

FOR LEASE

RARE OPPORTUNITY AND VACANCY
FULLY BUILT-OUT SURGERY CENTER

SUITE 200: ±13,582 RSF SURGERY CENTER | READY TO MOVE IN
OPTION TO CONVERT TO MEDICAL SUITES ±1,879-13,582 RSF



15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA

 SPECTRUM MEDICAL PLAZA

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 OC
OFFICE GROUP

PROPERTY FEATURES

- Premier Medical Office Building in Irvine
- ±43,000 SF Medical Office Building
- ±13,582 SF Medical Suite (Divisible)
- Fully Built-Out Surgery Center
- Space can be Converted to Smaller Medical Office Suites ±1,879-13,582 RSF
 - Suite A: ±1,879 SF
 - Suite B: ±3,374 SF
 - Suite C: ±8,329 SF
- Extensive Glass Line with Great Natural Light
- Served with Two Elevators
- Easy Access to 405 & 5 Freeways and 133 Toll Road
- Near Hoag and Kaiser Hospitals in Irvine
- Retail Amenities Nearby
- Ample free 5.5:1000 Surface Parking
- Building and Monument Signage Rights
- First Floor Tenants: Quest Labs, G.I. Doctor, Shady Canyon Medical (Primary Care), UMI Imaging, and Choc Pediatrics
- Second Floor Tenants: Plastic Surgeon, Physical Therapy, Dentist, Dermatology, and Ophthalmology
- Lease Rate: \$3.95 NNN (Nets \$0.96 PSF)



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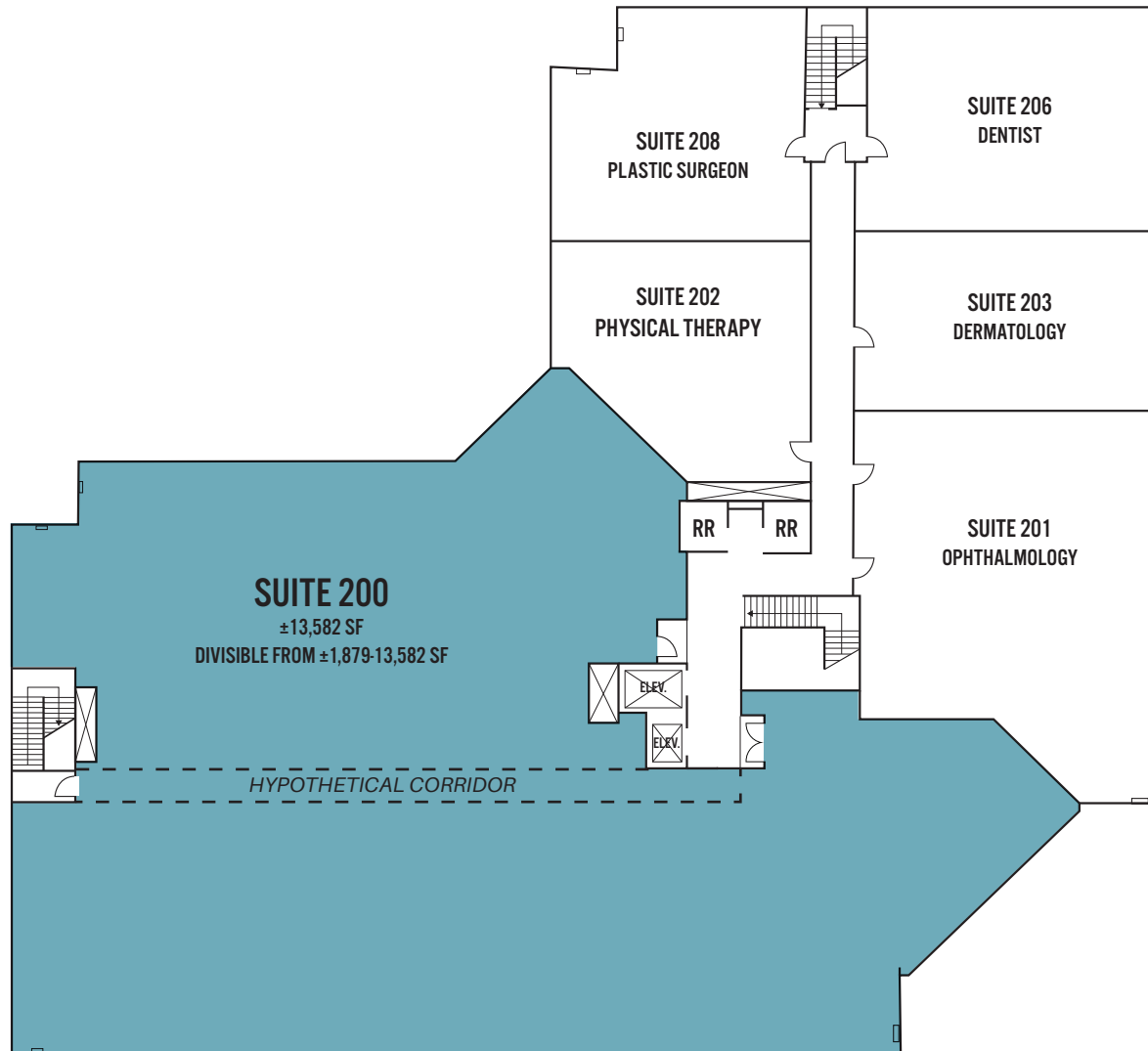
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SECOND FLOOR

