

111
00 warner

11100 Warner Ave
Fountain Valley, CA

Availabilities

Closest Hospital Proximity and Best Value


First Floor

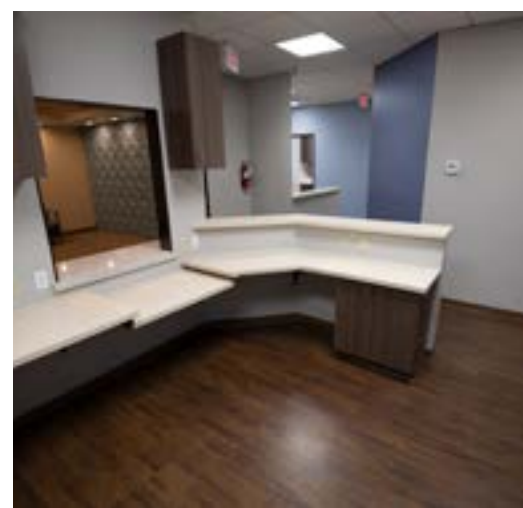
Suite	Size	Condition	Availability
102	1,183 SF	Former Urology	Immediate
150A	650 SF	Former Lab	10/01/2026
152	1,089 SF	Former Neurology	Immediate

Second Floor

Suite	Size	Condition	Availability
202	1,660 SF	Clean Shell	Immediate
204	912 SF	Former Lab	11/01/2026
206	1,822 SF	Former Urology	Immediate
216	1,362 SF	Former Gastroenterology	Immediate
250	1,872 SF	Former Primary Care	Immediate
256	864 SF	Former Neurology Office	07/01/2026
260	1,519 SF	Former Internal Medicine	Immediate

Third Floor

Suite	Size	Condition	Availability
300	2,126 SF	Former Physical Therapy	Immediate
302	1,809 SF	Clean Shell	Immediate
308	1,095 SF	Clean Shell	Immediate
356	1,118 SF	Turn-Key Spec Suite 	Immediate
368	2,076 SF	Clean Shell	Immediate



For more information or to schedule a property tour, please contact:

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Fountain Valley
Medical Center

