

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



Building & Hospital



Parking Lot Entrance



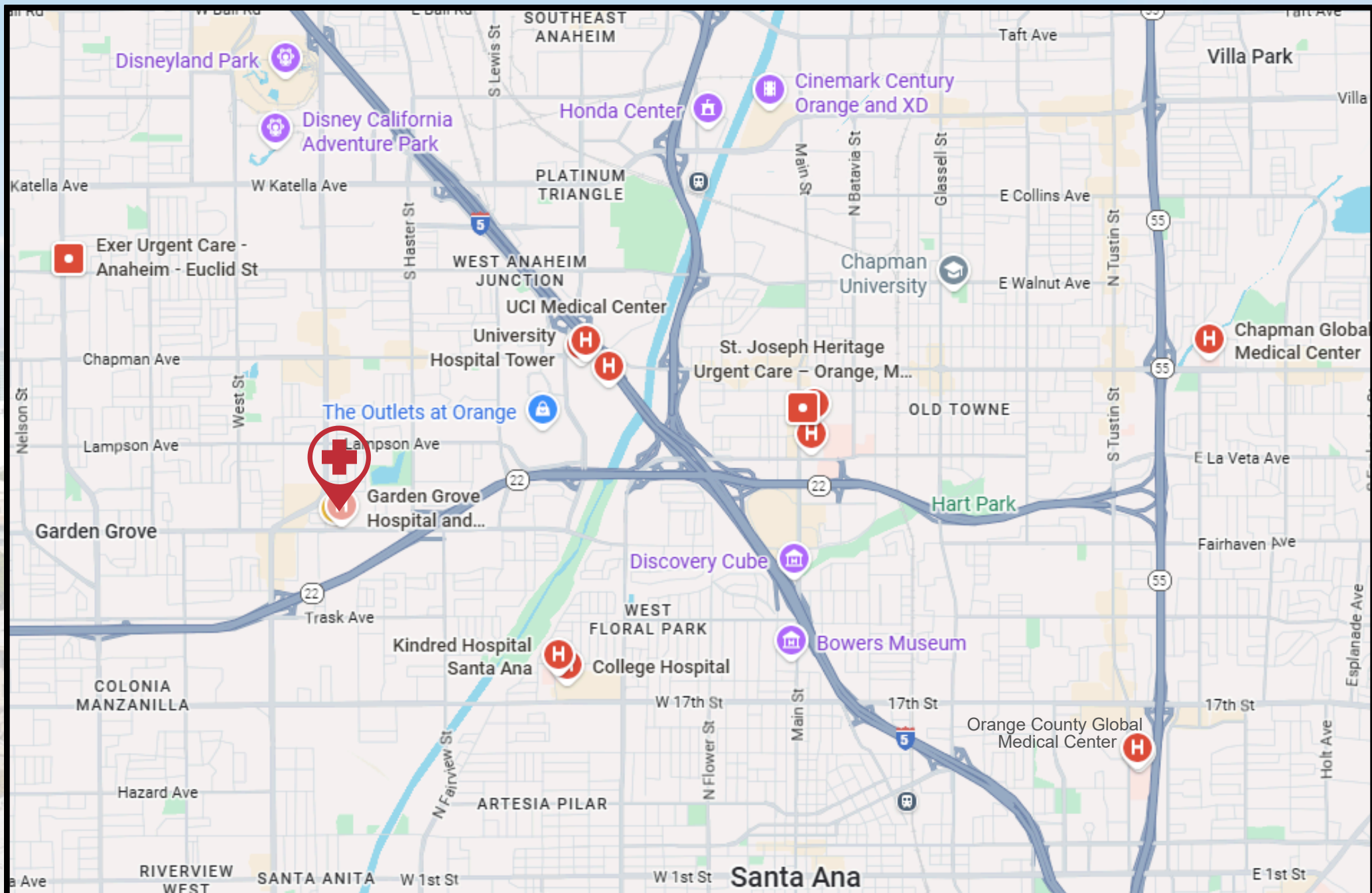
Drop Off



Location Highlights

