

2621 S Bristol, Santa Ana, 92704

MEDICAL SPACES - **FOR LEASE**



RPS Management - In-House Property Management
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DISCLOSURE

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information. Prospective tenants, buyers, and parties should conduct their own independent investigations and due diligence regarding the property, including but not limited to square footage, zoning, parking, permits, ADA compliance, entitlement status, building condition, permitted uses, lease economics, operating expenses, and all other material matters.

All renderings, floor plans, measurements, pricing, projections, and descriptions are approximate and subject to change without notice. Availability, rates, concessions, and terms are subject to landlord approval and may be modified or withdrawn at any time without prior notice.

Broker and ownership make no guarantees regarding governmental approvals, permits, or future use of the property. Any references to permits, entitlements, parking ratios, medical use, or development potential should be independently verified by prospective parties with the appropriate city, county, consultants, contractors, and legal advisors.

eXp Commercial DRE Lic. #01915515

Equal Housing Opportunity.

AVAILABILITY

SUITE	SIZE	COMMENTS
105	±1400 RSF	Upgraded Suite - Reception, Exam Rooms with Sinks, Interior Restrooms
111	±800 RSF	Upgraded Suite - Reception, Exam Rooms with Sinks, Interior Restrooms
211	±2,400 RSF	Upgraded Suite - Large Reception, Exam Rooms with Sinks, Interior Restrooms
302	±1,500 RSF	Reception, Interior Restrooms, Exam Rooms, Offices, Build Out
303/306	±2,400 RSF	Glass Door Entry, Reception, Medical Spa Component, Exam Rooms with Sinks
304	±1,200 RSF	Medical / Professional or Potential Storage Use

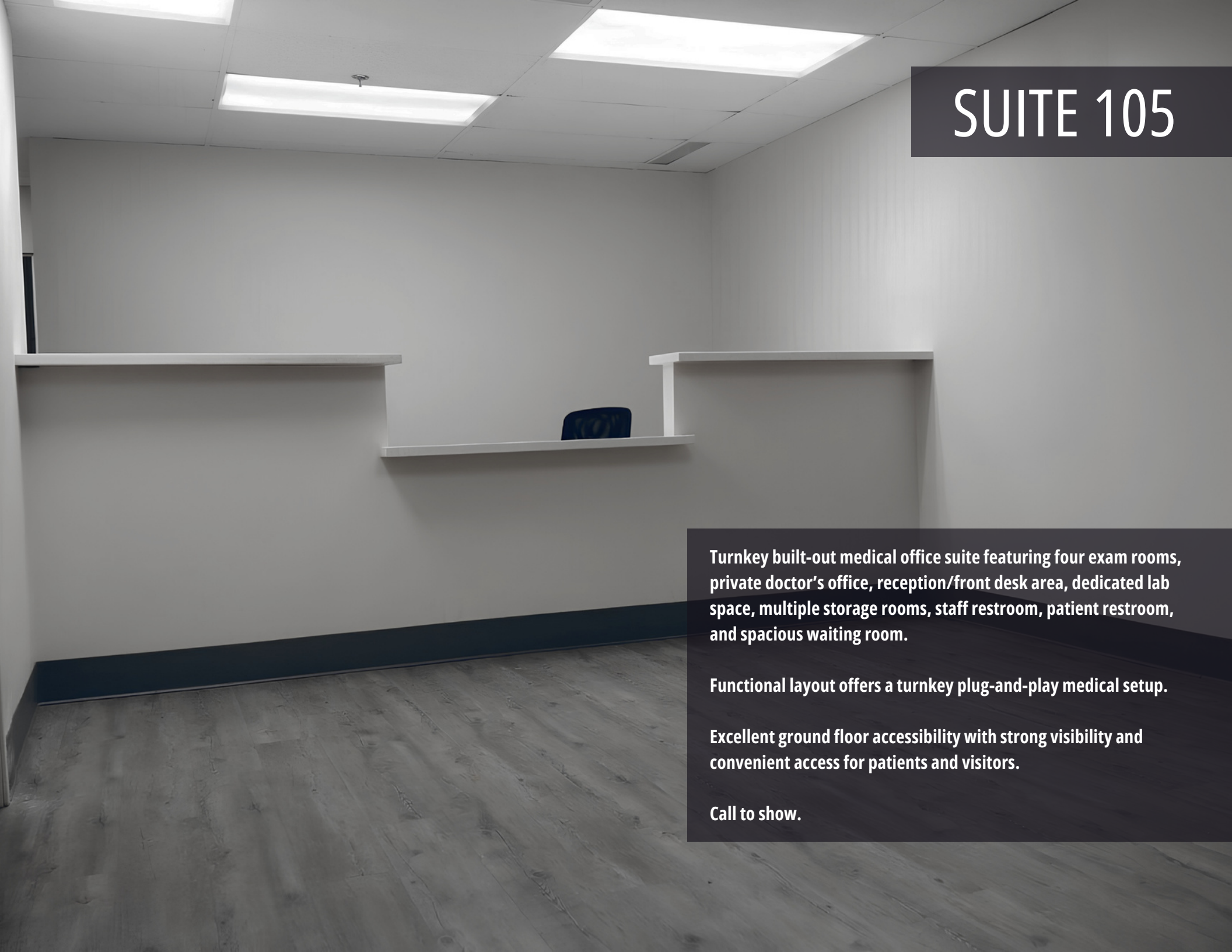
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SUITE 105

