

FOR LEASE



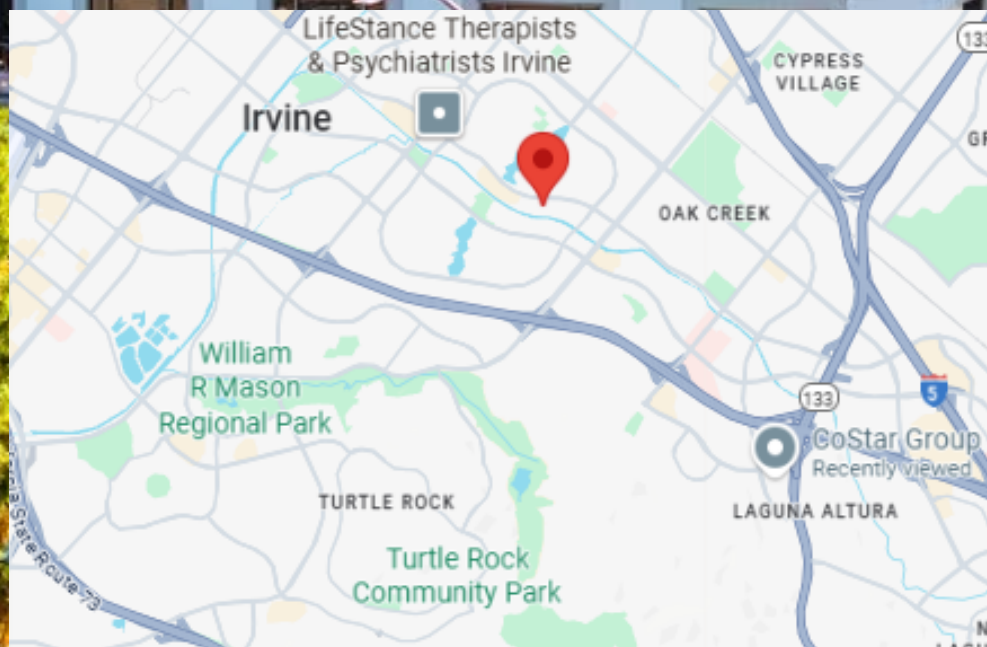
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4980
BARRANCA PKY
IRVINE, CA 92604

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Suite 170 (3,123 SF)

*Divisible

Suite 201 (1,107 SF)

Medical Office

- Premier Class A medical office building
- Ample on-site parking designed for patient comfort and staff convenience
- Highly visible Barranca Parkway location with strong signage opportunities
- Active, hands-on ownership committed to tenant satisfaction and property excellence
- Medical-ready infrastructure with plumbing, accessibility, and flexible layouts

John Bucher
Partner

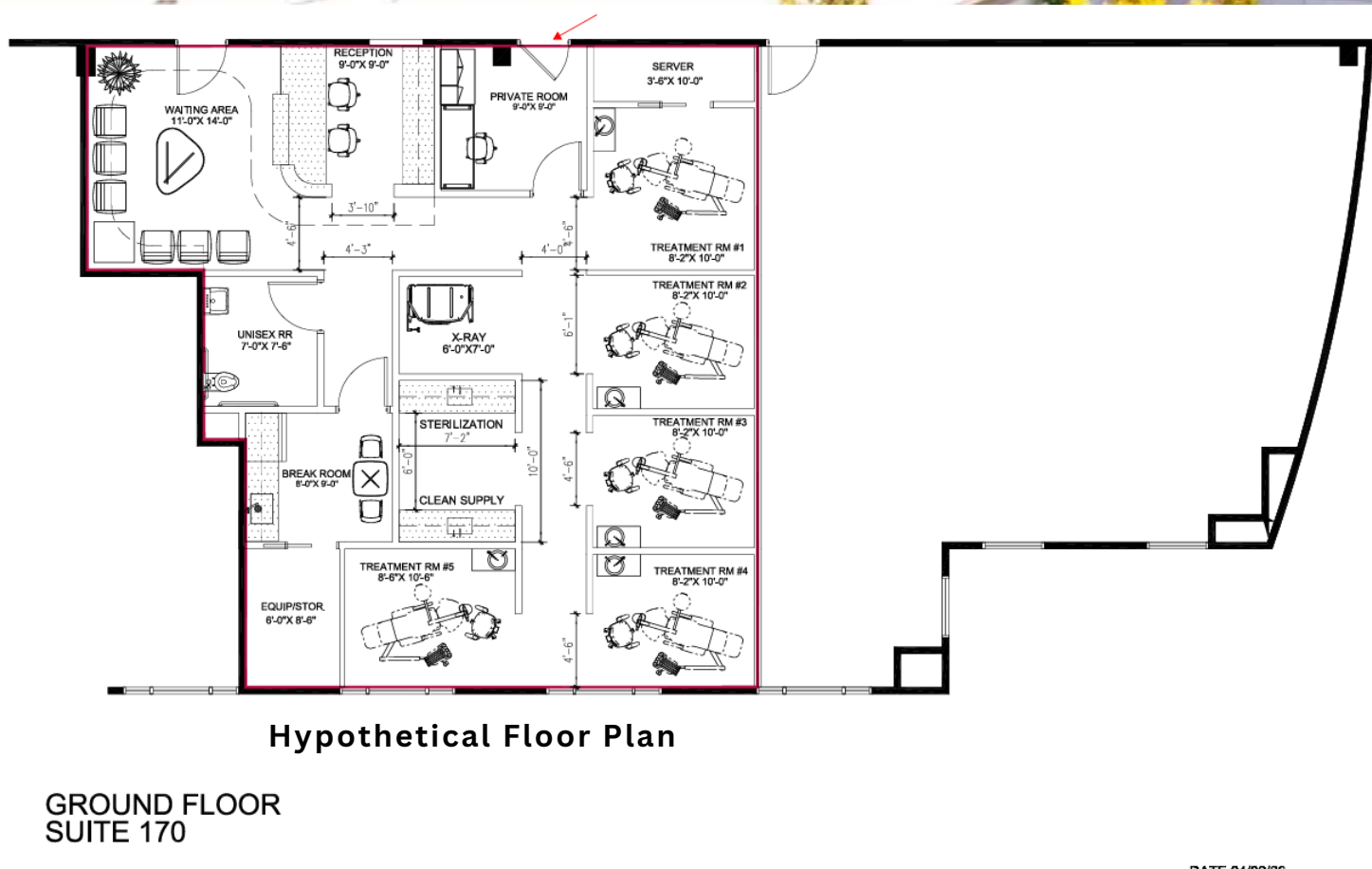
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