



# FOR LEASE @ BRISTOL ST. PROMENADE

±145 - 290 RSF Private Office/Medical Suites &  
Integrated Physical Therapy Space for Lease

1122 BRISTOL STREET, SUITES 4 & 5  
COSTA MESA, CA 92626

EXCLUSIVELY LISTED BY:

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**TIDEMARK**  
Real Estate Services



SUITE 5



SUITE 4

## Premium Wellness & Clinical Suites in the Heart of Costa Mesa

1122 Bristol Street, Costa Mesa, offer an exceptional opportunity for Physical Therapists and Personal Trainers to establish a high-image practice within a professionally maintained, recently renovated facility. Strategically positioned with prominent Bristol Street frontage, this location places your business at the center of Costa Mesa's active lifestyle hub, just minutes from South Coast Plaza, The LAB, and The Camp.

## Designed for Healthcare & Performance

The building has been newly entitled for medical use, making it a turnkey solution for clinical care, sports rehabilitation, or private 1-on-1 training. Whether you are treating patients or coaching elite clients, the layout provides the professional atmosphere and privacy required for high-level service.

**PROPERTY HIGHLIGHTS:**

- Glass-Line Throughout for Excellent Natural Light
- LED Lighting
- Parking Ratio: 6 Spaces per 1,000 SF
- EV Charging Station (Tenant's Use Only)
- Prime Location Near John Wayne Airport

CONFIGURATION	SIZE (SF)	ASKING RENT
Suite 4 or 5	145	\$1,750/Mo.
Suites 4 and 5	290	\$3,200/Mo.
Suites 4 and 5 + Access to Workout Facility	1,667	\$5,600/Mo.



WORKOUT FACILITY



WORKOUT FACILITY



RECEPTION DESK



BREAK ROOM