

111  
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11100 Warner Ave  
Fountain Valley, CA

# Availabilities

Closest Hospital Proximity and Best Value

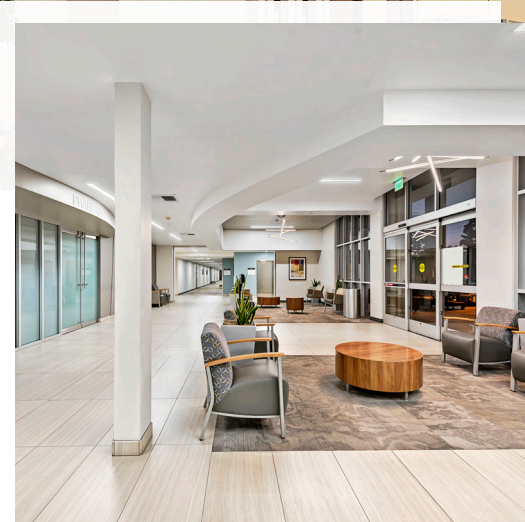
## Second Floor

Suite	Size	Condition	Availability
202	1,660 SF	Clean Shell	Immediate
216	1,362 SF	<b>Improved Former Gastro</b>	Immediate
260	1,429 SF	Clean Shell	Immediate

## Third Floor

Suite	Size	Condition	Availability
300	2,126 SF	<b>Improved Physical Therapy</b>	Immediate
302-304	1,809 SF	Clean Shell	Immediate
308	1,095 SF	Clean Shell	Immediate
356	1,118 SF	<b>Improved Spec Suite</b>	Immediate
368	2,076 SF	Clean Shell	Immediate

3,935 SF



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

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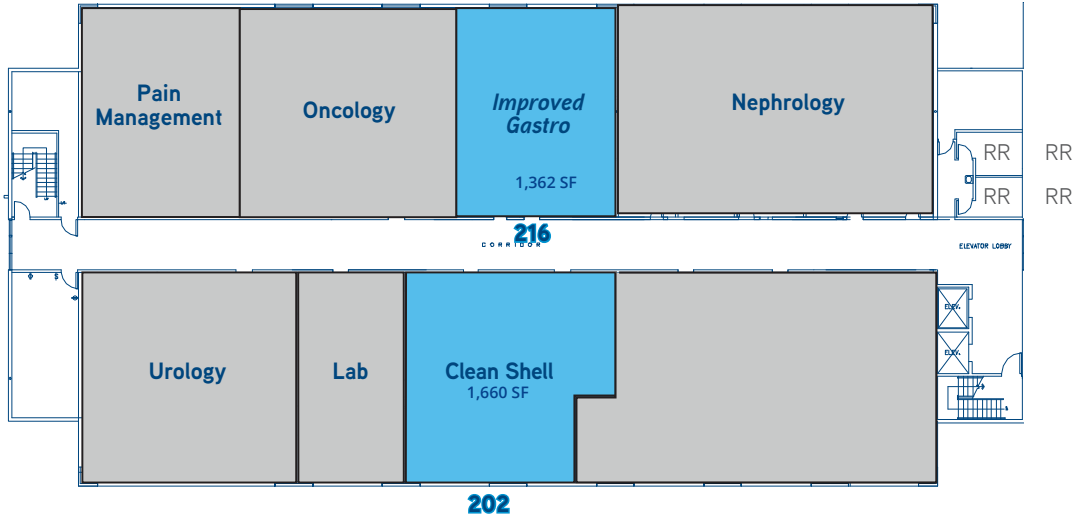
**Fountain Valley**  
Medical Center



