

# **GARDEN GROVE MEDICAL PLAZA**

## **12555 GARDEN GROVE BLVD., GARDEN GROVE, CA**

### **MEDICAL SUITES FOR LEASE**



**MEDICAL ASSET  
MANAGEMENT**  
MEDICAL PROPERTY SPECIALISTS



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# Property Highlights

On Campus at Garden Grove Hospital Medical Center Connected by Pedestrian Footbridge

On-site pharmacy

24 Hour Security Guard

Easy Access to the Highway 22 and Public Transportation

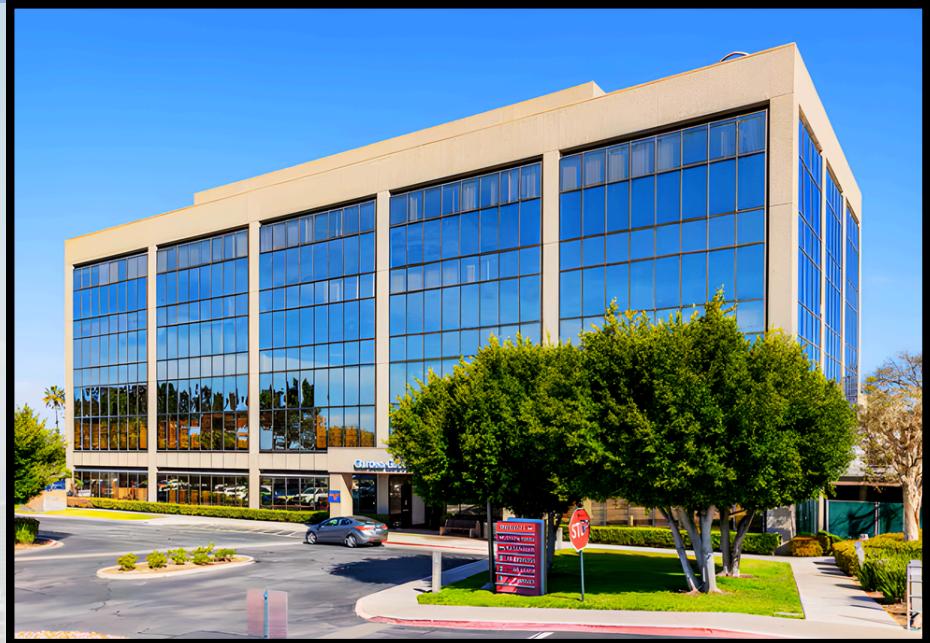
6.23/1,000 SF Ratio (400 Surface Parking)  
Free Unreserved Parking & Reserved Parking for Doctors