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

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



2nd Floor Plan

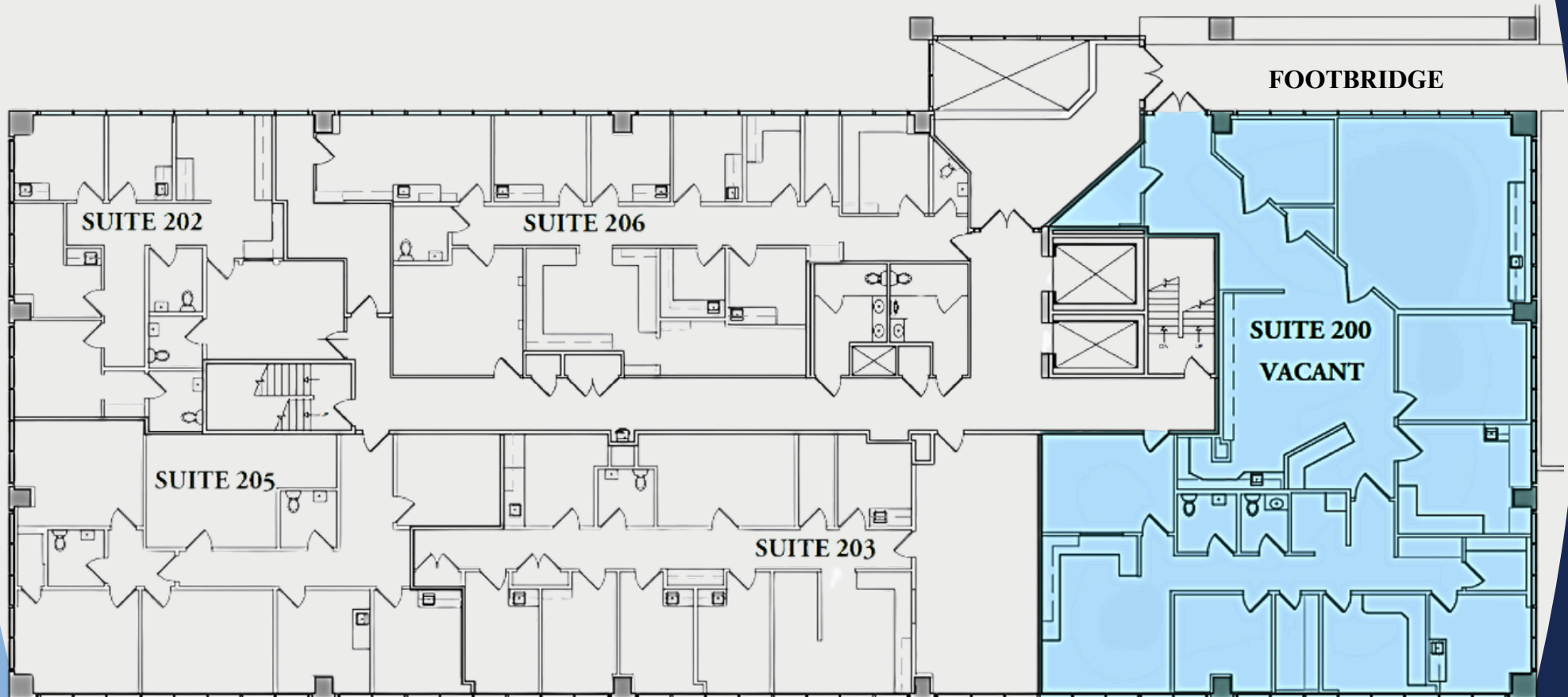
AVAILABILITY:

RENTAL RATE:

SUITE 200

4,010 RSF

\$2.30 FSG

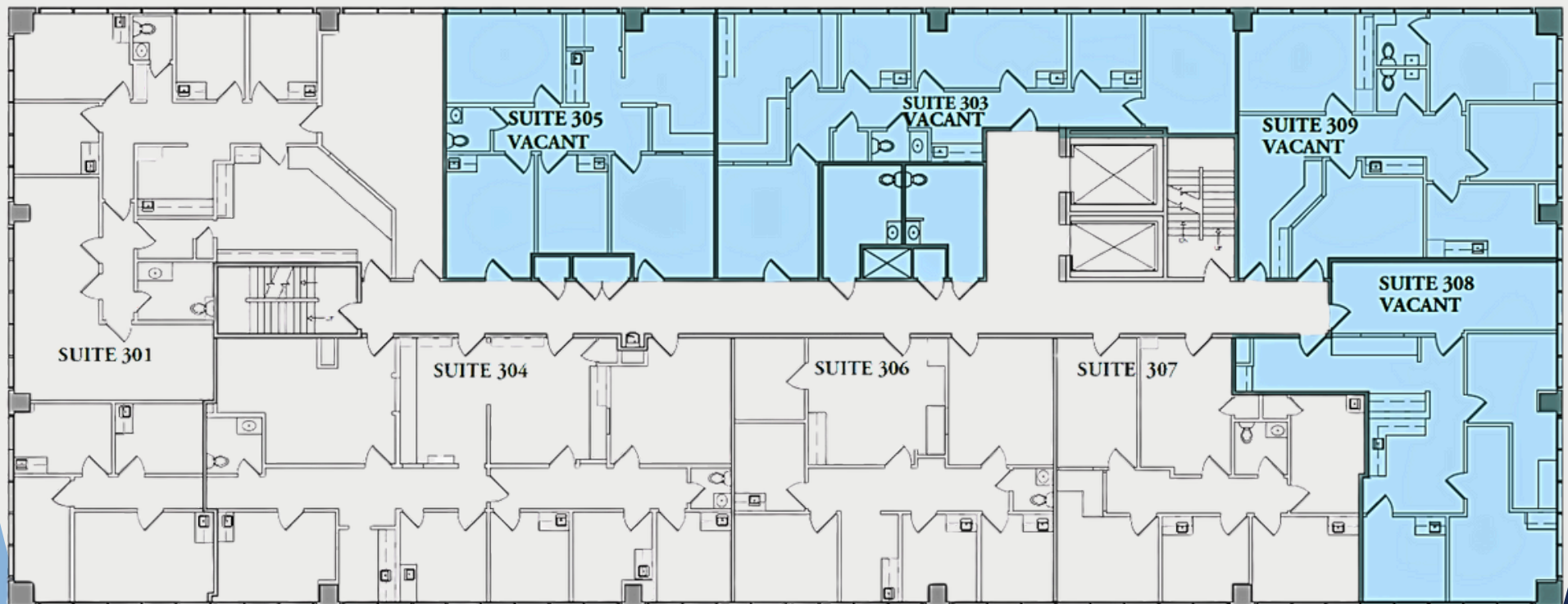


3rd Floor Plan

AVAILABILITY:

RENTAL RATE:

*SUITE 303	1,310 RSF	\$2.30 FSG
*SUITE 305	1,109 RSF	\$2.30 FSG
*SUITE 308	1,274 RSF	\$2.30 FSG
*SUITE 309	1,334 RSF	\$2.30 FSG
*CONTIGUOUS	5,027 RSF	