# Floor Plans

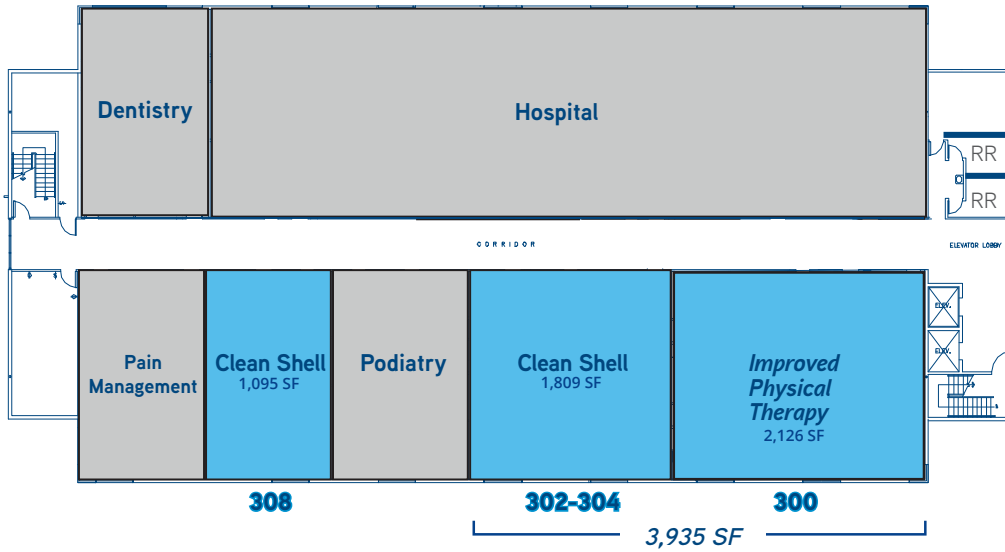
## Second Floor

### East Building

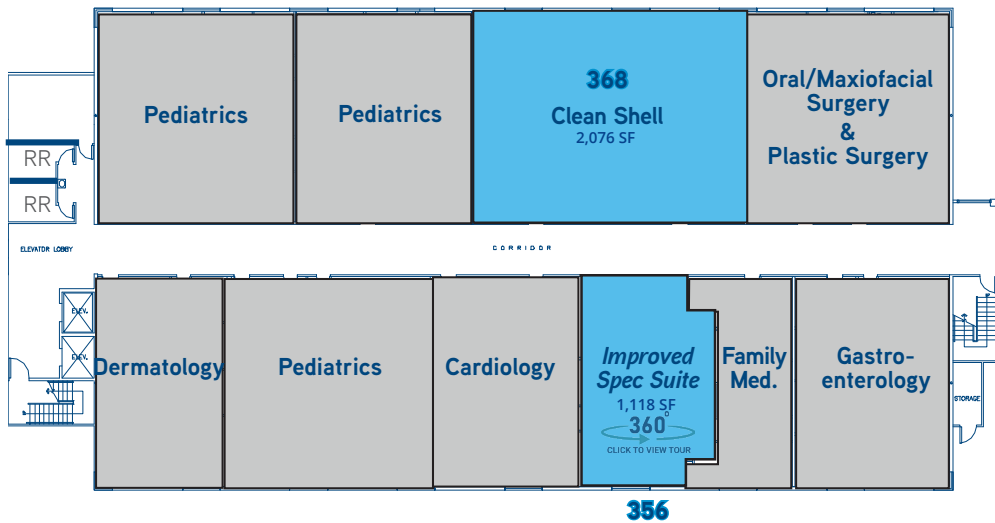


## Third Floor

### East Building



### West Building





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11160 Warner Ave  
Fountain Valley, CA

# Availabilities

Largest Block of Contiguous Space

## First Floor

Suite	Size	Condition	Availability
109	3,319 SF	Clean Shell	Immediate
115-117	2,531 SF	<b>Improved Former Internal Medicine/Shell</b>	Immediate
121	1,184 SF	<b>Improved Former Neurology</b>	Immediate

## Second Floor

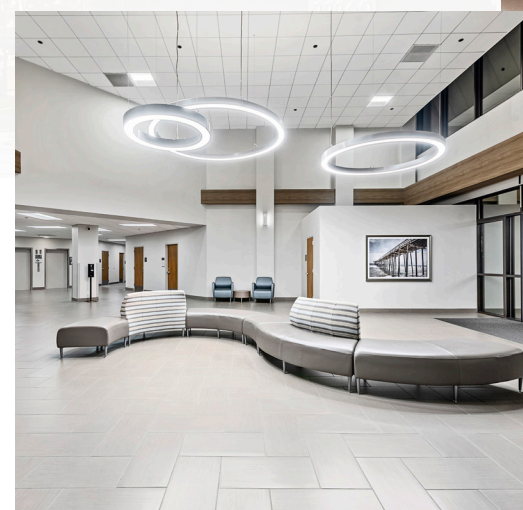
Suite	Size	Condition	Availability
201	2,199 SF	<b>Improved Former Pediatrics/Gastro</b>	Immediate
207-211	4,771 SF	Clean Shell	Immediate
223	1,327	Clean Shell	Immediate