Full Service Gross Rental Rates, Includes Electricity & Janitorial



# Gallery

Front Entrance



Parking Lot Entrance



Building & Hospital



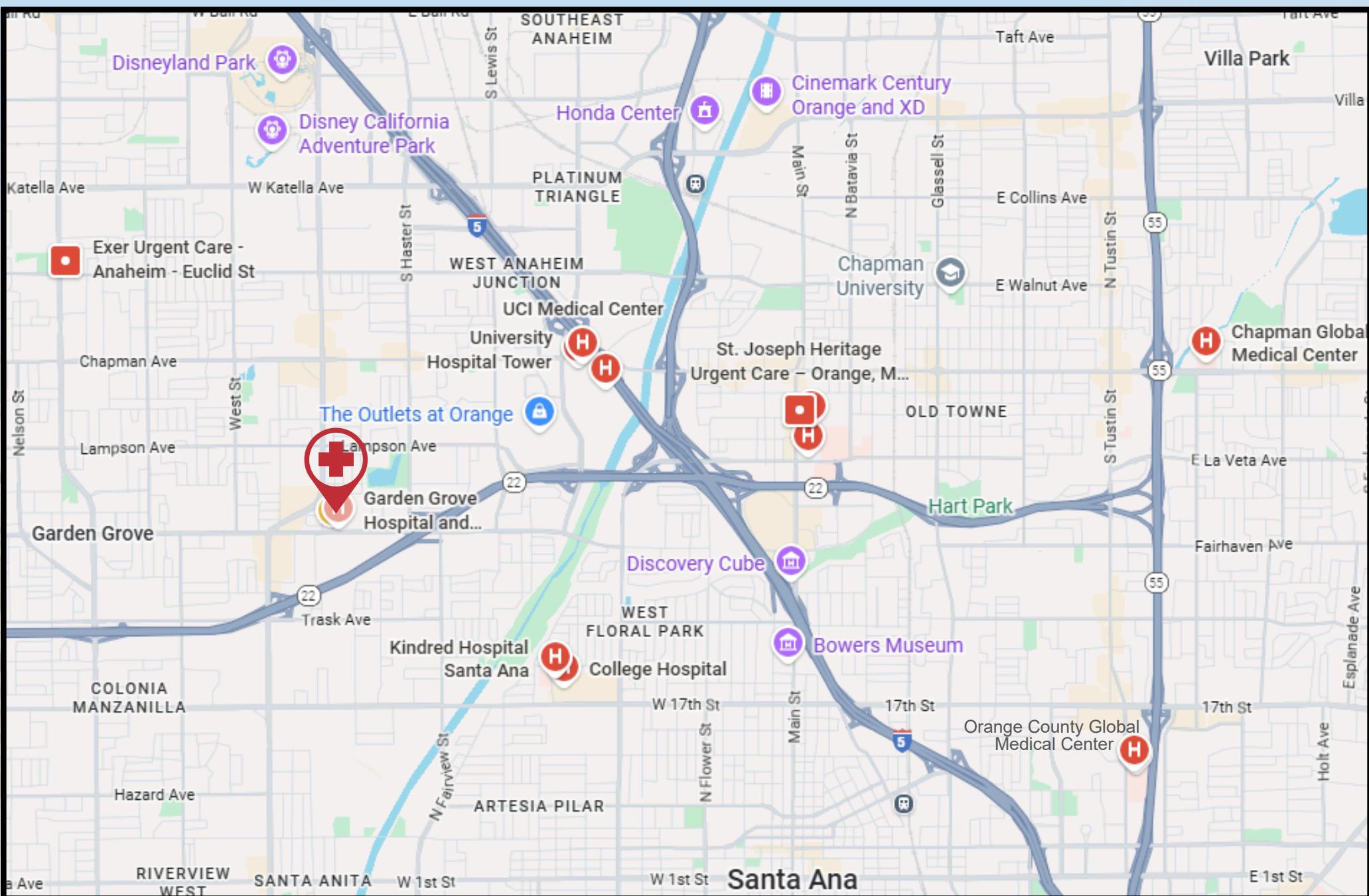
Drop Off