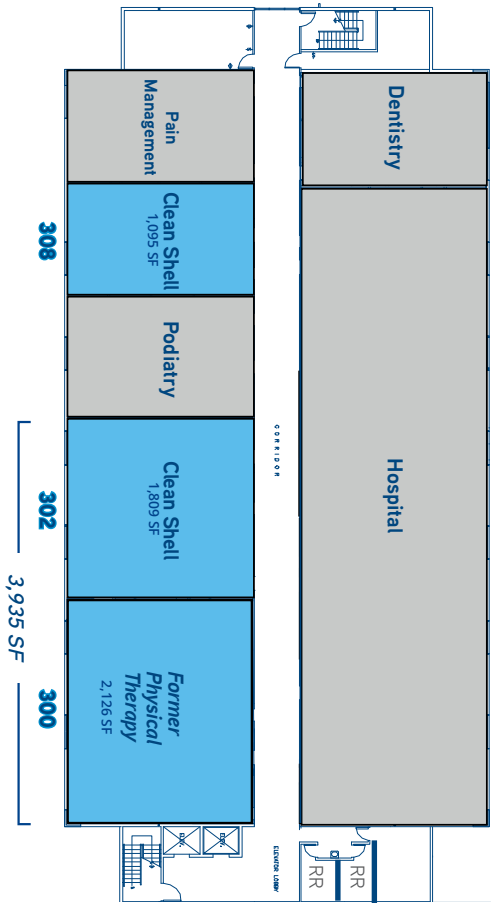


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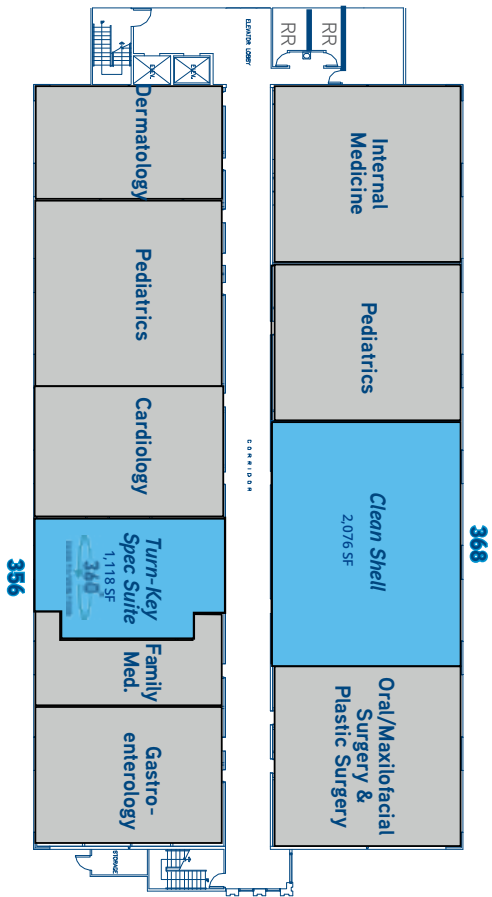
Floor Plans

Third Floor

East Building



West Building



111
60 Warner

11160 Warner Ave
Fountain Valley, CA

Availabilities

Turn-Key Spec Suites Available

First Floor

Suite	Size	Condition	Availability
109	3,319 SF	Clean Shell	Immediate

Second Floor

Suite	Size	Condition	Availability
201	2,199 SF	Turn-Key Spec Suite	Immediate
213	1,114 SF	Former Clinical Research	10/01/2026
215	1,845 SF	Former Medical Office	Immediate
223	1,327 SF	Clean Shell	Immediate

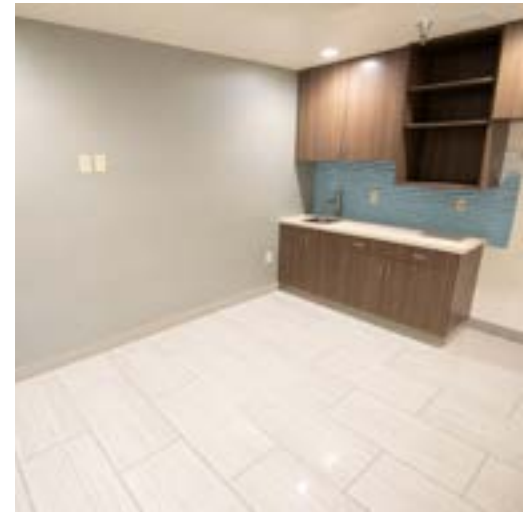
2,959 SF

Third Floor

Suite	Size	Condition	Availability
301	1,543 SF	Turn-Key Spec Suite	Immediate
305	1,260 SF	Admin Office	Immediate
325	880 SF	Former Lab	Immediate

Fourth Floor

Suite	Size	Condition	Availability
401	1,176 SF	Former Urology	Immediate



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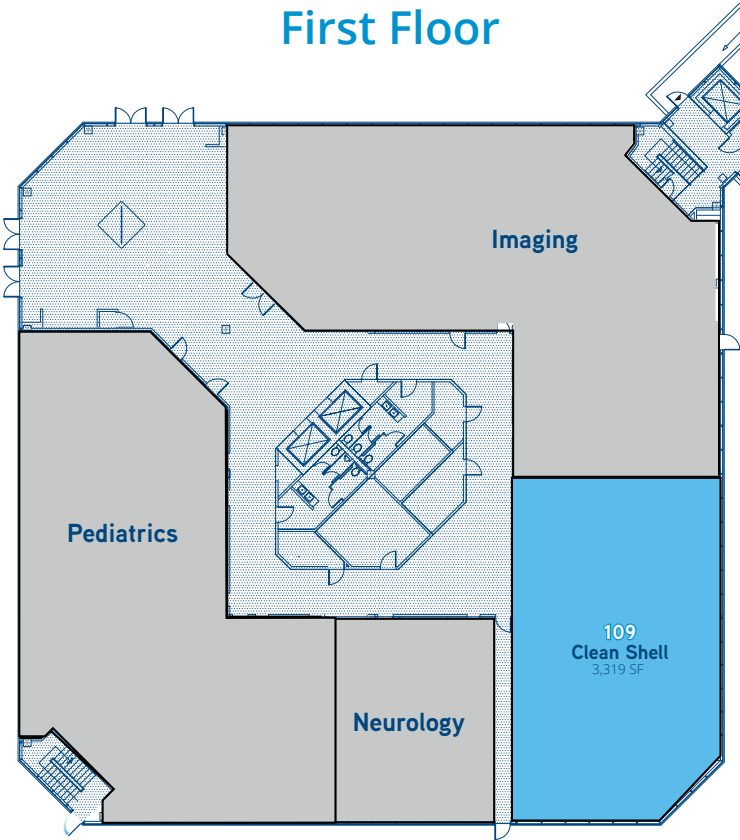
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Medical Center**



