



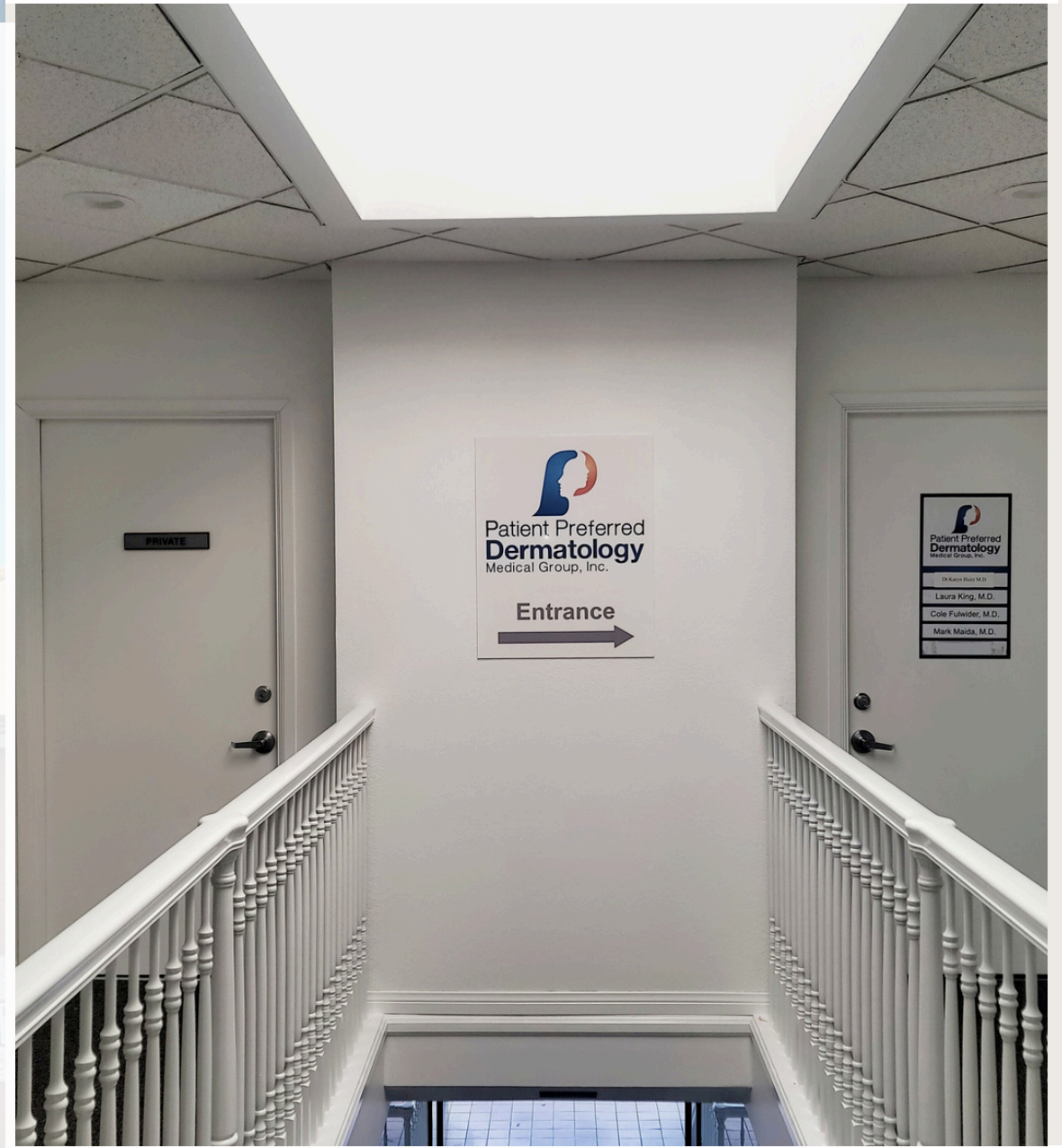
**ALTAMIRA PROPERTIES**  
RESIDENTIAL | COMMERCIAL

**3840 WOODRUFF AVE LONG BEACH, CA 90808**

# Offices for Lease

**MEDICAL OFFICE | STANDARD OFFICE  
NON-MEDICAL ESTHETICS**

**800 SF - 2700+ SF**



**714.875.6330**

**SERENAGOSS@ALTAMIRA-PROPERTIES.COM**

**CAL BRE#: 01722982**



**Altamira Properties is pleased to present a unique opportunity to lease one or both 2nd Floor Suites - (206E with 3849 Usable SF Available 1/1/2025 AND/OR 206W with 2,384 Usable SF is currently available).**

6,233sf are currently being used by the same Tenant - the space is fully built out medical office space used for Dermatology.