# Location Highlights

**400 Ft. from Garden Grove Hospital and Medical Center**

**Population of 2.1 Million within 10 Miles of the building**



# 2<sup>nd</sup> Floor Plan

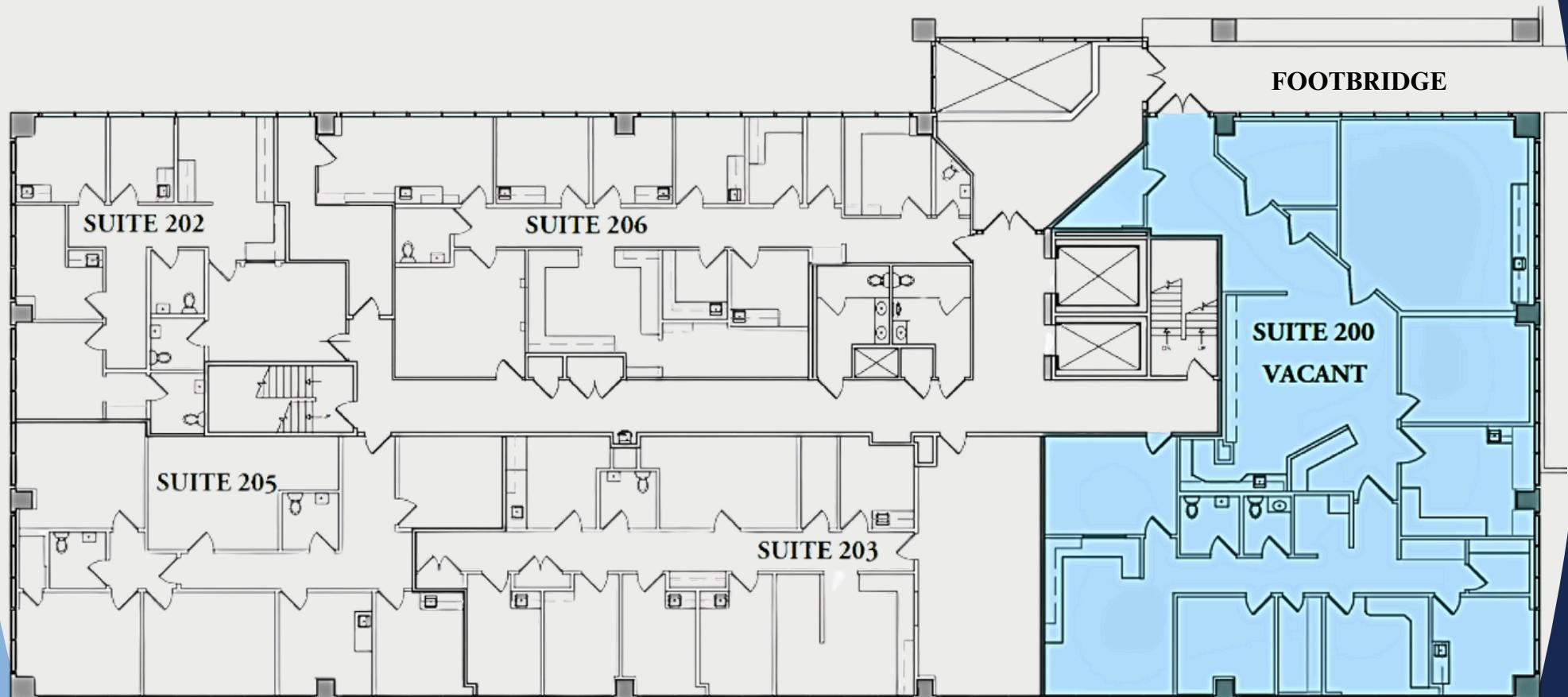
AVAILABILITY:

SUITE 200

4,010 RSF

RENTAL RATE:

