



# Owner-User Medical/Office

FOR LEASE

18141 Beach Boulevard Huntington Beach, CA 92648



## PROPERTY HIGHLIGHTS

- 40,392 SF, 3 Story Office
- Elevator serviced
- Secure subterranean parking and surface parking
- High-visibility signage and quick access to the 405 freeway
- Located near numerous retail centers and local amenities

## AVAILABILITIES

|                    |           |
|--------------------|-----------|
| Suite 120          | ±770 SF   |
| Suites 130/140     | ±1,797 SF |
| Suite 210          | ±903 SF   |
| Suite 220          | ±881 SF   |
| Suite 230          | ±692 SF   |
| Suite 285          | ±1,470 SF |
| Suite 290          | ±2,075 SF |
| Suite 320          | ±2,423 SF |
| Suite 350          | ±841 SF   |
| Suite 360          | ±868 SF   |
| Suite 370          | ±874 SF   |
| Suites 385/390/395 | ±3,920 SF |

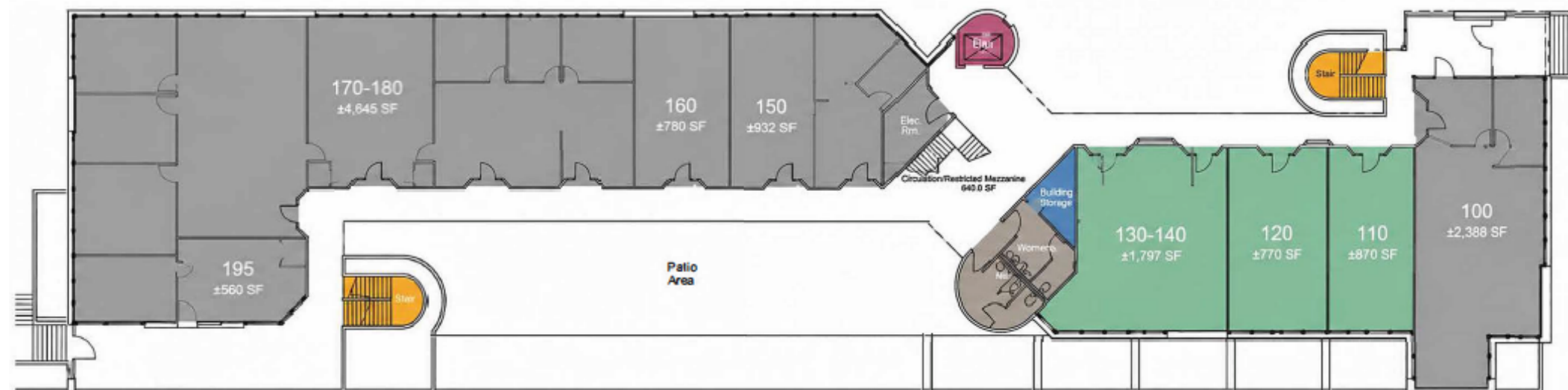




## EXTERIOR PHOTOS



# FLOOR PLAN | 1ST FLOOR



 = AVAILABLE

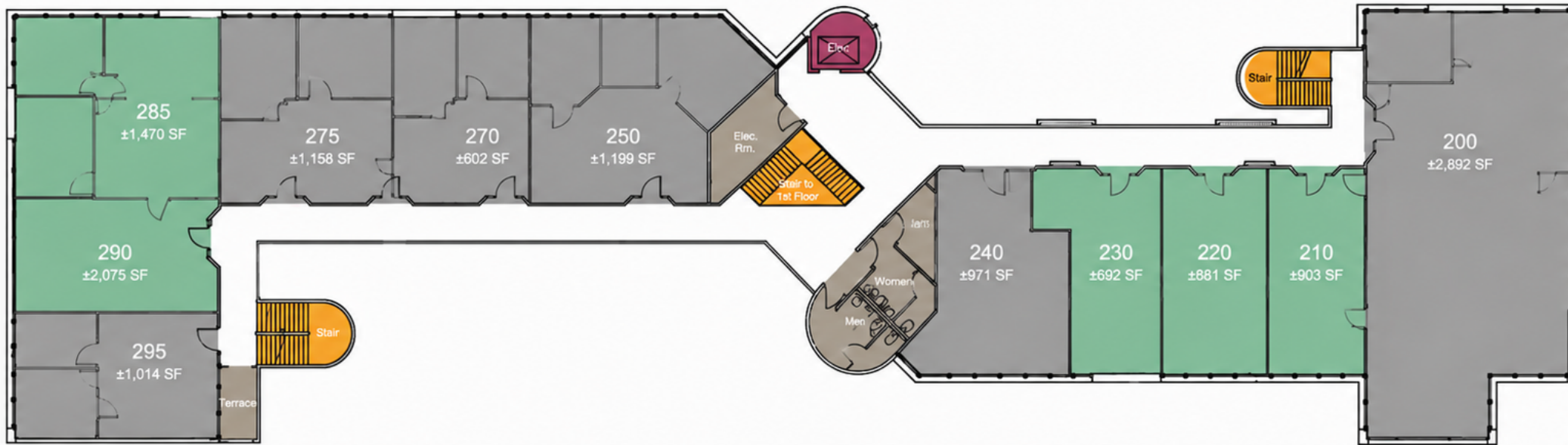
- Suite 120 ±770 SF
- Suites 130/140 ±1,719 SF

 = LEASED

- |                       |                            |
|-----------------------|----------------------------|
| • Suite 100 ±2,388 SF | • Suite 160 ±780 SF        |
| • Suite 110 ±870 SF   | • Suites 170-180 ±4,645 SF |
| • Suite 150 ±932 SF   | • Suite 195 ±560 SF        |



# FLOOR PLAN | 2ND FLOOR



= AVAILABLE

- Suite 210 ±903 SF
- Suite 220 ±881 SF
- Suite 230 ±692 SF
- Suite 285 ±1,470 SF
- Suite 290 ±2,075 SF



= LEASED

- Suite 200 ±2,892 SF
- Suite 240 ±971 SF
- Suite 250 ±1,199 SF
- Suite 270 ±602 SF
- Suite 275 ±1,158 SF
- Suite 295 ±1,014 SF

# FLOOR PLAN | 3RD FLOOR



 = AVAILABLE

 = LEASED

|             |           |
|-------------|-----------|
| • Suite 320 | ±2,423 SF |
| • Suite 350 | ±841 SF   |
| • Suite 360 | ±868 SF   |

|                      |           |
|----------------------|-----------|
| • Suite 370          | ±874 SF   |
| • Suites 385/390/395 | ±3,920 SF |



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