

# 1520

N GRAND AVE, SANTA ANA

FOR SALE OR LEASE



**RARE FREESTANDING TURN KEY MEDICAL BUILDING AVAILABLE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

  
OFFICE GROUP

ALLEN BASSO  
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LARGE LOBBY



## PROPERTY FEATURES

- ±4,000 - 6,000 SF Freestanding Flexible Use Building
- Near New OC Streetcar
- Building and Monument Signage
- Private Parking Lot with Gate
- Perfect for Variety of Uses, Especially Medical
- Bonus Private 2 Car Garage
- Roof Top Access
- Medical, Retail, Specialty Building
- Easy Access to Major Freeways
- Turn Key Medical Space
- Flexible Sizes For Lease

**LEASE RATE:** \$2.75 PSF NNN

**SALE PRICE:** \$3,300,000 (\$550 PSF)



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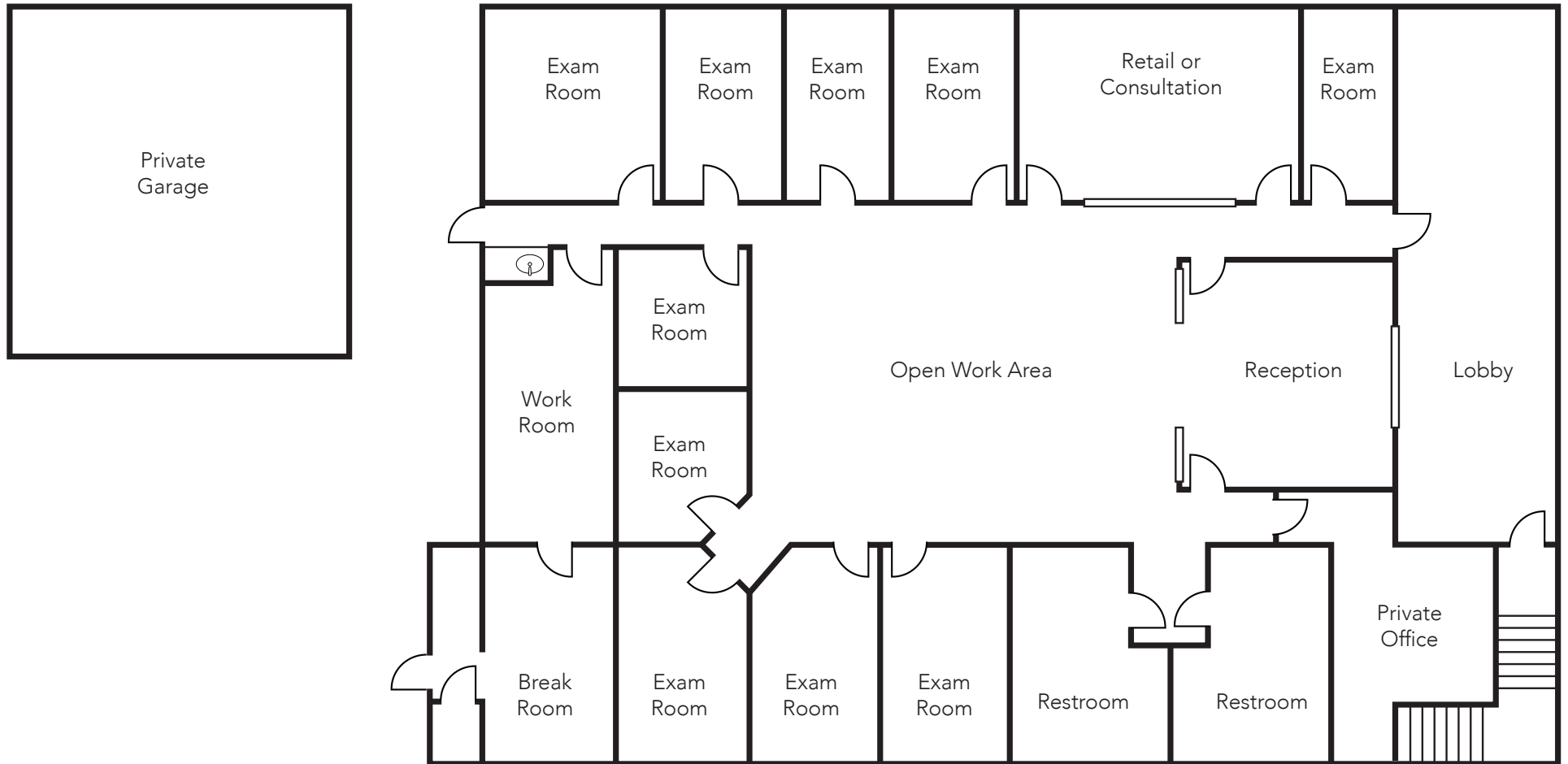
kking@leeirvine.com



