

890

W BAKER STREET, COSTA MESA, CA



16,192 SF

PLANNED CONVERSION TO A FIRST-CLASS
MEDICAL OFFICE BUILDING
FOR LEASE

PROPERTY OVERVIEW



890 W Baker Street is a ±16,192 SF freestanding, two-story medical office building located at the prominent intersection of Baker Street and Bear Street, directly adjacent to the SR-73 on/off ramps. This prime location offers excellent visibility and convenient freeway access. Situated on a 1.64-acre parcel, the property features generous surface parking with nearly a 6:1,000 parking ratio.

Its strategic proximity to I-5 and I-405 provides access to a patient population exceeding 500,000 within a five-mile radius. Nearby major healthcare institutions include Hoag Hospital and UCI Health, while retail destinations such as South Coast Plaza, The Lab, and The Camp are just minutes away.

The building's interior layout is highly adaptable, with no load-bearing walls, allowing for flexible floor plan configurations. It is equipped with 1600 amps and 480v electrical service, supporting a wide range of medical uses. Ownership will complete full exterior and common area renovations including the installation of an elevator.

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PROPERTY FEATURES



PLANNED
CONVERSION TO A
FIRST-CLASS MEDICAL
OFFICE BUILDING



AMPLE
ON-SITE FREE
SURFACE PARKING



CONVENIENT ACCESS
FOR PATIENT DROP-OFF
& PICK-UP



BUILDING SIGNAGE
AND IDENTITY
OPPORTUNITIES

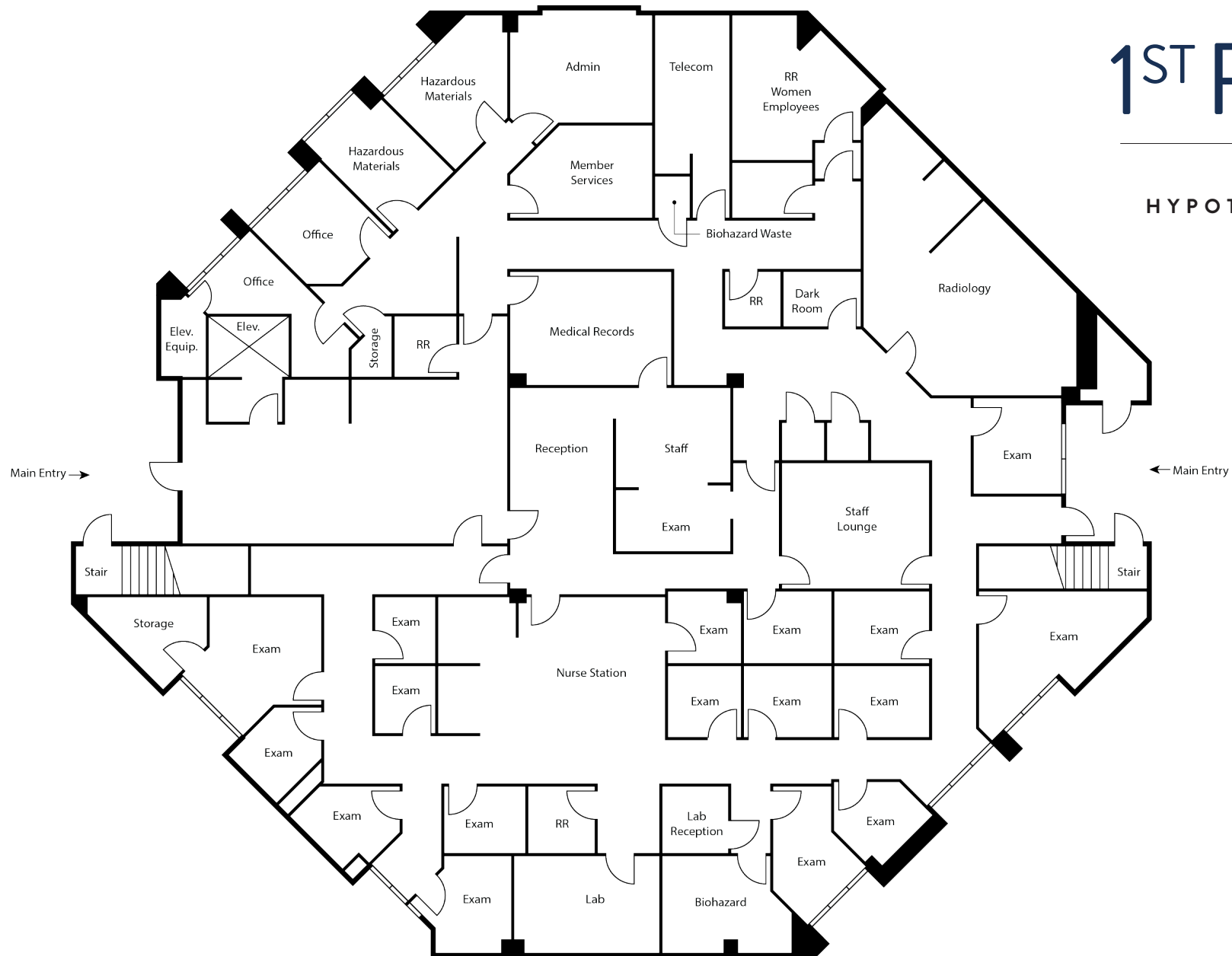


ATTRACTIVE HIGH VISIBILITY COSTA
MESA LOCATION WITH CLOSE
PROXIMITY TO AMENITIES

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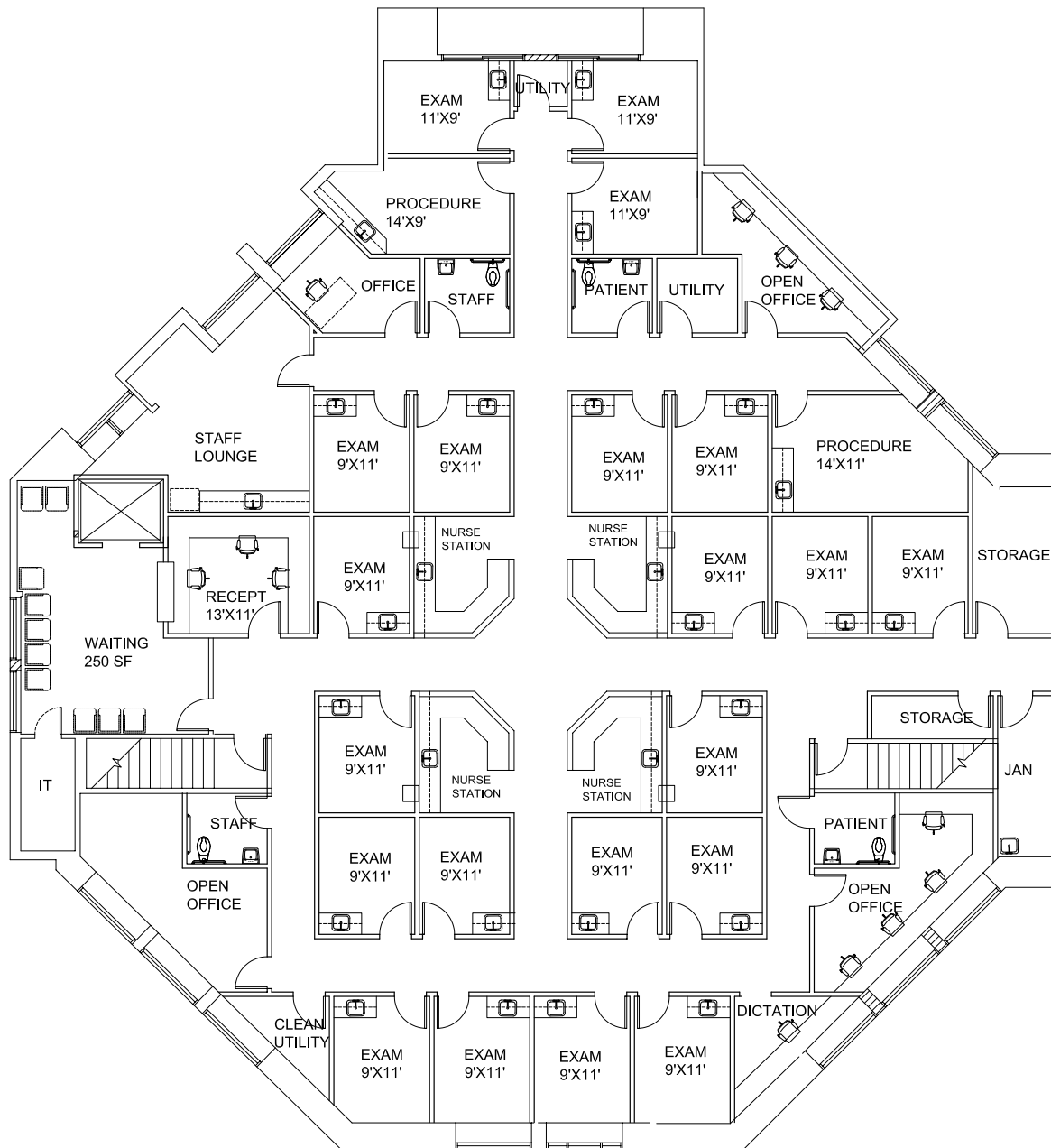
1ST FLOOR