Suite 206E features 12 Treatment Rooms, 4 Physician's Offices, Spacious Reception and Waiting Areas.

Suite 206W features 8 Treatment Rooms, 3 Physician's Offices, 3 Restrooms and Large Reception and Waiting Area.

Located in a prime location for medical services in Los Alamitos. Situated right across from the UCI's Los Alamitos Medical Campus on Katella Avenue .

Physicians have access to a private individual garage.

Patients can easily access the building through the glass doors at the back of the building or from the front entrance on Katella.

### **Opportunity for Shared Medical Workspace**

The West Side of this Suite can be leased by 1-3 physicians with a common receptionist.

There are three (3) Physicians Offices, eight (8) Treatment Rooms, three (3) Restrooms as well as storage, lab and nurses stations on the west side which is approx 3,849 sf including the waiting area that would be allocated to this space.

This building has undergone a renovation including modernized elevator with stainless steel accents, new high impact exterior signage, fresh paint, new carpeting and new interior signage.

Inquire further about this unique Shared Medical Workspace offering!



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## SUITE 206E

3,849 SF | \$2.11/RSF | NNN \$0.65

3772 KATELLA AVE. LOS ALAMITOS CA 90720

## OFFICE SUITE 206E | 3,849SF

- THE FIRST OF TWO (2) CONTIGUOUS SUITES
- TURNKEY AND FULLY BUILT OUT MEDICAL OFFICE SPACE
- CURRENTLY USED AS A LARGE DERMATOLOGY PRACTICE
- SPACIOUS WAITING AREA
- LARGE FRONT OFFICE ADMIN & RECEPTION AREA
- 12 TREATMENT ROOMS
- 4 PHYSICIAN'S OFFICES
- 1 BREAKROOM
- 4 RESTROOMS

- 
- OFFERED FOR LEASE AT \$2.11/RSF/MONTH (\$25.32/RSF/YEAR)
  - NNN FFES ARE \$0.65/RSF
  - TENANT PAYS ELECTRICITY

# SUITE 206E

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# SUITE 206E



SUITE 206W 2,384 SF

SUITE 206E 3,849 SF





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## SUITE 206W

2,384 SF | \$2.11/RSF | NNN \$0.65

3772 KATELLA AVE LOS ALAMITOS CA 90720

## OFFICE SUITE 206W | 2,384 SF

- THE SECOND OF TWO (2) CONTIGUOUS SUITES
- TURNKEY AND FULLY BUILT OUT MEDICAL OFFICE SPACE
- CURRENTLY USED AS A LARGE DERMATOLOGY PRACTICE
- SPACIOUS WAITING AREA
- LARGE FRONT OFFICE ADMIN & RECEPTION AREA
- 8 TREATMENT ROOMS
- 1 LABORATORY AREA
- 3 PHYSICIAN'S OFFICES
- 1 BREAKROOM
- 3 RESTROOMS

