

FOR LEASE



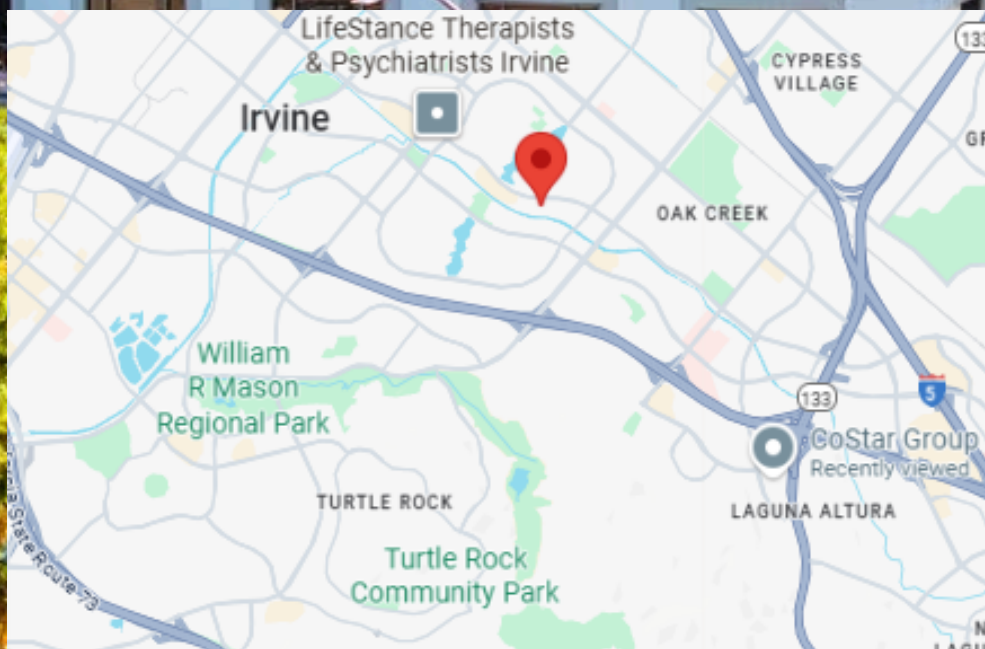
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BARRANCA PKY
IRVINE, CA 92604

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Suite 170

(3,123 SF) Shell Condition
*Divisible

Suite 201

(1,107 SF) Medical Office

- Class A Medical Building
- Abundant on-site parking for patients and staff convenience
- High-visibility Barranca Pky location
- Actively managed property with a responsive, engaged landlord
- Medical-ready infrastructure with plumbing, accessibility, and flexible layouts

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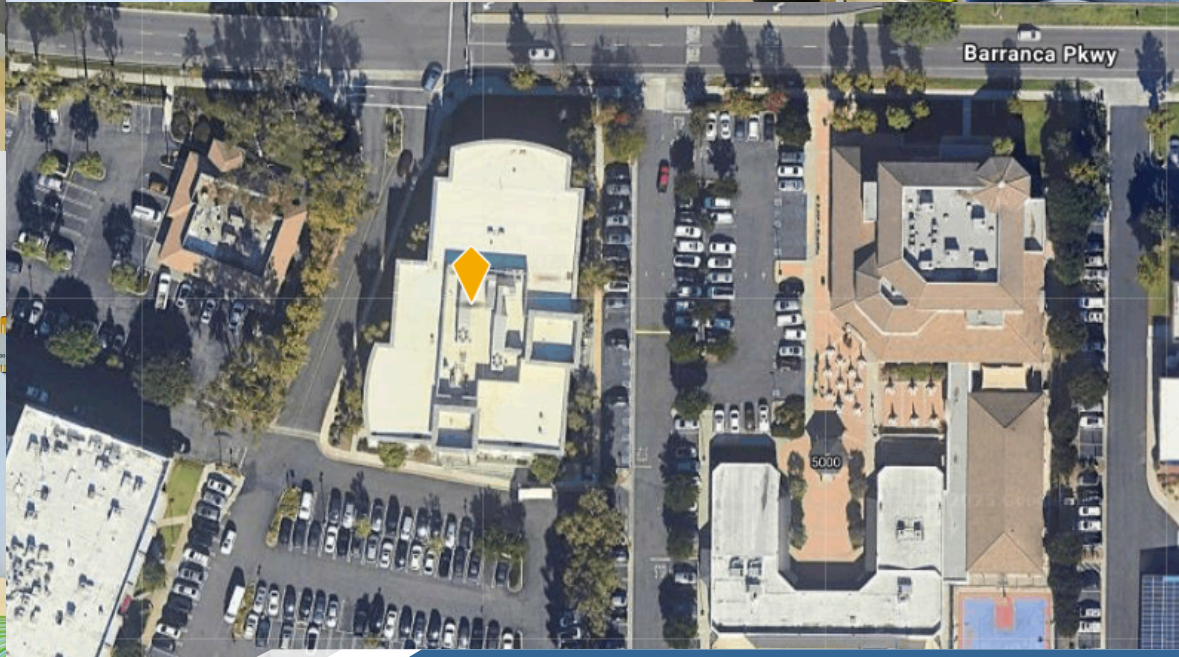
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