## Third Floor

Suite	Size	Condition	Availability
301	1,543 SF	<b>Improved Former OBGYN</b>	Immediate
307-311	9,428 SF	<b>Improved Former Orthopedics</b>	Immediate
325	880 SF	Former Lab	Immediate

## Fourth Floor

Suite	Size	Condition	Availability
401	1,176 SF	<b>Improved Former Urology</b>	Immediate
421	2,278 SF	<b>Improved Former Pain Management</b>	Immediate



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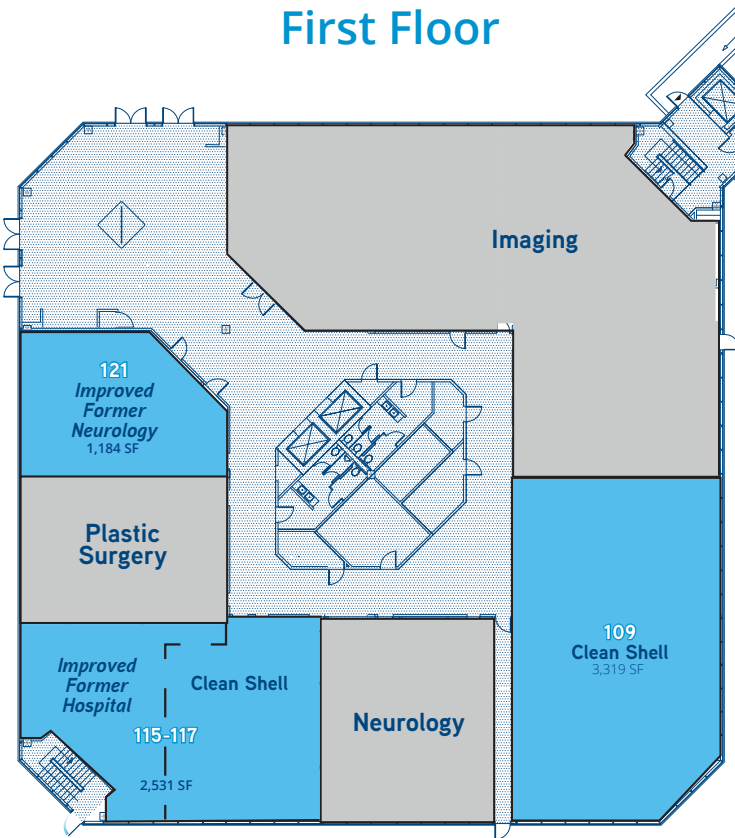
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Medical Center



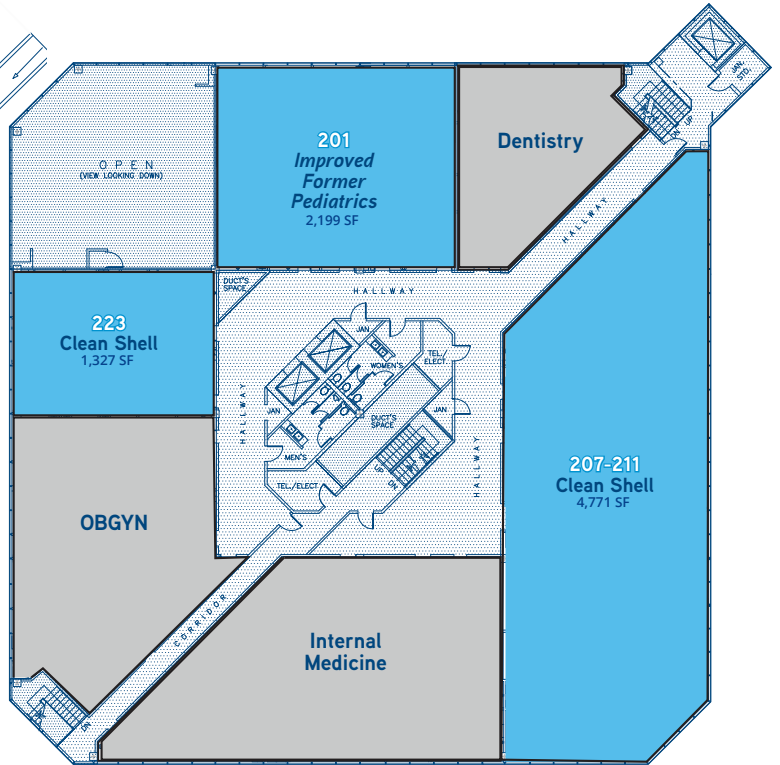
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# Floor Plans

