



Saddleback Medical

23961 Calle De La Magdalena
Laguna Hills, CA

Availabilities

High-Profile Building Campus Adjacent

First Floor

Suite	Size	Condition	Availability
143	2,542 SF	Clean Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
412	2,528 SF	Spec Suite (Move-in Ready)	Immediate
425	829 SF	Former Psychiatry	Immediate
431	827 SF	Former Primary Care	Immediate
445	3,688 SF (Divisible)	Clean Shell	Immediate



Fifth Floor

Suite	Size	Condition	Availability
503	1,423 SF	Partially Improved Suite	Immediate
504	4,216 SF	Clean Shell	Immediate



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

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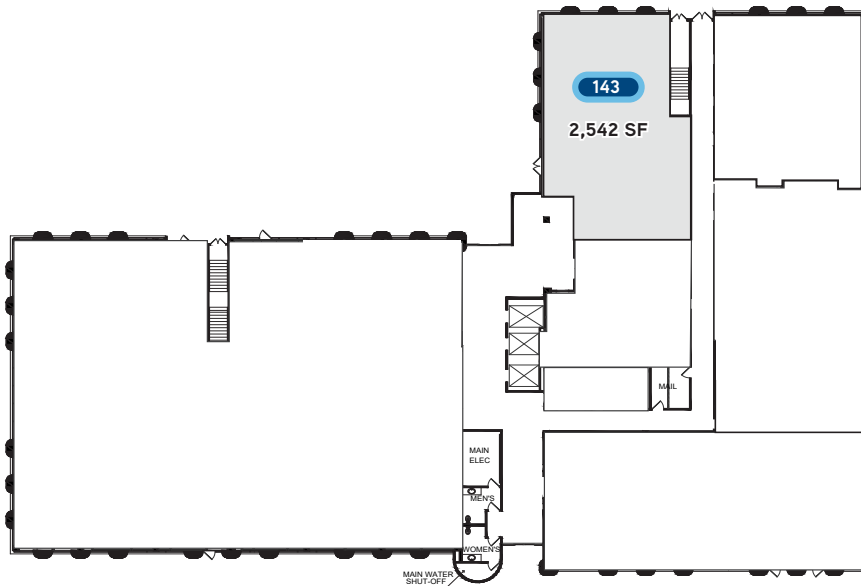


Saddleback
Medical Portfolio

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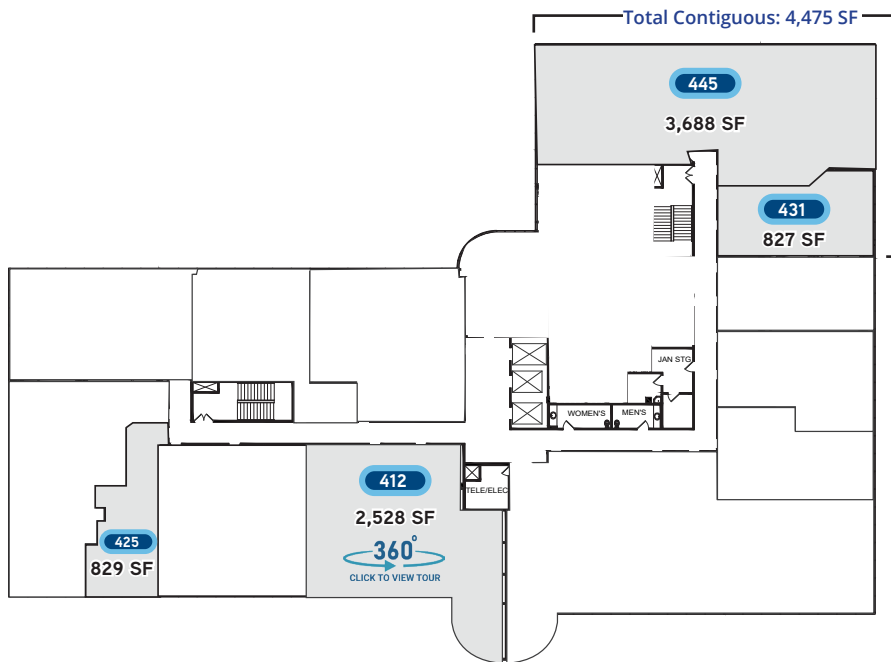
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Floor Plans