FREESTANDING

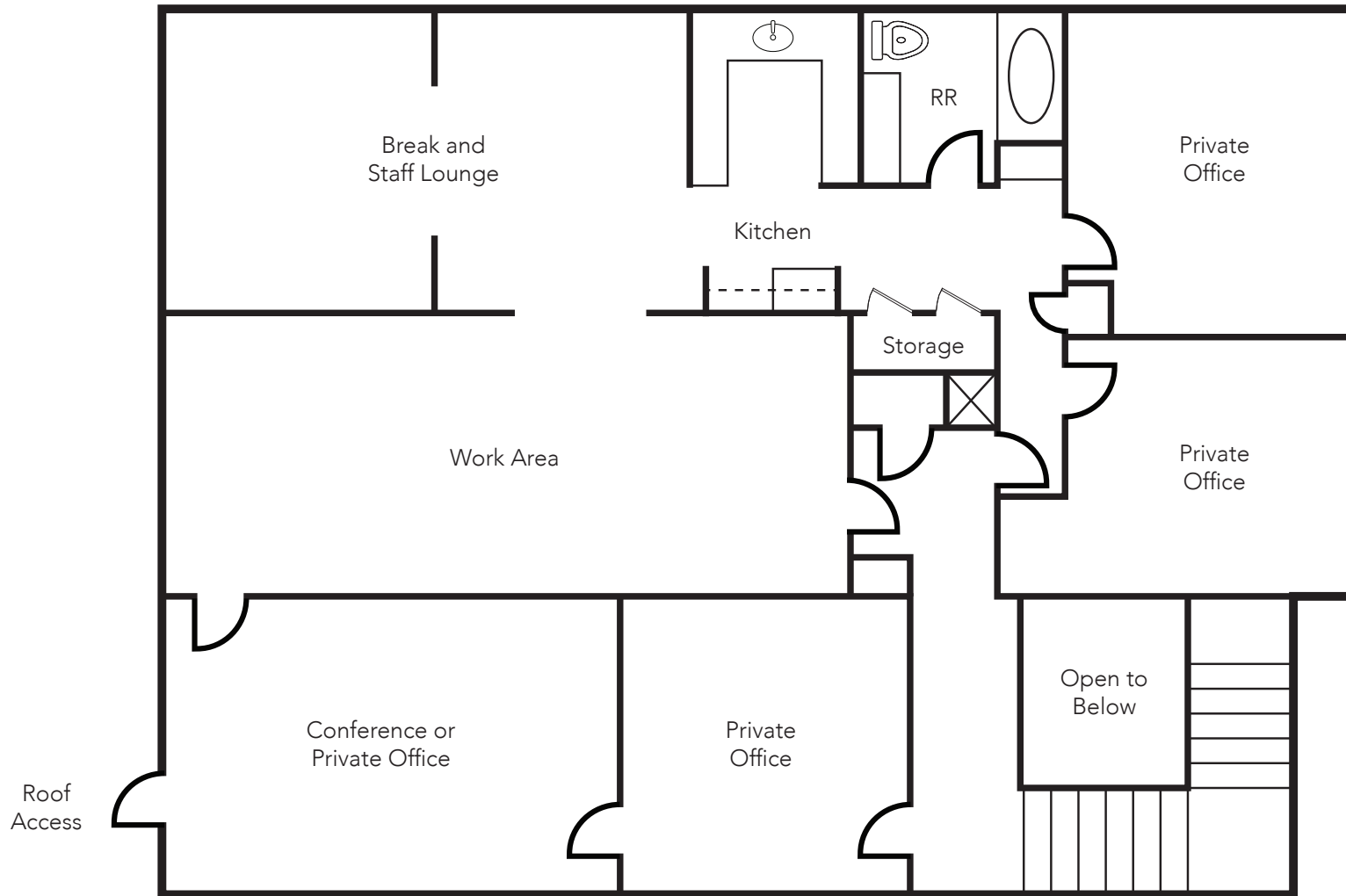


# 1520 N GRAND AVE - 1<sup>ST</sup> FLOOR



±4,000 SF

# 1520 N GRAND AVE - 2<sup>ND</sup> FLOOR



±2,000 SF



ROOF TOP SEATING

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**OC**  
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# NEARBY AMENITIES