\$2.30 FSG



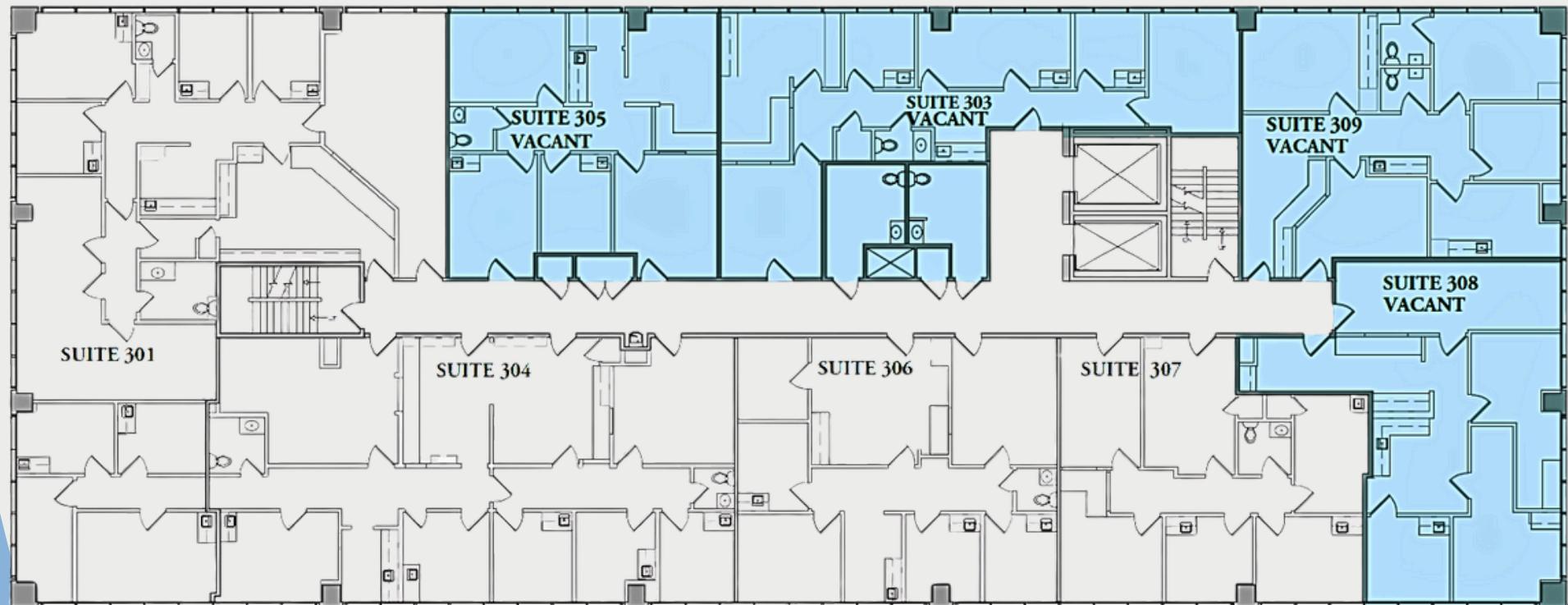
# 3<sup>rd</sup> Floor Plan

## AVAILABILITY:

\*SUITE 303      1,310 RSF  
\*SUITE 305      1,109 RSF  
\*SUITE 308      1,274 RSF  
\*SUITE 309      1,334 RSF  
\*CONTIGUOUS      5,027 RSF