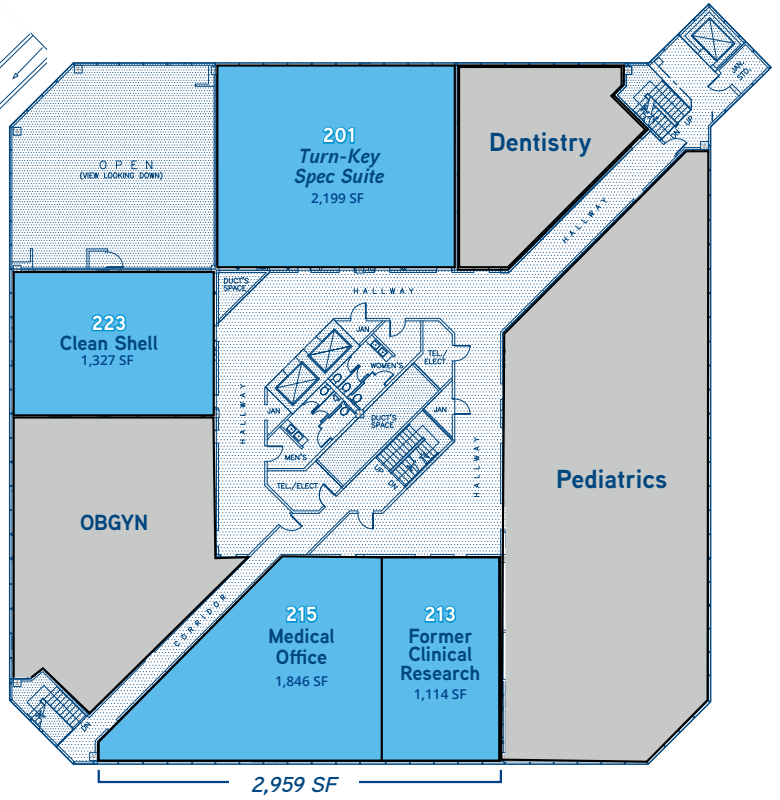
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Floor Plans