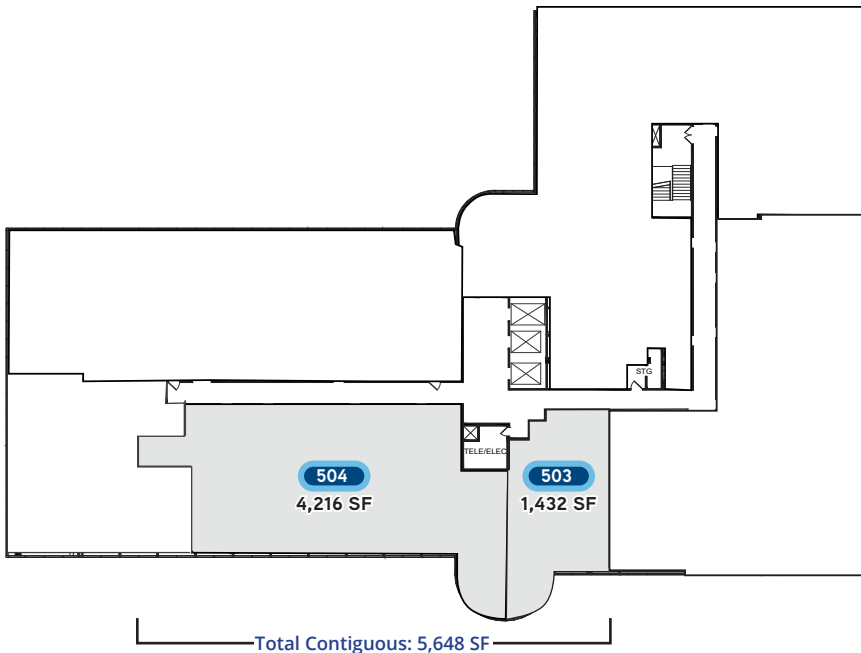
First Floor

Suite #	Size
143	2,542 SF



Fourth Floor

Suite #	Size
412	2,528 SF
425	829 SF
431	827 SF
445	3,688 SF (Divisible)
Contiguous Available 4,475 SF	



Fifth Floor

Suite #	Size
503	1,432 SF
504	4,216 SF
Contiguous Available 5,648 SF	



The Laguna

Availabilities


24022 Calle De La Plata
Laguna Hills, CA

Full Floor Available w/ Patio Feature

Second Floor

Suite	Size	Condition	Availability
200	12,436 SF (Divisible)	Clean Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
405	2,680 SF 	Spec Suite (Move-In Ready)	Immediate
410	1,080 SF	Former Podiatry	Immediate



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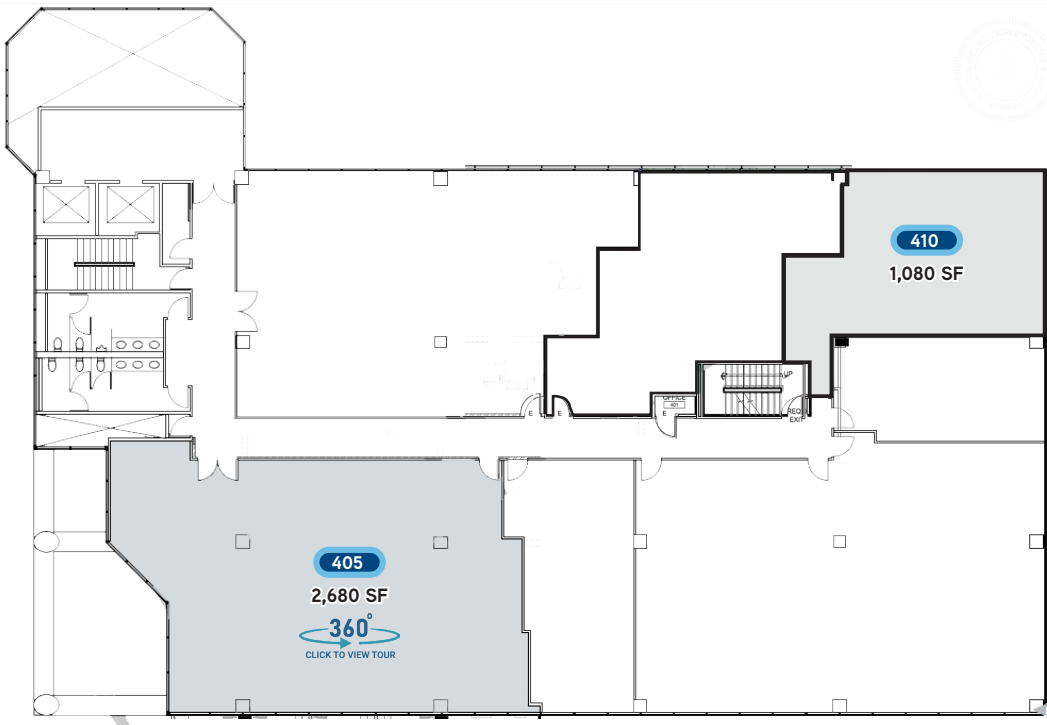
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Floor Plans



Second Floor

Suite #	Size
200	12,436 SF (Divisible into A, B, C)



Fourth Floor

Suite #	Size
405	2,680 SF
410	1,080 SF




Saddleback Professional Center

24012 Calle De La Plata
Laguna Hills, CA


Availabilities

Close Hospital Proximity and Value

Third Floor

Suite	Size		Condition	Availability
300	2,353 SF		Former Medical Lab	Immediate
320	2,096 SF		Former General Office	May/2025
330	2,063 SF		Former General Office	Immediate
350	9,272 SF		Clean Shell	Immediate
370	3,187 SF		General Office	Immediate
Total	18,971 SF		Entire 3rd Floor Vacancy Available	