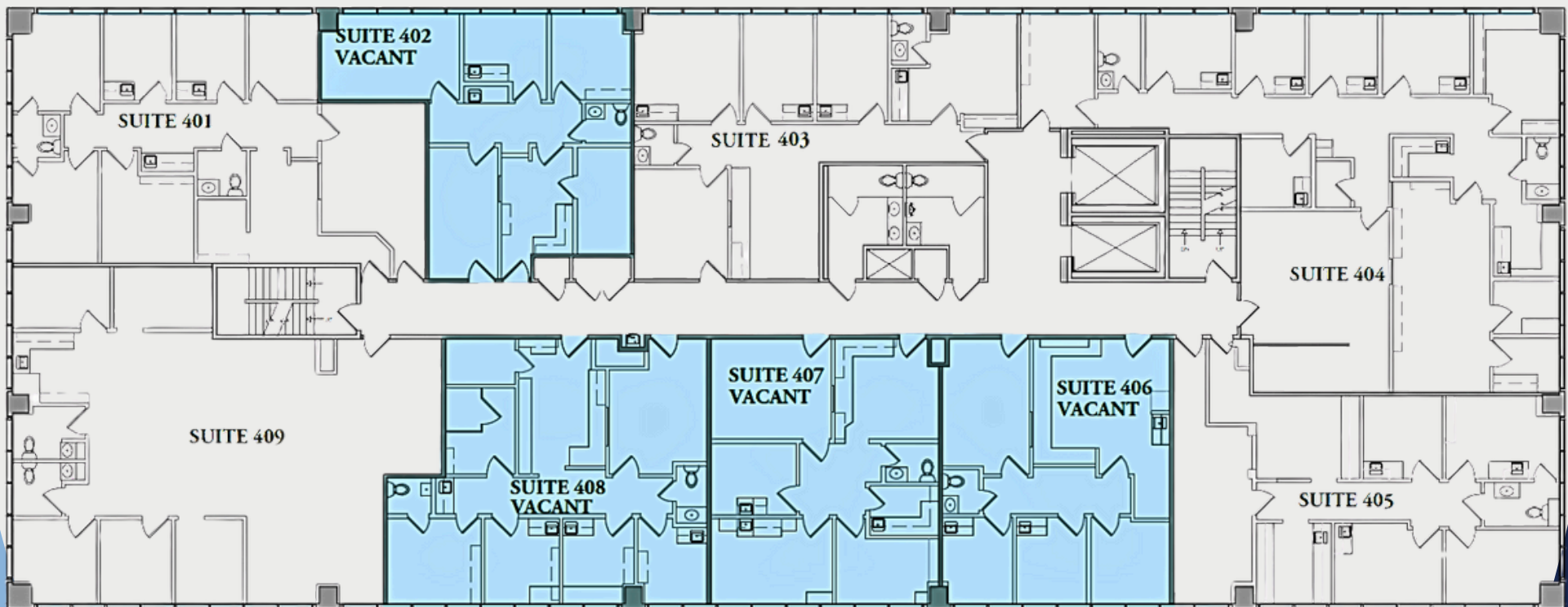


4th Floor Plan

AVAILABILITY:

RENTAL RATE:

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



5th Floor Plan

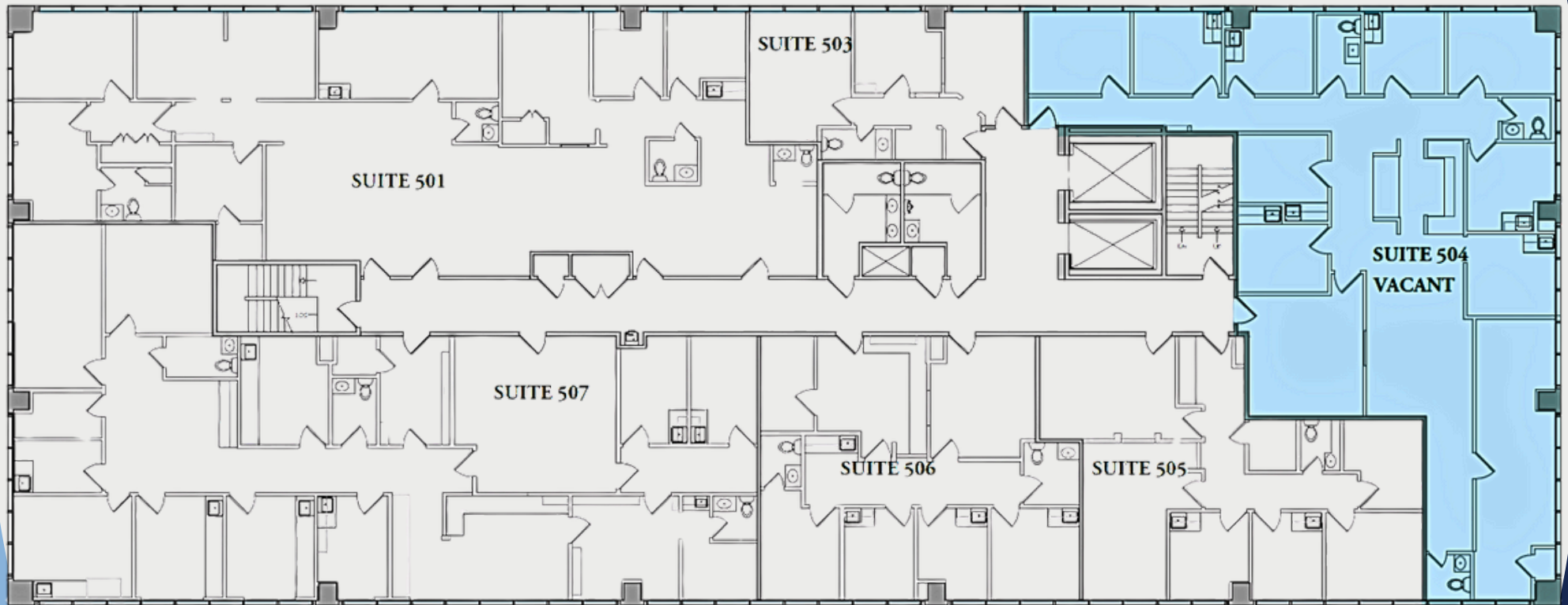
AVAILABILITY:

RENTAL RATE:

SUITE 504

2,866 RSF

\$2.30 FSG



Garden Grove Medical Plaza

12555 Garden Grove Blvd., Garden Grove 92843



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Prime Healthcare



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*The information contained herein is deemed reliable, but cannot be guaranteed by Medical Asset Management and is subject to change.