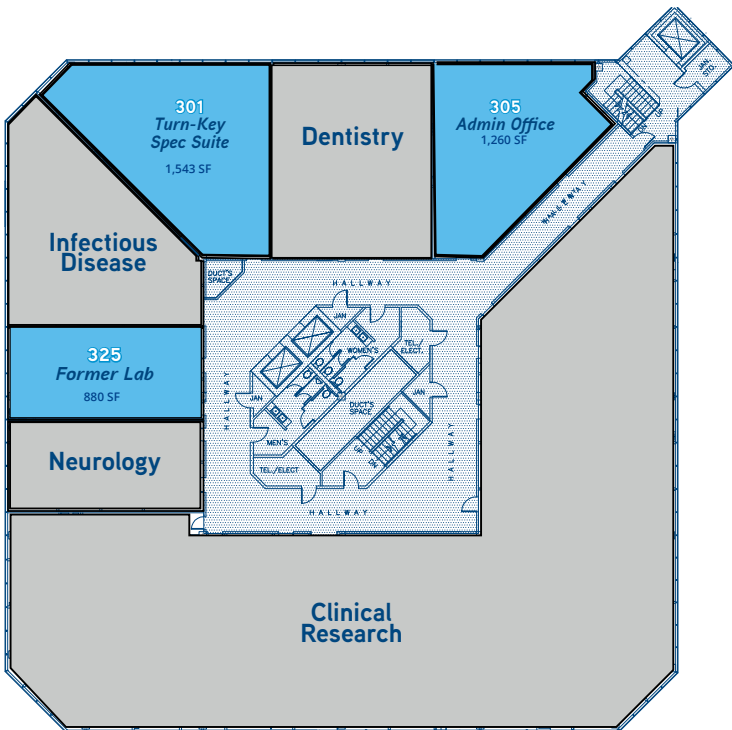
First Floor



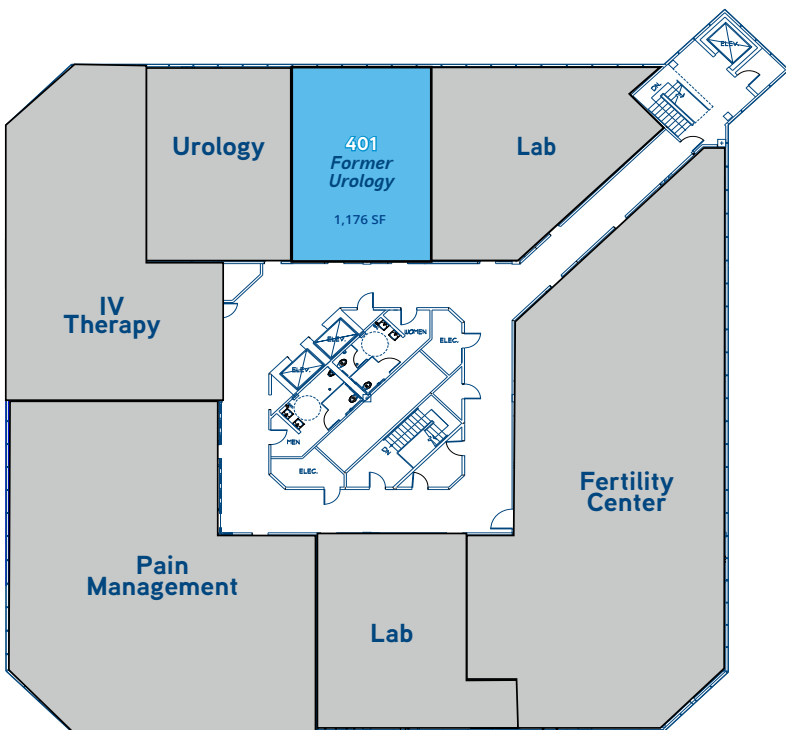
Second Floor



Third Floor



Fourth Floor



111 80 Warner

Availabilities

11180 Warner Ave
Fountain Valley, CA

Turn-Key Spec Suites Available

First Floor

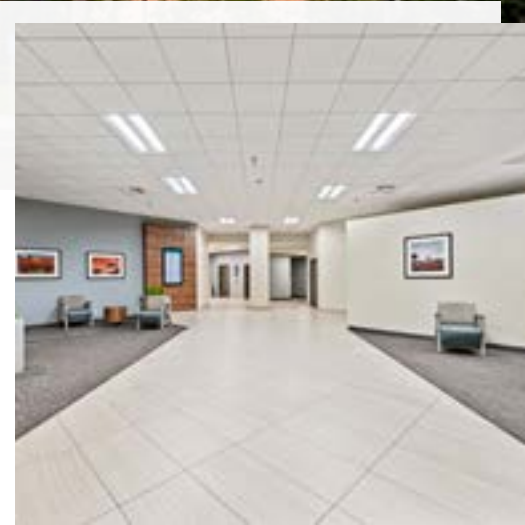
Suite	Size	Condition	Availability
155	1,598 SF	Former Lab	Immediate

Second Floor

Suite	Size	Condition	Availability
259	1,598 SF	Former Neurology	12/01/2026

Fourth Floor

Suite	Size	Condition	Availability
456	1,047 SF	Former Otolaryngology	Immediate
467	3,142 SF	Former Oncology	Immediate



