



15785 Laguna Canyon Rd,  
Suite 370

IRVINE, CA 92618

FOR LEASE



## ±1,451 SF Medical Office Available Now

±50,046 SF medical office building  
constructed in 2008

**CLASS A FACILITY** located in the Irvine  
Spectrum; direct access to I-405, I-5, SR-133,  
and SR-73 freeways

**TOP FLOOR** unit with excellent window line  
and visibility

**LOCATED DIRECTLY** off the dual elevator  
served lobby

**HIGH END** tenant improvements in move in  
ready condition - 6 exam rooms, and  
1 restroom

**1 MILE** to Hoag Hospital-Irvine

**ERIC TSE**

First Vice President

949.557.5018

[eric.tse@kidder.com](mailto:eric.tse@kidder.com)

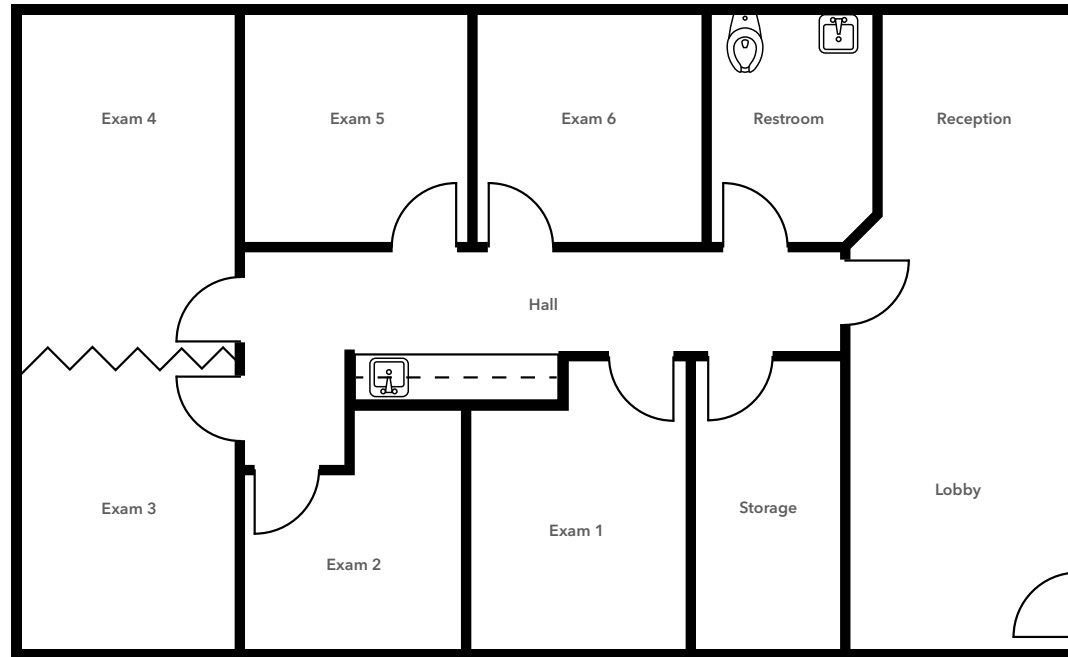
LIC N° 01476614

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## Floor Plan



**\$4.25 NNN PSF** lease rate

**6** exam rooms

**1** interior restroom

**RECEPTION** and waiting room

**1** storage room

**EXAM 3 AND 4** can be combined as a conference room to accommodate up to 20 people

**AVAILABLE** now

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**km** Kidder Mathews

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**+1,451**

SQUARE FEET

**\$4.25 NNN**

LEASE RATE PSF

**PROPERTY HIGHLIGHTS**

**TOP FLOOR** unit

**MOVE-IN READY** condition

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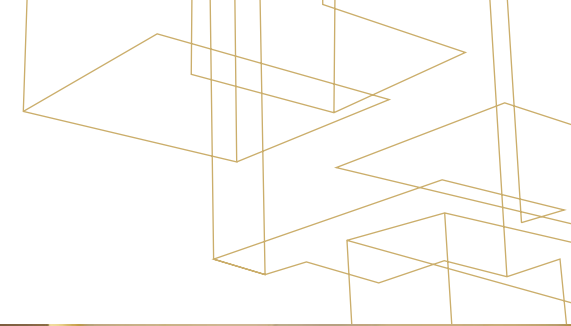
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