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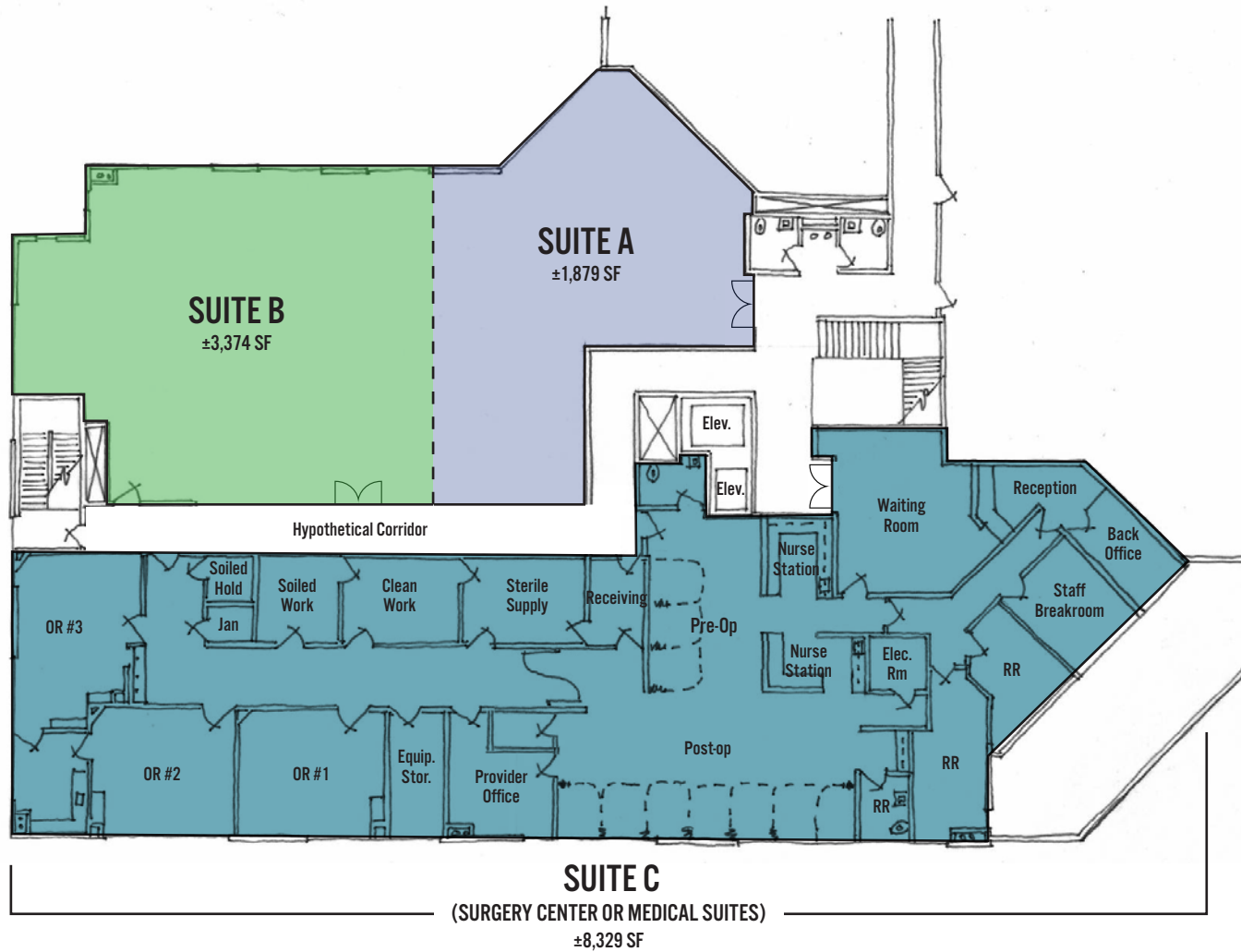
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FLOOR PLAN

