

# FOR LEASE - MEDICAL OFFICE SPACE

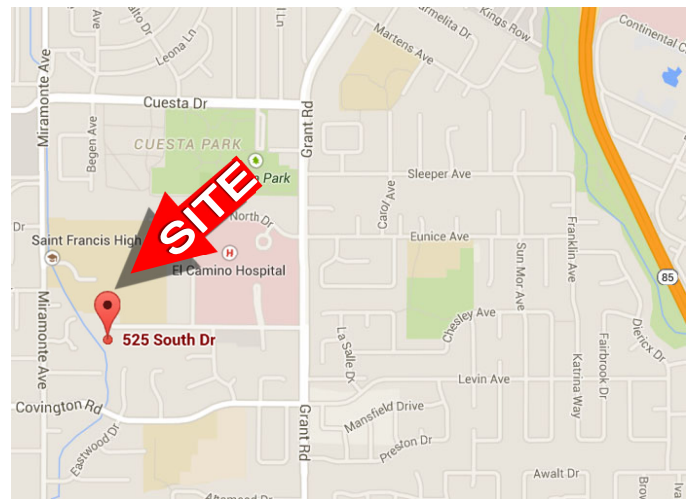
±4,942 Sq. Ft. (Previously Occupied by Cosmetic Dermatologist)

**525 South Drive, Suite 115, Mountain View, CA 94040**



## PROPERTY HIGHLIGHTS

- Orchard Creek Medical Center
- ±4,942 Rentable Sq. Ft. (1st Floor)
- Reception, Kitchen
- 4 Offices, 3 Restrooms
- 11 Exam Rooms, Surgery Area
- Scrub Sink and Recovery Area
- ±20,000 Square Foot Complex
- Elevator and Vertical Platform Lift
- Sprinklered and 100% HVAC
- 5/1,000 Parking Ratio
- \$4.25 per Square Foot, Modified NNN
- Tenant Pays Janitorial and Utilities
- Divisible



\* The tenant is responsible for the surgery center's Medicare recertification and any state license renewal.

For more information, please contact:

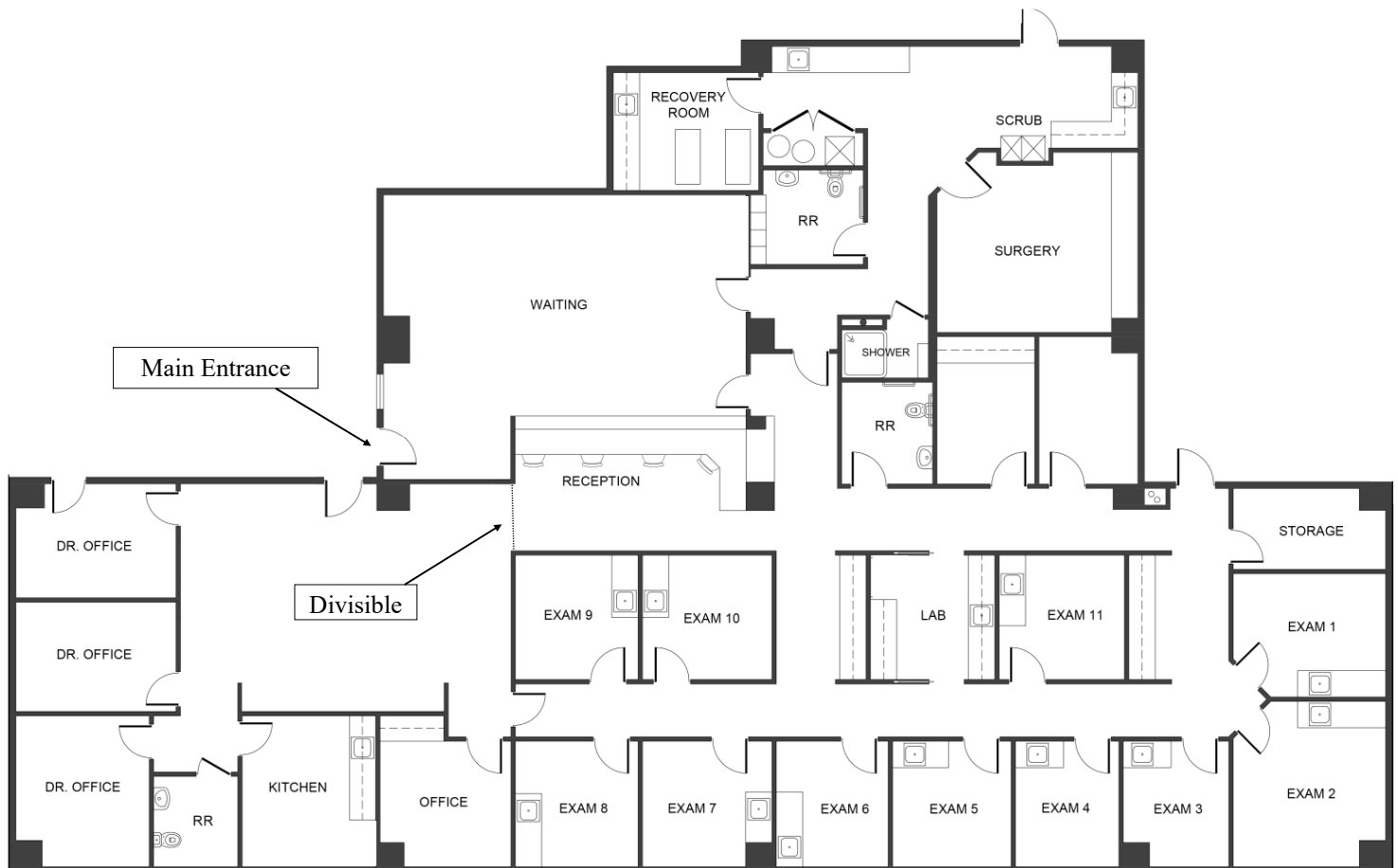
**Joe Gorme**  
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Not To Scale / Not Exact

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