## RENTAL RATE:

\$2.30 FSG  
\$2.30 FSG  
\$2.30 FSG  
\$2.30 FSG

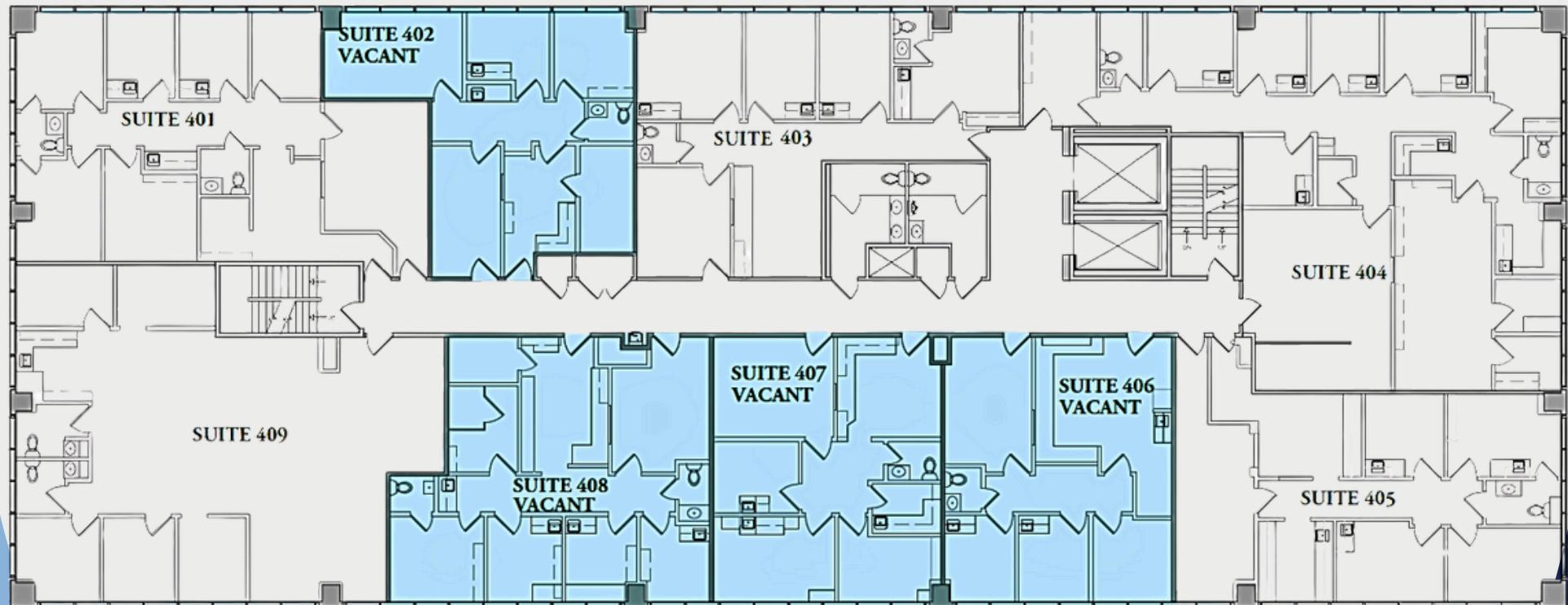


# 4<sup>th</sup> Floor Plan

## AVAILABILITY:

<b>SUITE 402</b>	<b>983 RSF</b>	<b>\$2.30 FSG</b>
<b>*SUITE 406</b>	<b>978 RSF</b>	<b>\$2.30 FSG</b>
<b>*SUITE 407</b>	<b>978 RSF</b>	<b>\$2.30 FSG</b>
<b>*SUITE 408</b>	<b>1,236 RSF</b>	<b>\$2.30 FSG</b>
<b>*CONTIGUOUS</b>	<b>4,175 RSF</b>	

## RENTAL RATE:



# 5<sup>th</sup> Floor Plan

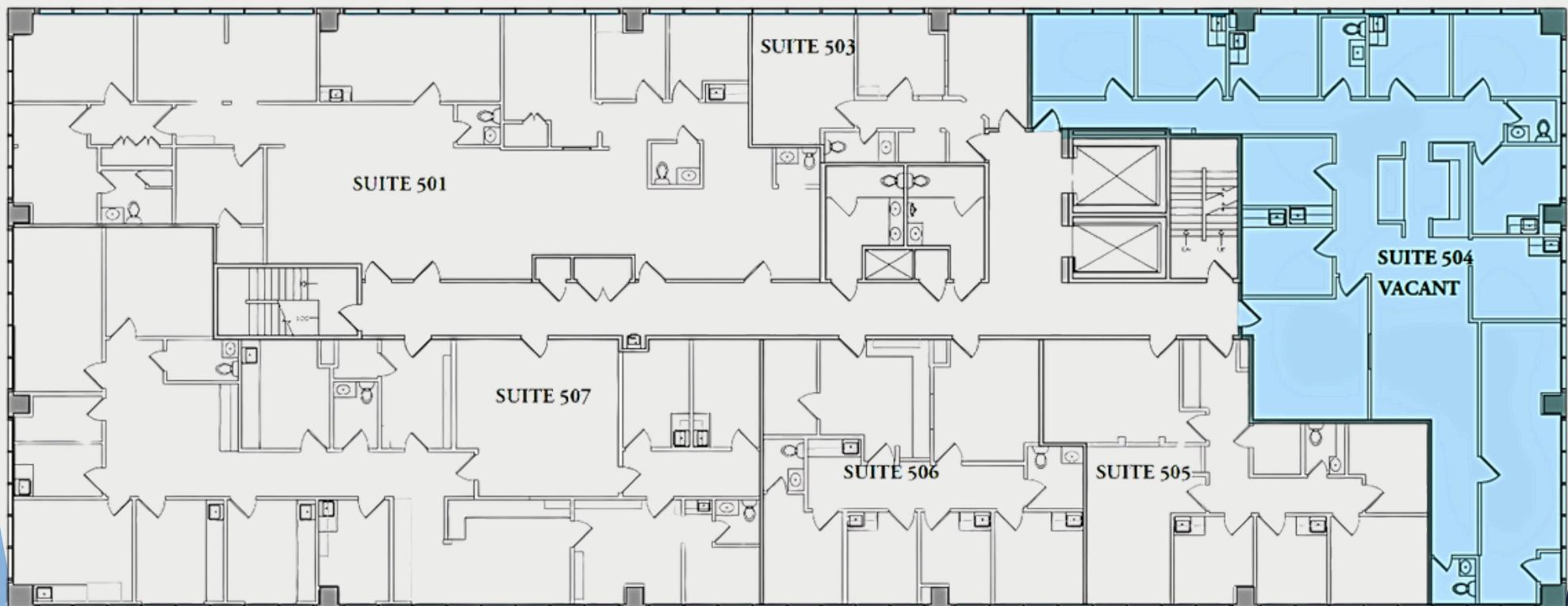
AVAILABILITY:

SUITE 504

2,866 RSF

RENTAL RATE:

\$2.30 FSG



# Garden Grove Medical Plaza

12555 Garden Grove Blvd., Garden Grove 92843



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