNTY
Vice President
CalBRE 02086573
562.310.2048
glabounty@leeirvine.com

CHRIS VASSILIAN
Associate
CalBRE 02191531
949.422.8967
cvassilian@leeirvine.com



FIRST FLOOR



SUITE 100: ±6,389 SF

FORMER SURGERY CENTER - PRACTICE AVAILABLE FOR PURCHASE

For More Information, Contact:

JUSTIN SMITH, SIOR
Senior Vice President
CalBRE 01504494
949.400.4786
jbsmith@leeirvine.com

GRANT LA BOUNTY
Vice President
CalBRE 02086573
562.310.2048
glabounty@leeirvine.com

CHRIS VASSILIAN
Associate
CalBRE 02191531
949.422.8967
cvassilian@leeirvine.com