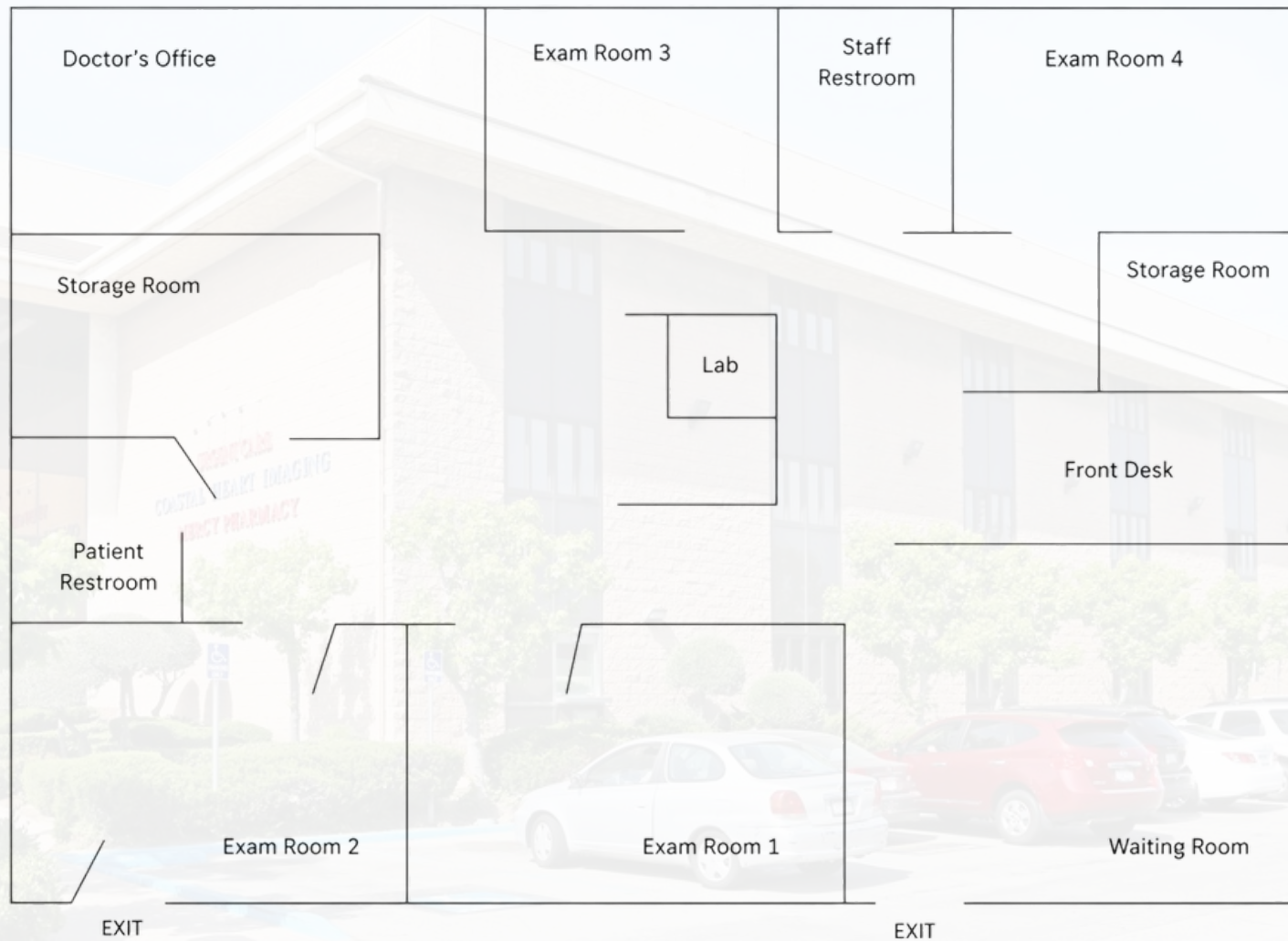
Turnkey built-out medical office suite featuring four exam rooms, private doctor's office, reception/front desk area, dedicated lab space, multiple storage rooms, staff restroom, patient restroom, and spacious waiting room.