8,567 SF
HYPOTHETICAL MEDICAL
LAYOUT



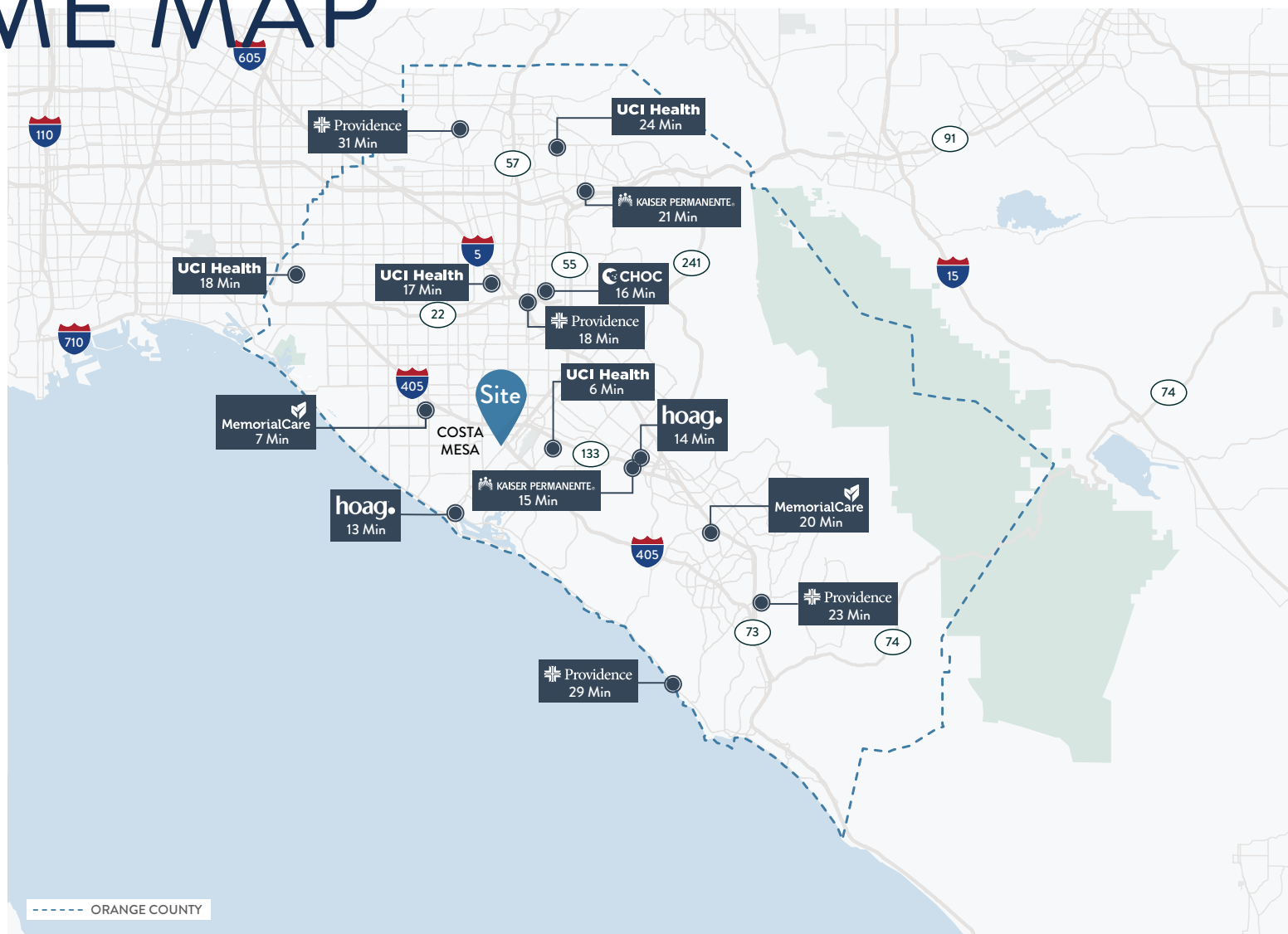
890 W BAKER STREET, COSTA MESA, CA

7,625 SF
HYPOTHETICAL MEDICAL
LAYOUT



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HOSPITAL DRIVE TIME MAP



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