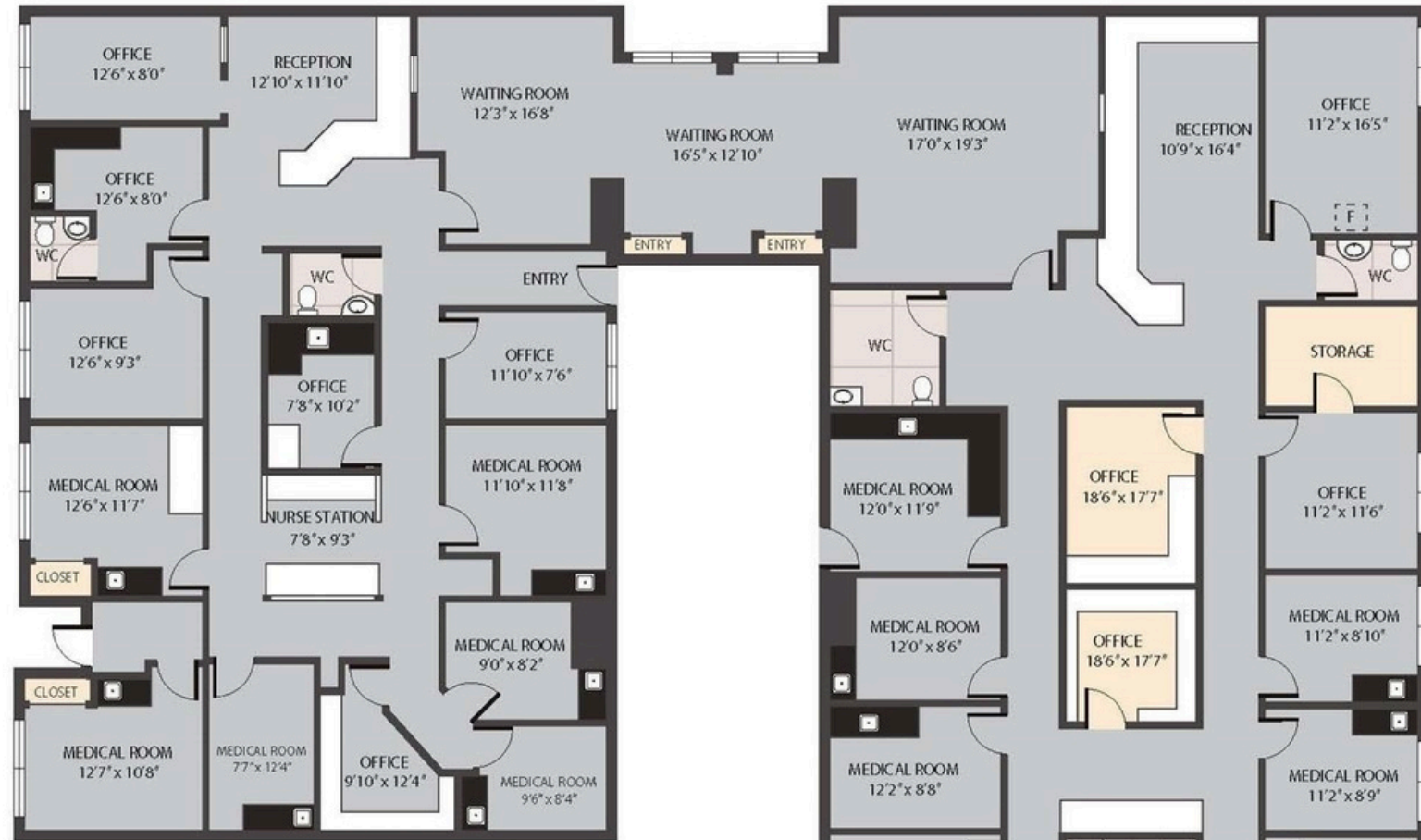
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# SUITE 206W