Functional layout offers a turnkey plug-and-play medical setup.

Excellent ground floor accessibility with strong visibility and convenient access for patients and visitors.

Call to show.

FLOOR PLAN - SUITE 105 - ± 1400 RSF



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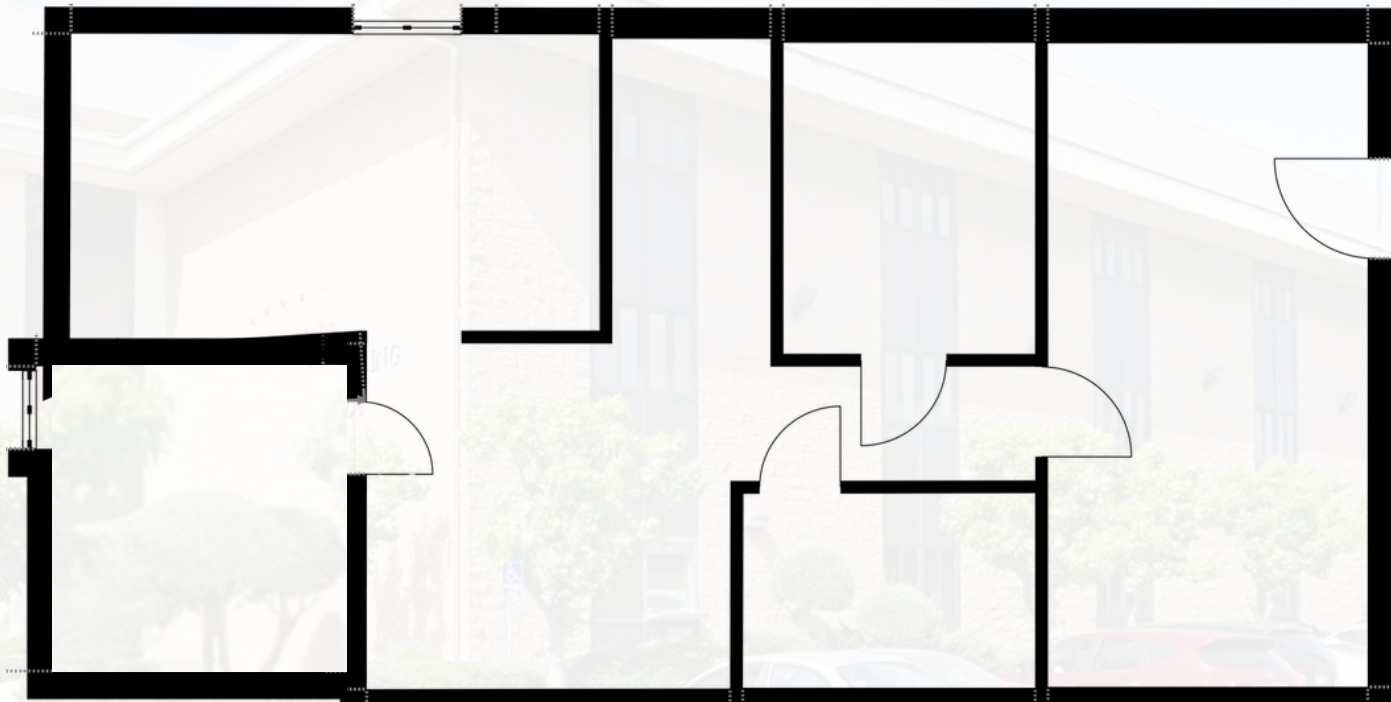
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FLOOR PLAN - SUITE 111 - ± 800 RSF