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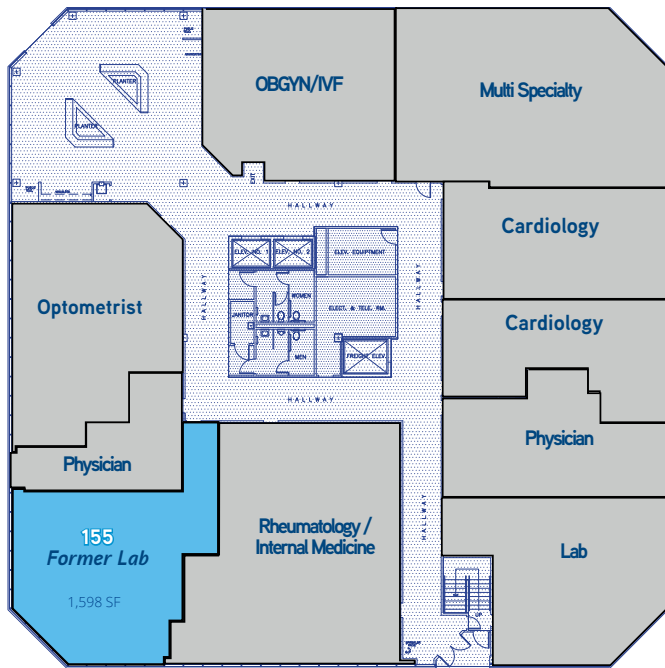
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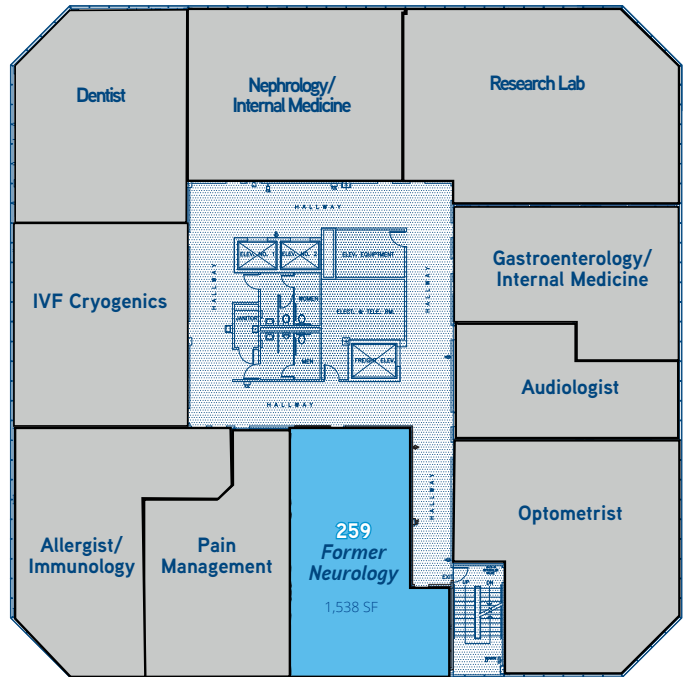
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Floor Plans