Fourth Floor

Suite	Size		Condition	Availability
407	1,612 SF		Former General Office	Immediate
410	2,276 SF		Former General Office	Immediate
430	1,414 SF		Former General Office	Immediate
440	488 SF		Former General Office	Immediate
460	900 SF		Former General Office	1/1/25
465-485	6,348 SF		Former Therapy Office	Immediate



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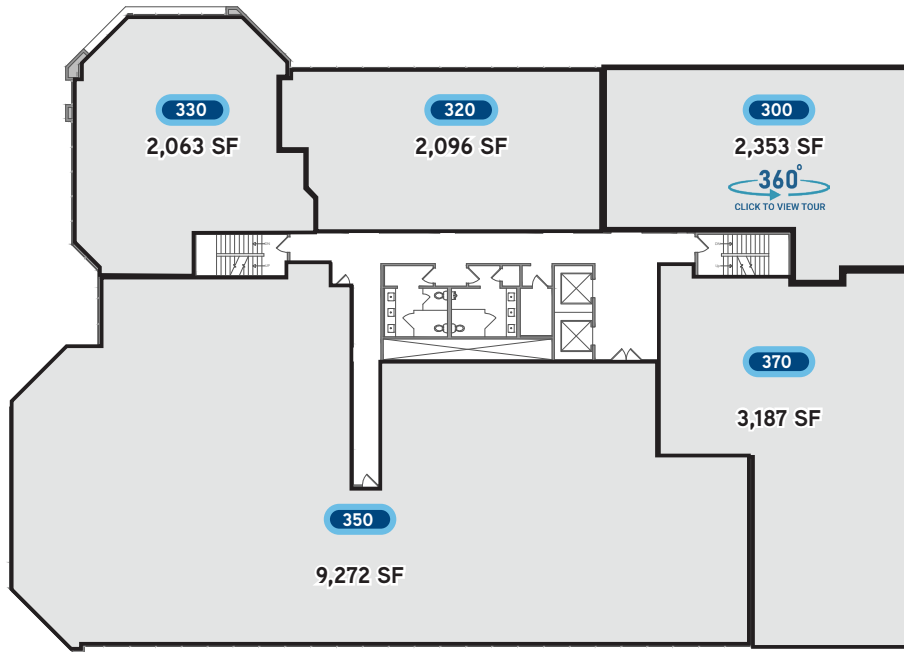


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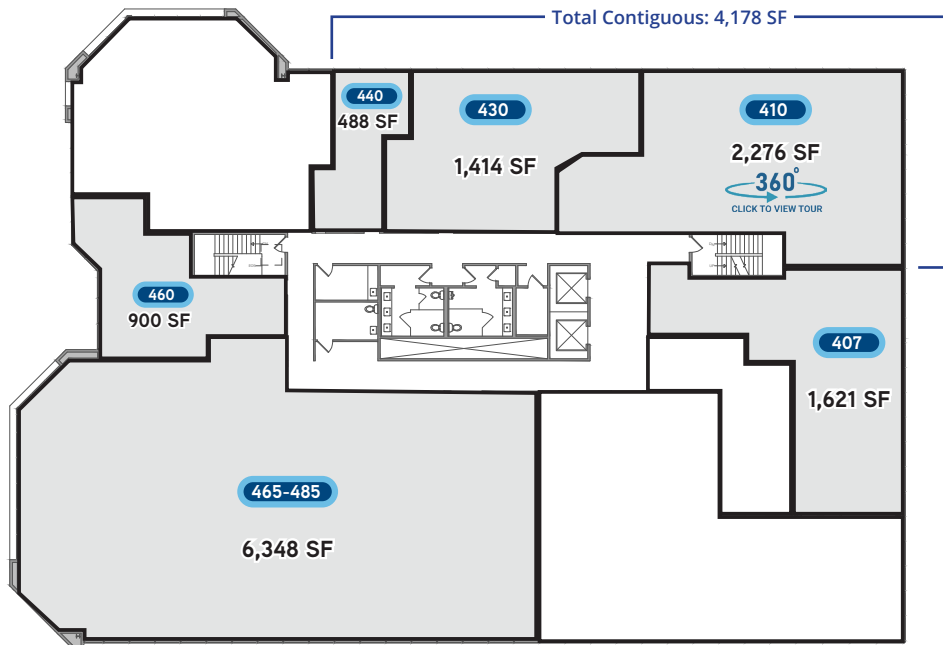
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Floor Plans



Third Floor

Suite #	Size
300	2,353 SF
320	2,096 SF
330	2,063 SF
350	9,272 SF
370	3,187 SF
Contiguous Available 16,875 SF	



Fourth Floor

Suite #	Size
410	2,276 SF
430	1,414 SF
440	488 SF
465-485	6,348 SF
Contiguous Available 4,178 SF	