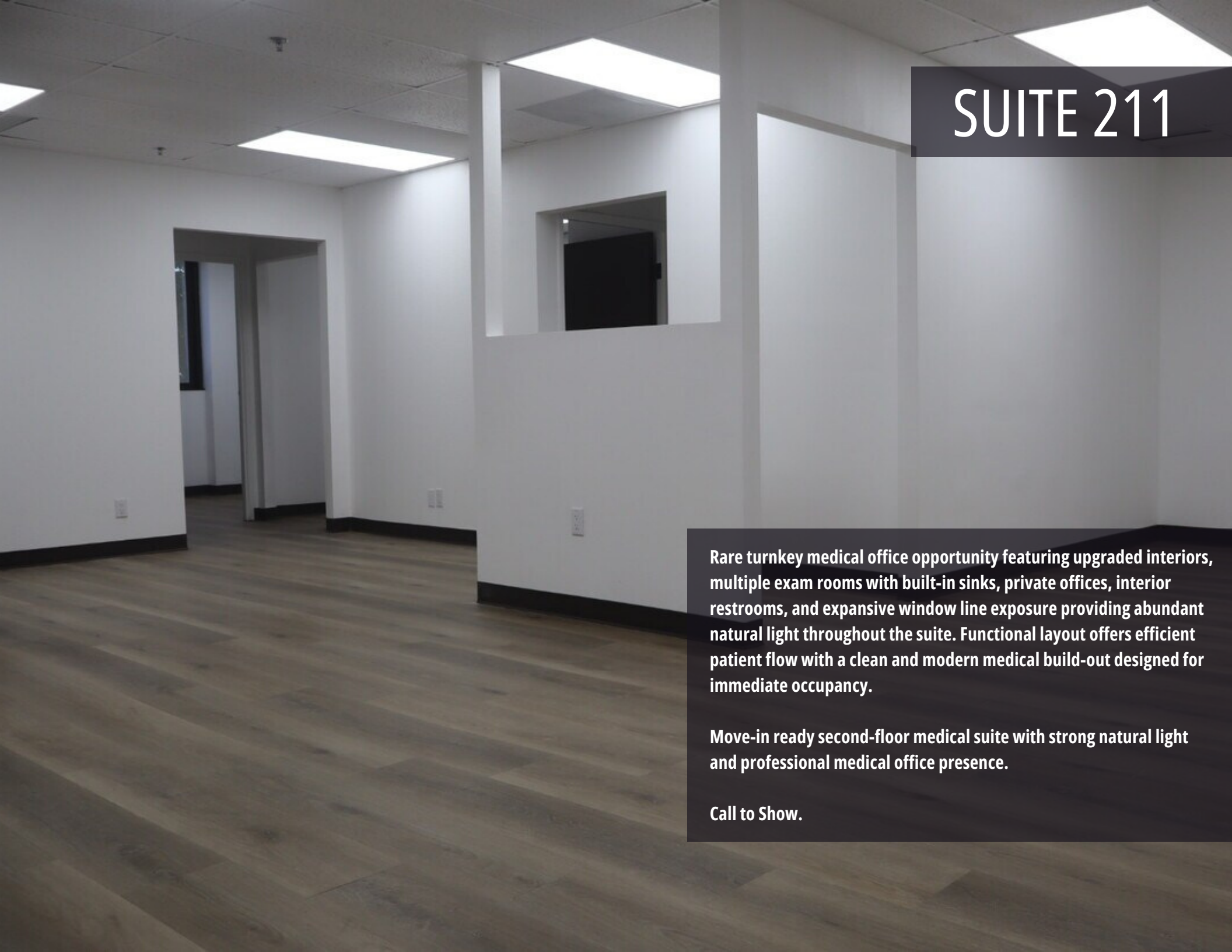
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