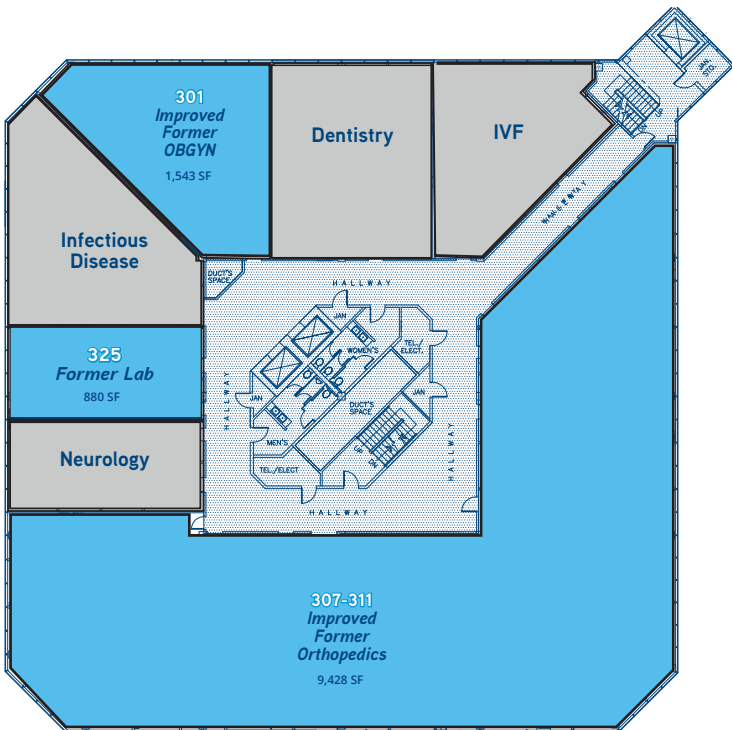
## First Floor



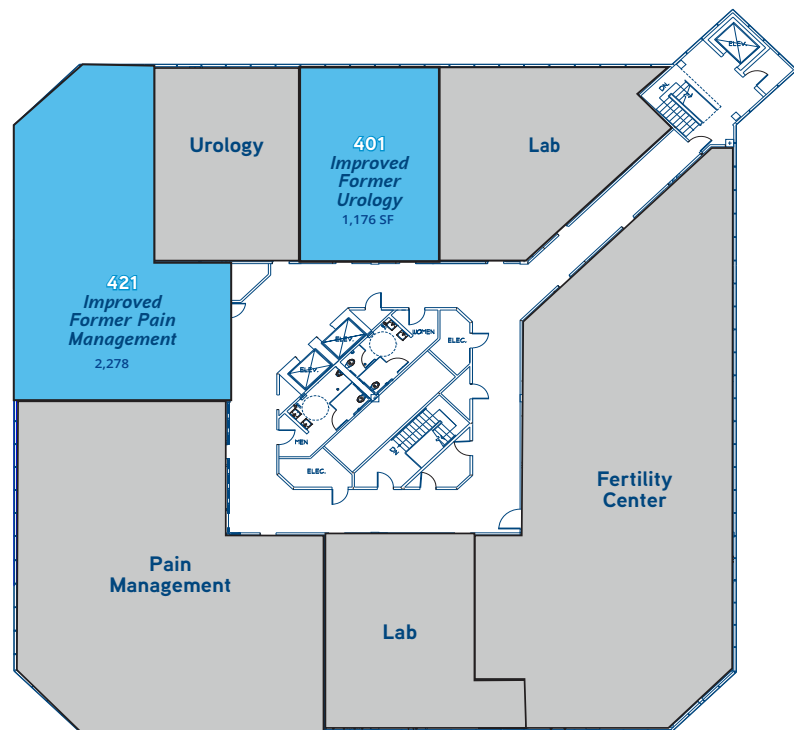
## Second Floor



## Third Floor



## Fourth Floor





# 11180 Warner Availabilities



11180 Warner Ave  
Fountain Valley, CA

Turn-Key Spec Suites Available

## First Floor

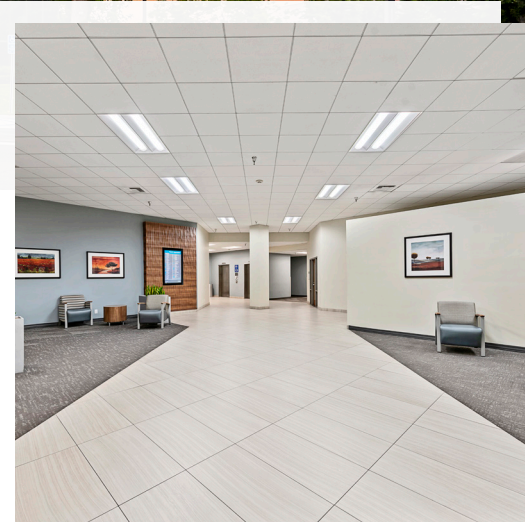
Suite	Size	Condition	Availability
155	1,598 SF	Former Lab	Immediate

## Second Floor

Suite	Size	Condition	Availability