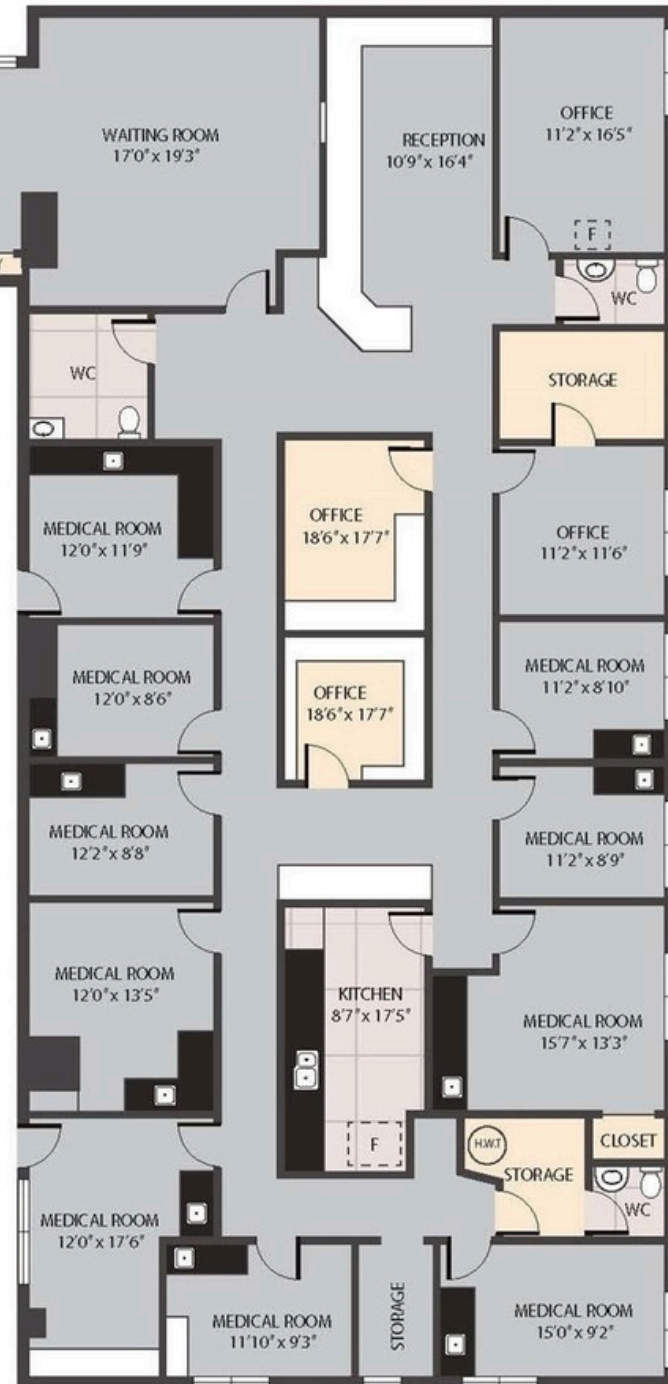
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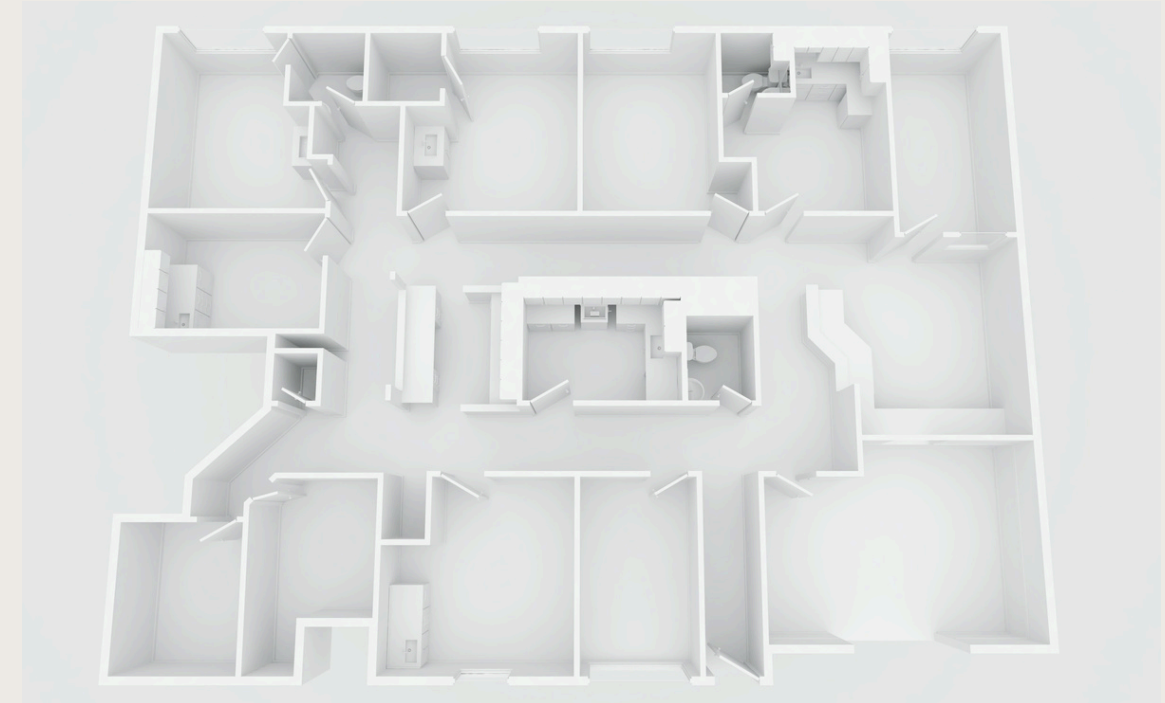
# SUITE 206W



SUITE 206W 2,384 SF



SUITE 206E 3,849 SF



3772 Katella Avenue, Los Alamitos 90720

TOTAL APPROX. FLOOR AREA 6,233 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





ALTAMIRA PROPERTIES  
RESIDENTIAL | COMMERCIAL

# COMMERCIAL SALES & LEASING

MEDICAL OFFICE | HEALTH CARE

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