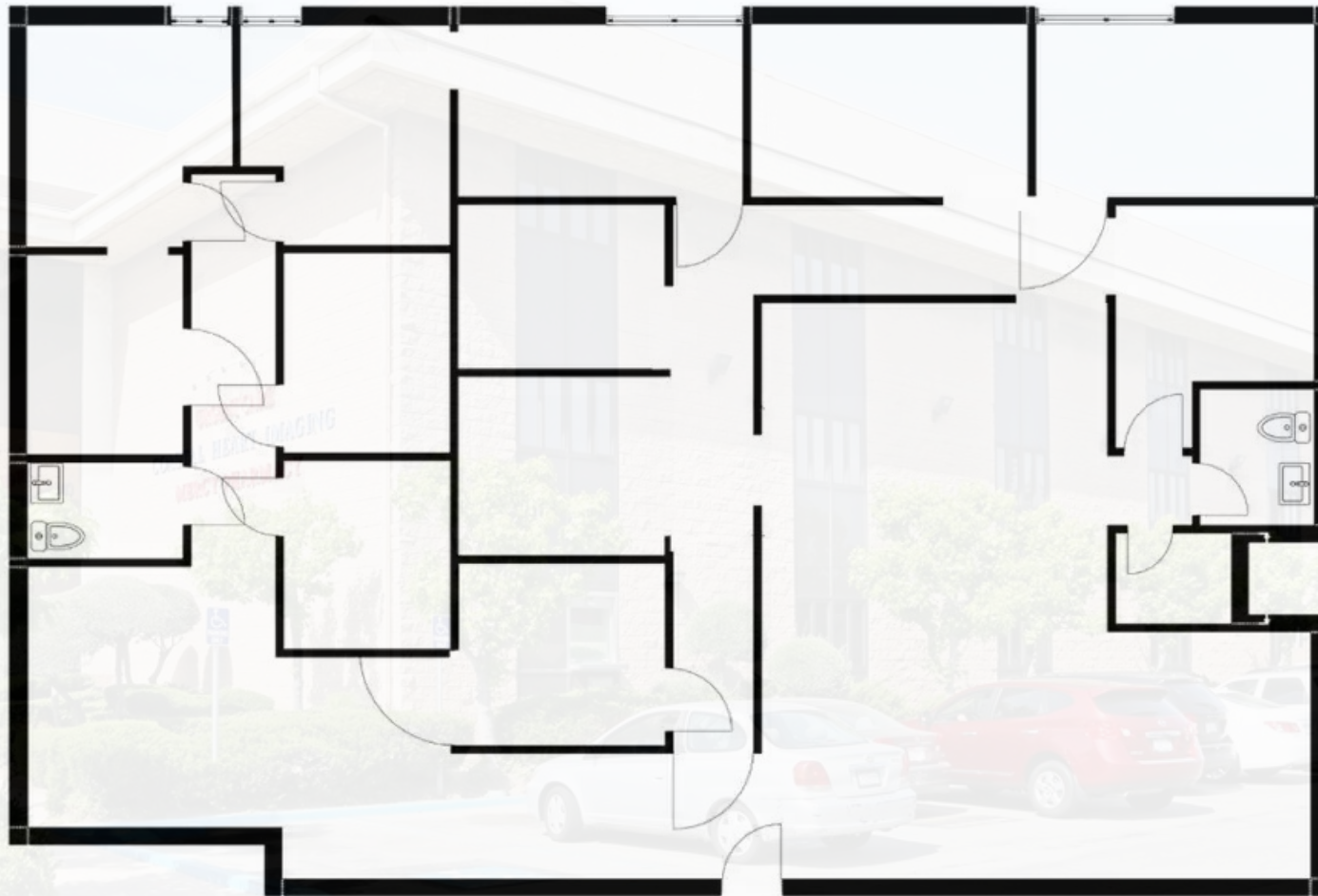
SUITE 211