257	1,474 SF	<b>Brand New Improved Spec Suite</b> 	Immediate
269	2,469 SF	<b>Improved Former OBGYN</b> 	Immediate

## Fourth Floor

Suite	Size	Condition	Availability
461	1,615 SF	<b>Improved Former Cardiology</b>	Immediate



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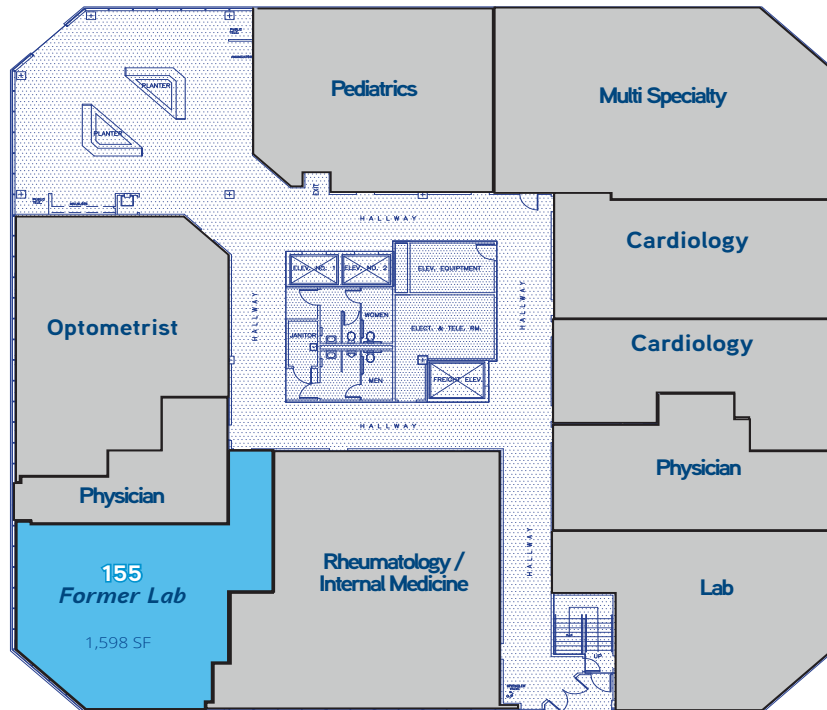
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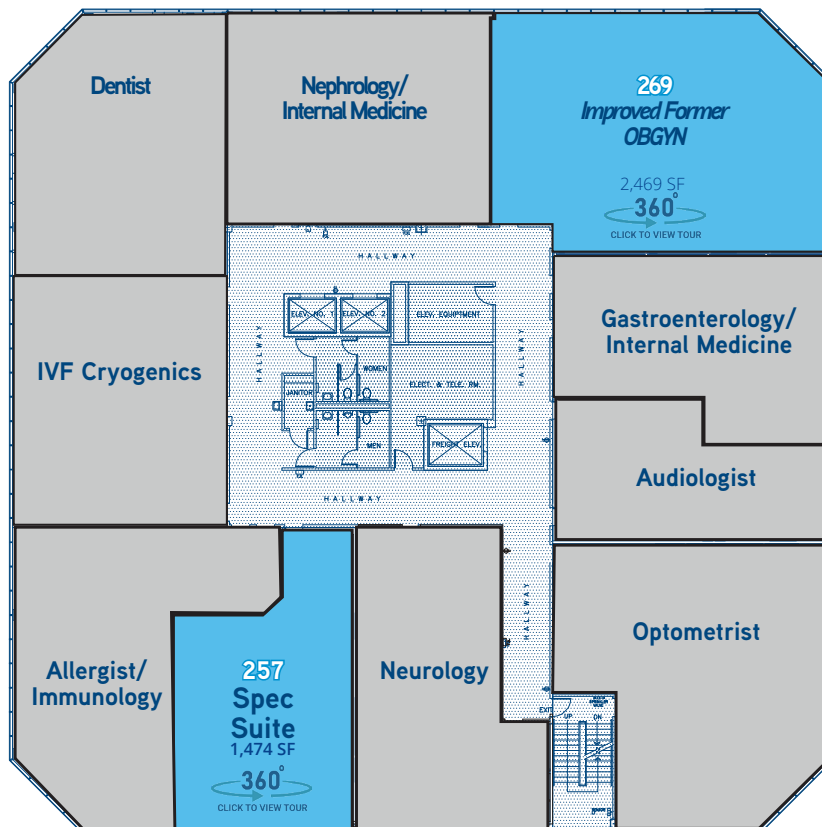
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# Floor Plans