SECOND FLOOR
 HYPOTHETICAL DEMISING PLAN

SUITE OPTIONS

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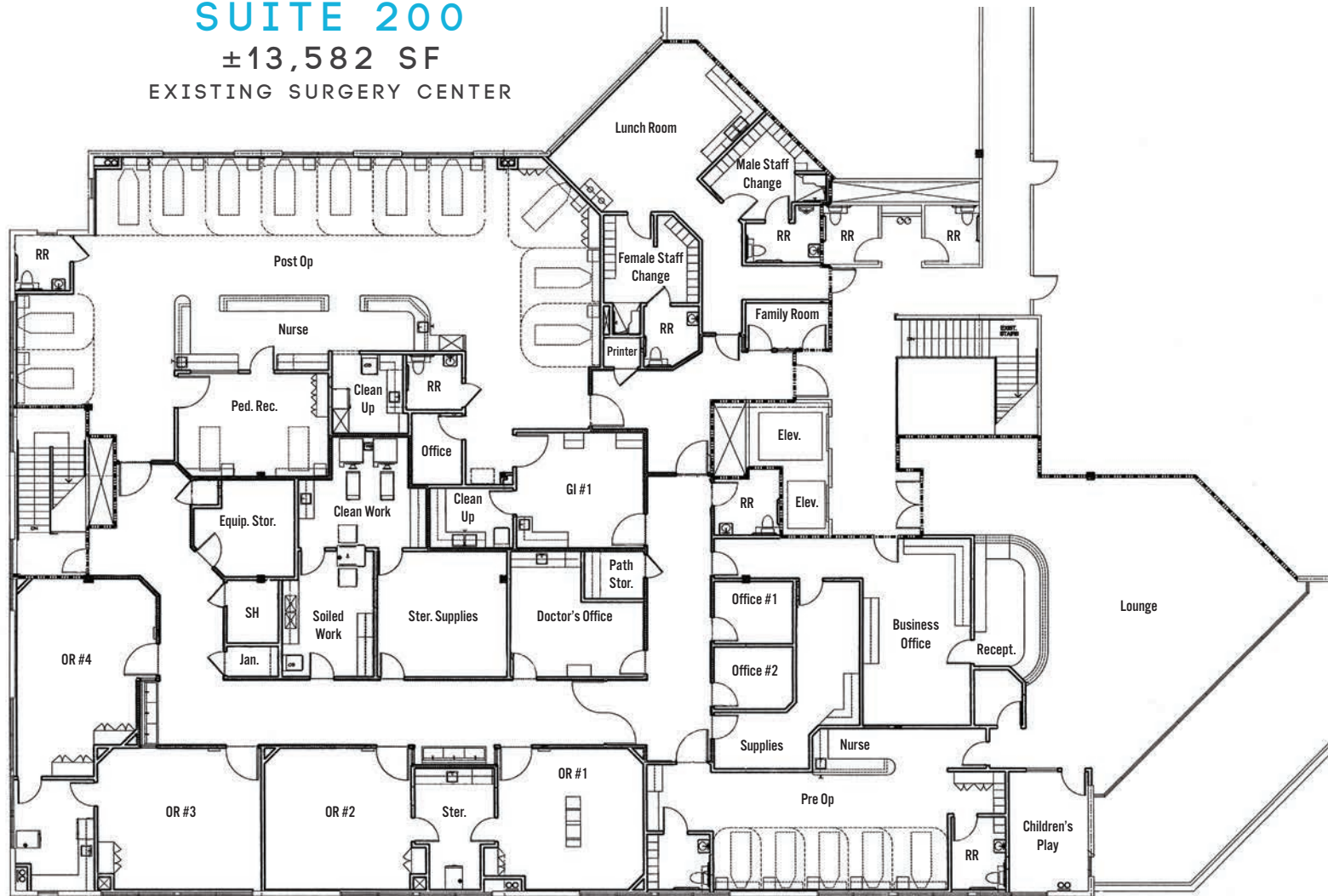


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SUITE 200

±13,582 SF
EXISTING SURGERY CENTER



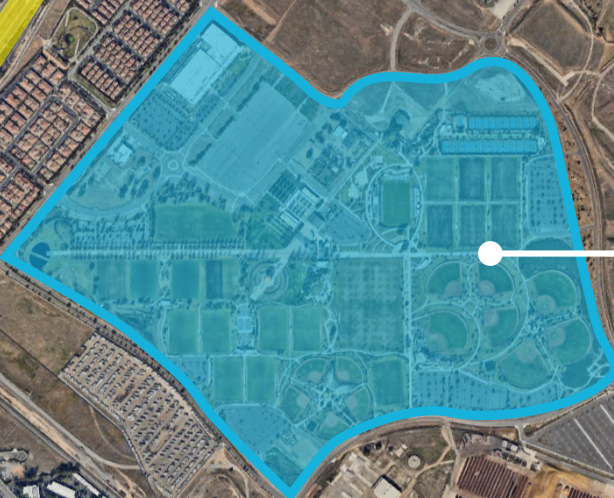
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FLOOR PLAN





hoag.



WATERWORKS WAY

IRVINE CENTER DRIVE



KAISER PERMANENTE.






IRVINE
SPECTRUM
CENTER.




BARANCA PKWY

LOCAL HOSPITAL DISTANCE MAP


IRVINE & SOUTH ORANGE COUNTY

-  **MemorialCare** 0.5 Miles
-  **hoag** 1.4 Miles
-  **City of Hope** 1.4 Miles
-  **KAISER PERMANENTE** 1.6 Miles
- UCI Health** 6.8 Miles
-  **Providence**
Mission Hospital Laguna Beach 18.3 Miles

ORANGE

-  **CHOC Children's** 12.1 Miles
-  **Providence**
Saint Joseph Medical Center 12.3 Miles
- UCI Health** 12.3 Miles

NEWPORT BEACH

-  **hoag** 6.6 Miles
-  **City of Hope** 9.8 Miles