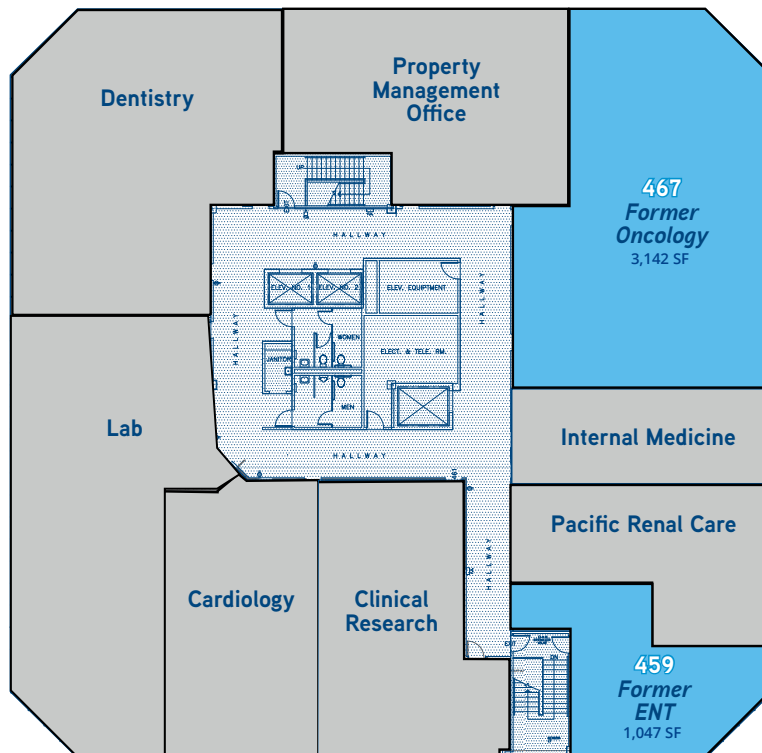
First Floor



Second Floor



Fourth Floor



111 90 Warner Availabilities

11190 Warner Ave
Fountain Valley, CA

High-Profile Building On-Campus

First Floor

Suite	Size	Condition	Availability
111	536 SF	Former Pharmacy	Immediate

Third Floor

Suite	Size	Condition	Availability
308	1,523 SF	Former Physical Therapy	Immediate



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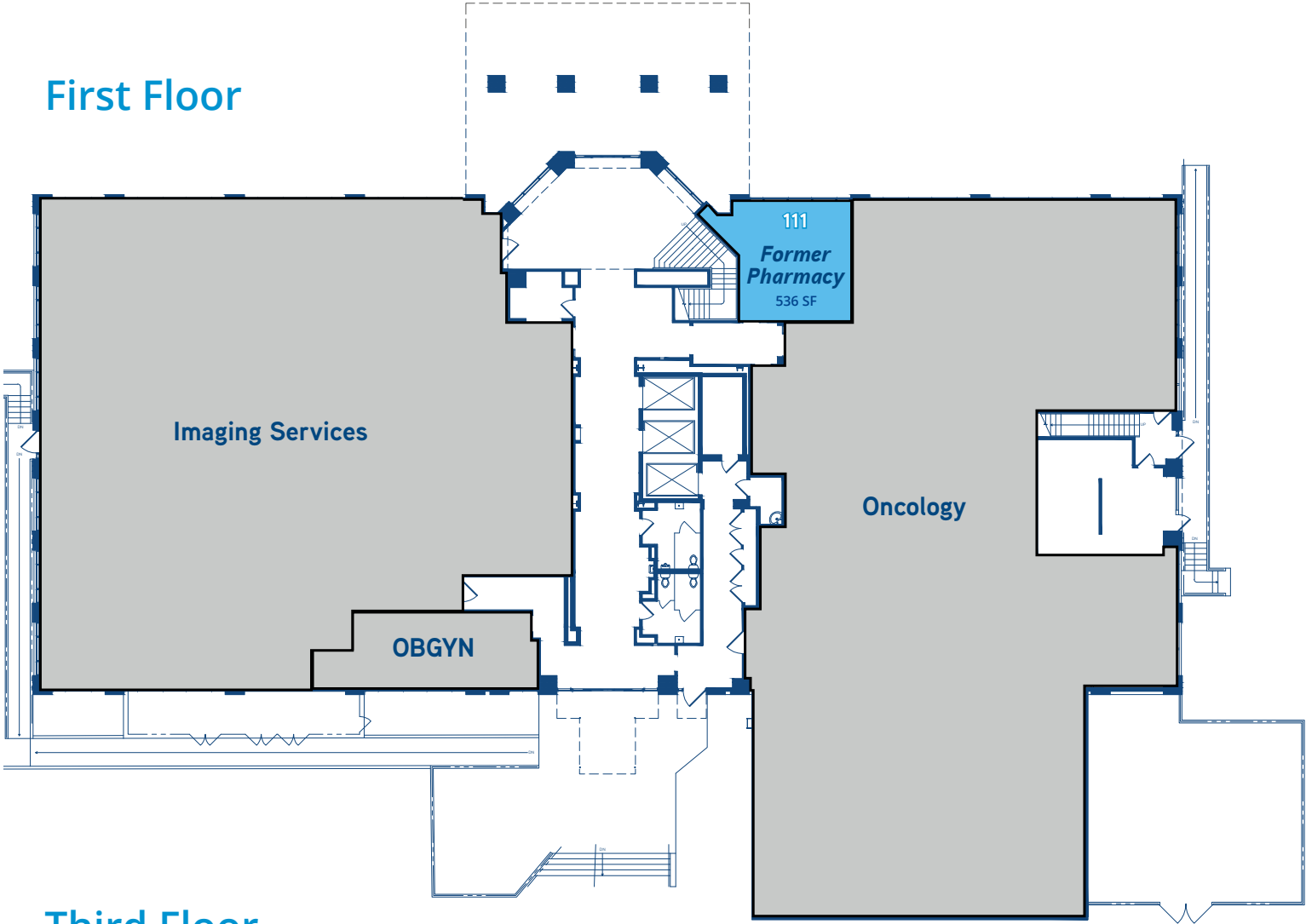
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Floor Plans

First Floor



Third Floor