## First Floor

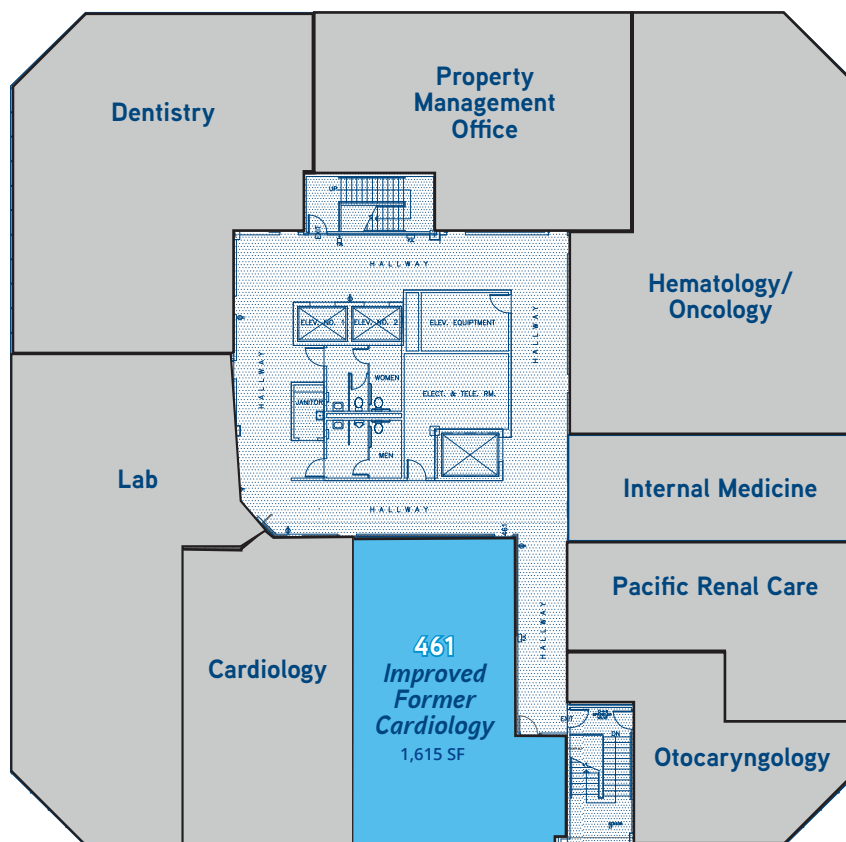


## Second Floor



# Floor Plans

## Fourth Floor





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# Availabilities

11190 Warner Ave  
Fountain Valley, CA

## High-Profile Building On-Campus

### Third Floor



12,948 SF

Suite	Size	Condition	Availability
305	4,397 SF	Former Neurology/Call Center	Immediate
309	1,307 SF	Brand New Improved Spec Suite 	Immediate
310	7,244 SF	Improved Former Othopedics - DD Entry	Immediate



