

20322 ACACIA

NEWPORT BEACH, CA

±13,283SF
FOR SALE OR
FOR LEASE

4,900 SF AVAILABLE
FOR OCCUPANCY

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
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DRE #: 01343033

— M C A R D E L L —
OWNER-USER  ADVISORS
COMMERCIAL REAL ESTATE SERVICES

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

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- Income in place
- Seller will lease back full second floor
- Future expansion with 1st floor tenant space
- Elevator served medical grade gurney size

// ASKING PRICE FOR SALE: \$495 /SF

- Medical Use Potential
- Excellent Professional Services buildout
- Incredible Glass Line
- High end finishes
- In suite bathrooms
- Electric Charging Station on site

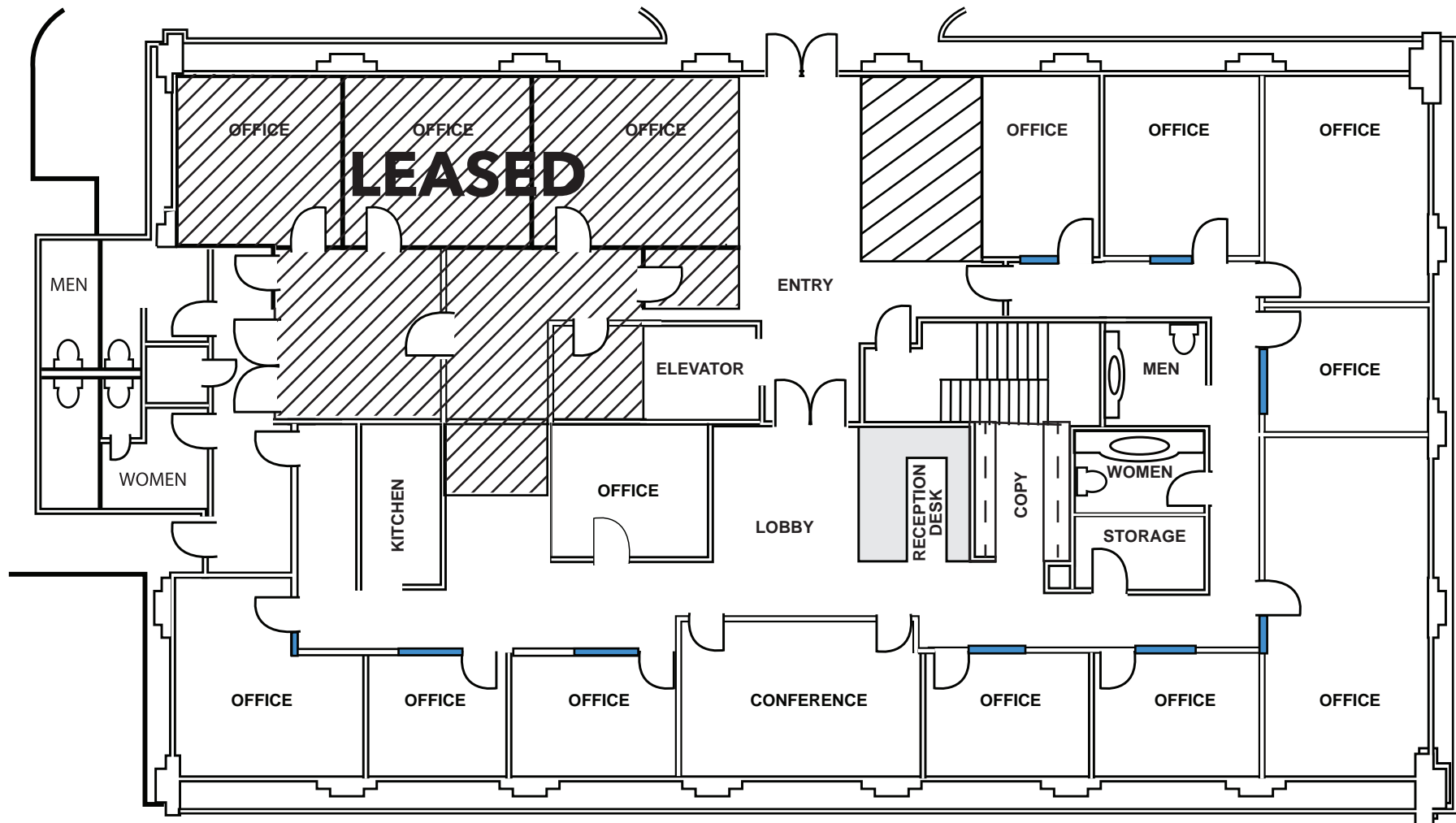
// ASKING LEASE RATE: \$2.80 FSG

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

FLOOR PLAN

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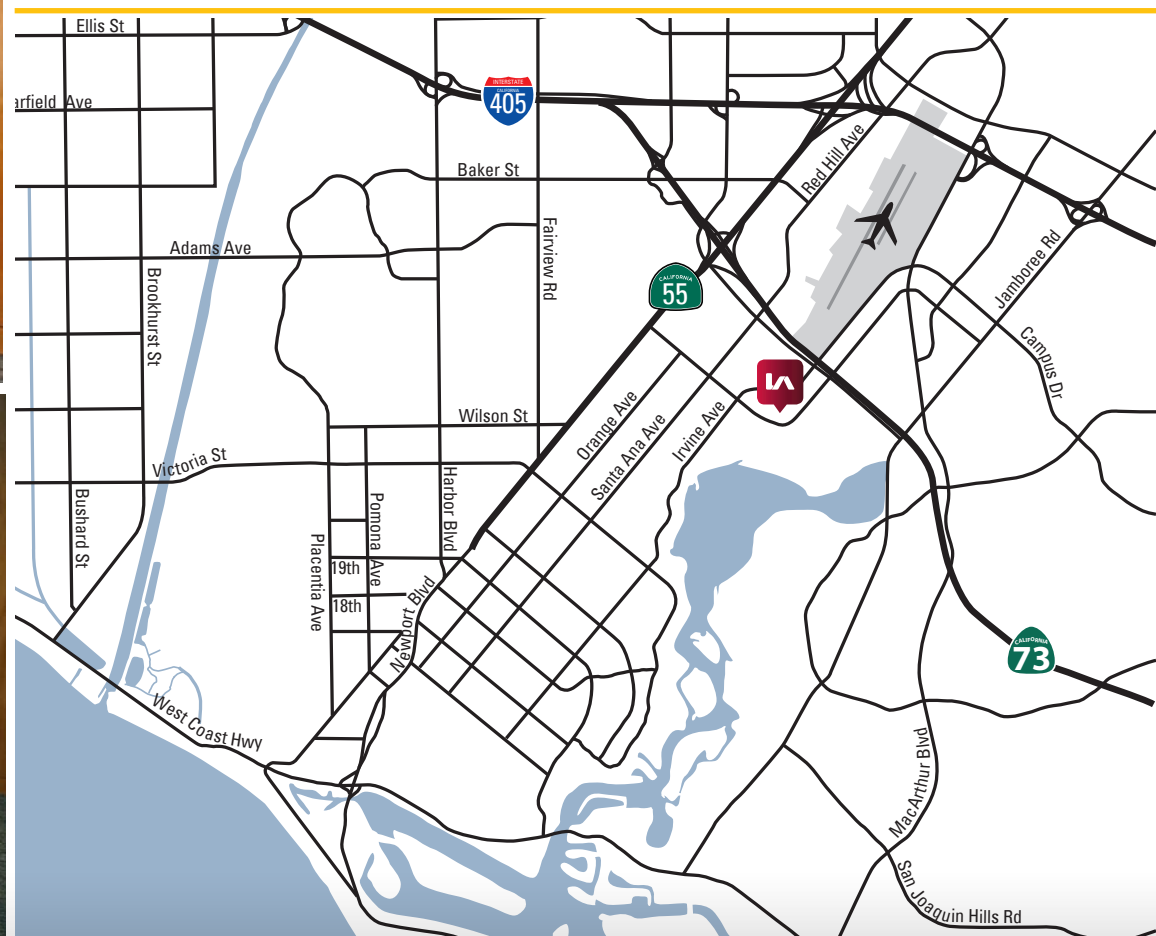
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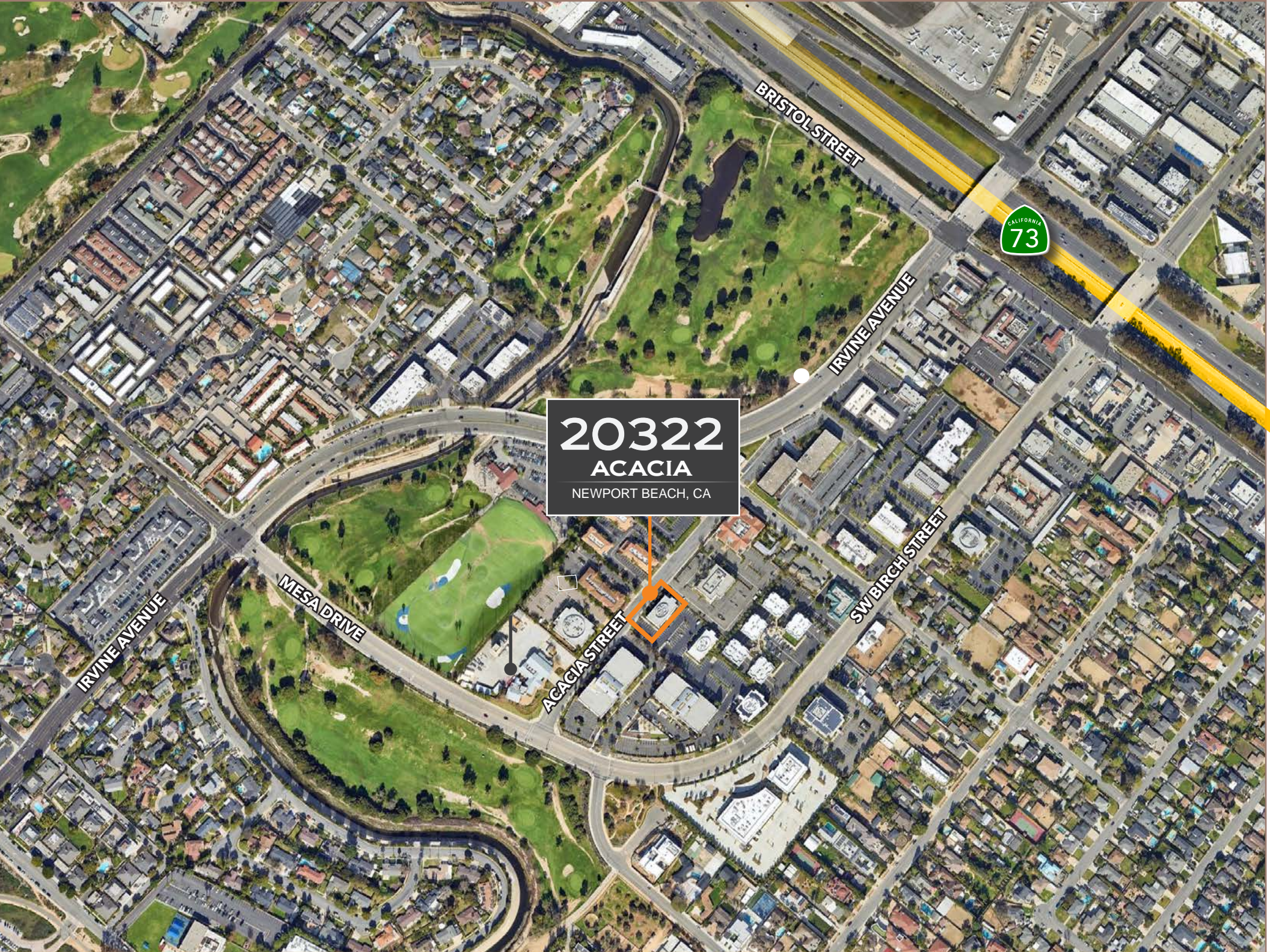


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