Rare turnkey medical office opportunity featuring upgraded interiors, multiple exam rooms with built-in sinks, private offices, interior restrooms, and expansive window line exposure providing abundant natural light throughout the suite. Functional layout offers efficient patient flow with a clean and modern medical build-out designed for immediate occupancy.

Move-in ready second-floor medical suite with strong natural light and professional medical office presence.

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FLOOR PLAN - SUITE 211 - ± 2,400 RSF



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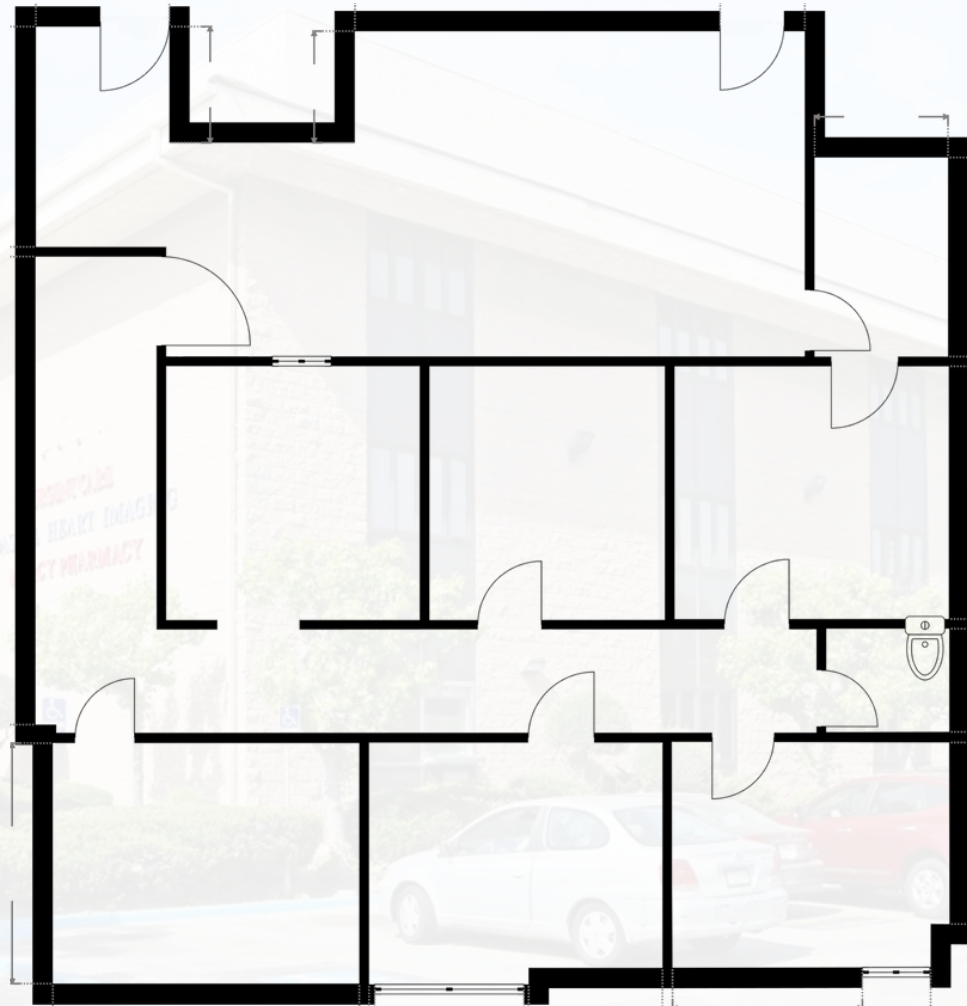
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SUITE 211



FLOOR PLAN - SUITE 302 - $\pm$ 1,400 RSF



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SUITE 302

Fully built-out medical office suite featuring reception area, waiting room, exam rooms, doctor's office, lab, storage, and private restrooms.

Efficient turnkey layout suitable for medical or professional office use.

Renovated floors and available for immediate occupancy.

Call to show.

FLOOR PLAN - SUITE 303 / 306 - $\pm 2,400$ RSF



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SUITE 303/306

Formerly occupied by Velocity Clinical Research and previously utilized for medical spa and wellness-related operations. Existing partial medical build-out includes private treatment/exam rooms, glass entry finishes, consultation areas, and flexible rooms.

Existing improvements provide an excellent opportunity for tenants seeking a customizable medical environment while reducing upfront build-out costs.

Call to Show

CALL TO SHOW &
FOR MORE INFORMATION

2621
PROFESSIONAL
BUILDING

URGENT CARE
MERCY PHARMACY

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