### Fourth Floor

4,717 SF

Suite	Size	Condition	Availability
401	2,993 SF	Former Sleep Lab 	Immediate
402	1,725 SF	<b>Improved Former OBGYN</b> 	Immediate
411	1,989 SF	<b>Improved Internal Medicine</b>	Immediate



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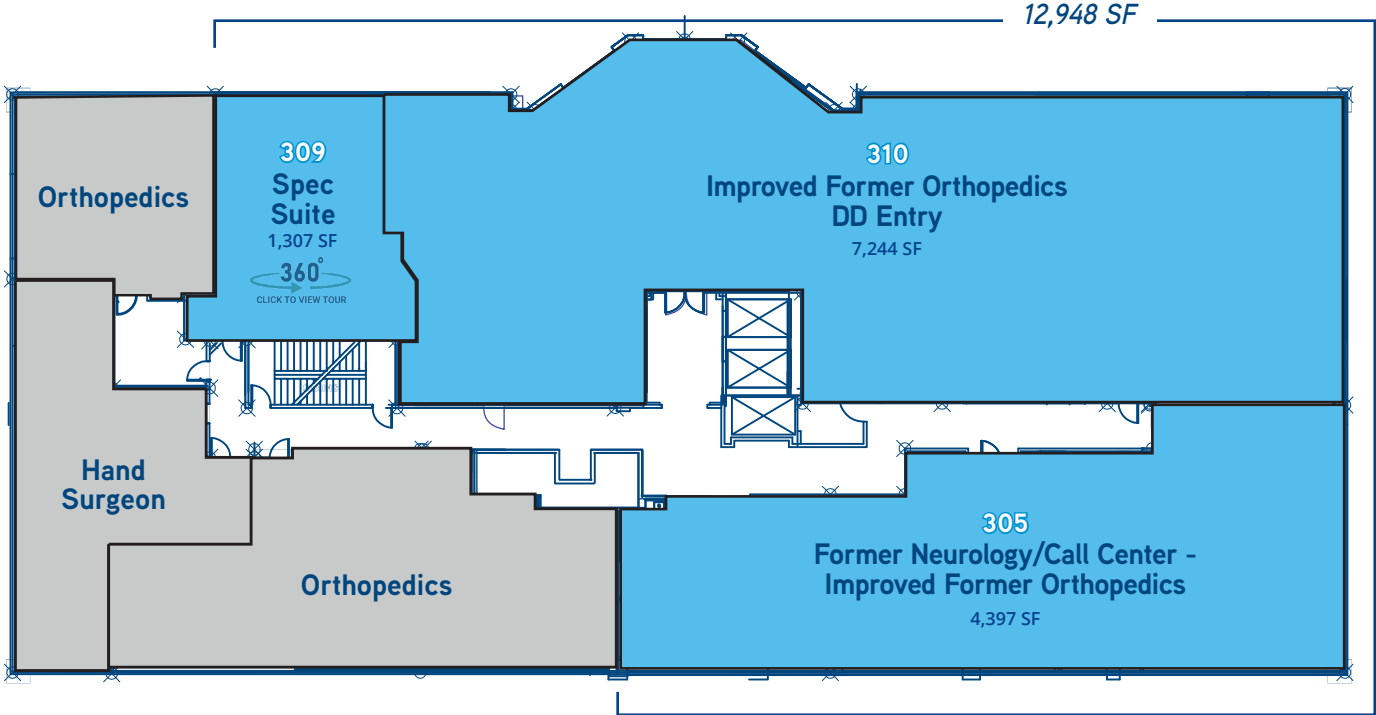


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# Floor Plans

## Third Floor



## Fourth Floor