TESLA  
SUPER CHARGERS

1520 N GRAND AVE

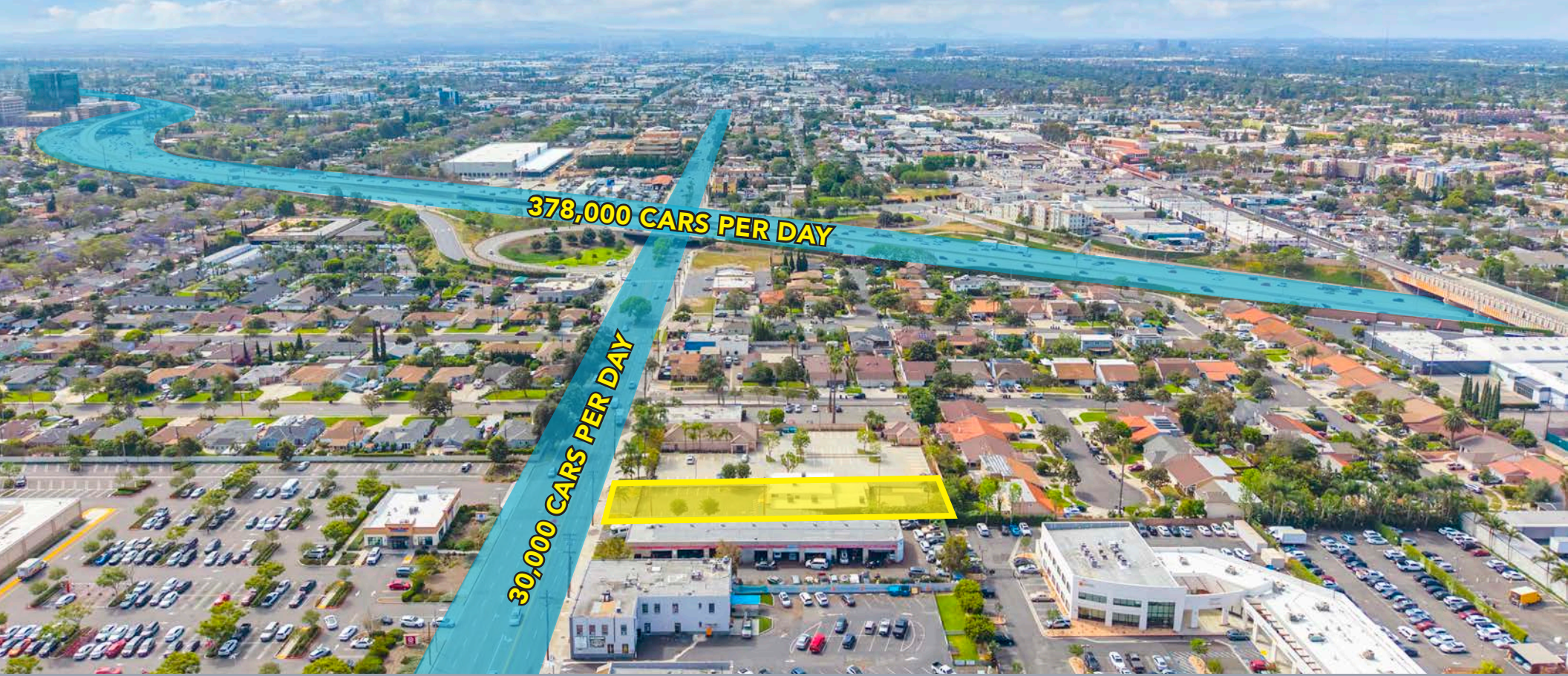


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**±6,000 SF MEDICAL OFFICE BUILDING AVAILABLE**



COMMERCIAL REAL ESTATE SERVICES



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