

**OFFICE/MEDICAL OFFICE FOR LEASE**

**2314 NEWPORT BOULEVARD**

**COSTA MESA, CALIFORNIA 92627**



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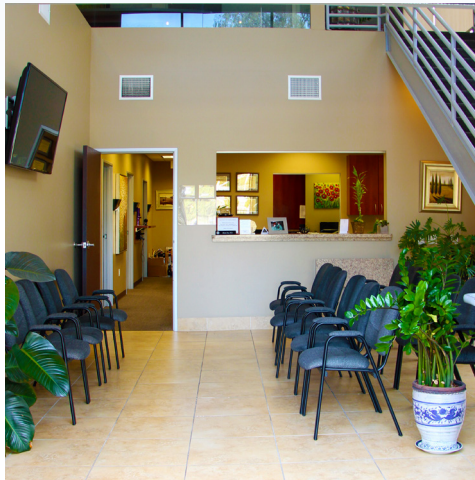
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## PROPERTY FEATURES

- 3,350 SF Medical Office for Lease
- Rare, freestanding medical office building
- ADA compliant (verify)
- Building top signage
- Gated/secure access
- Solar panels lowers operating costs
- High-end interior improvements
- Turn key possible



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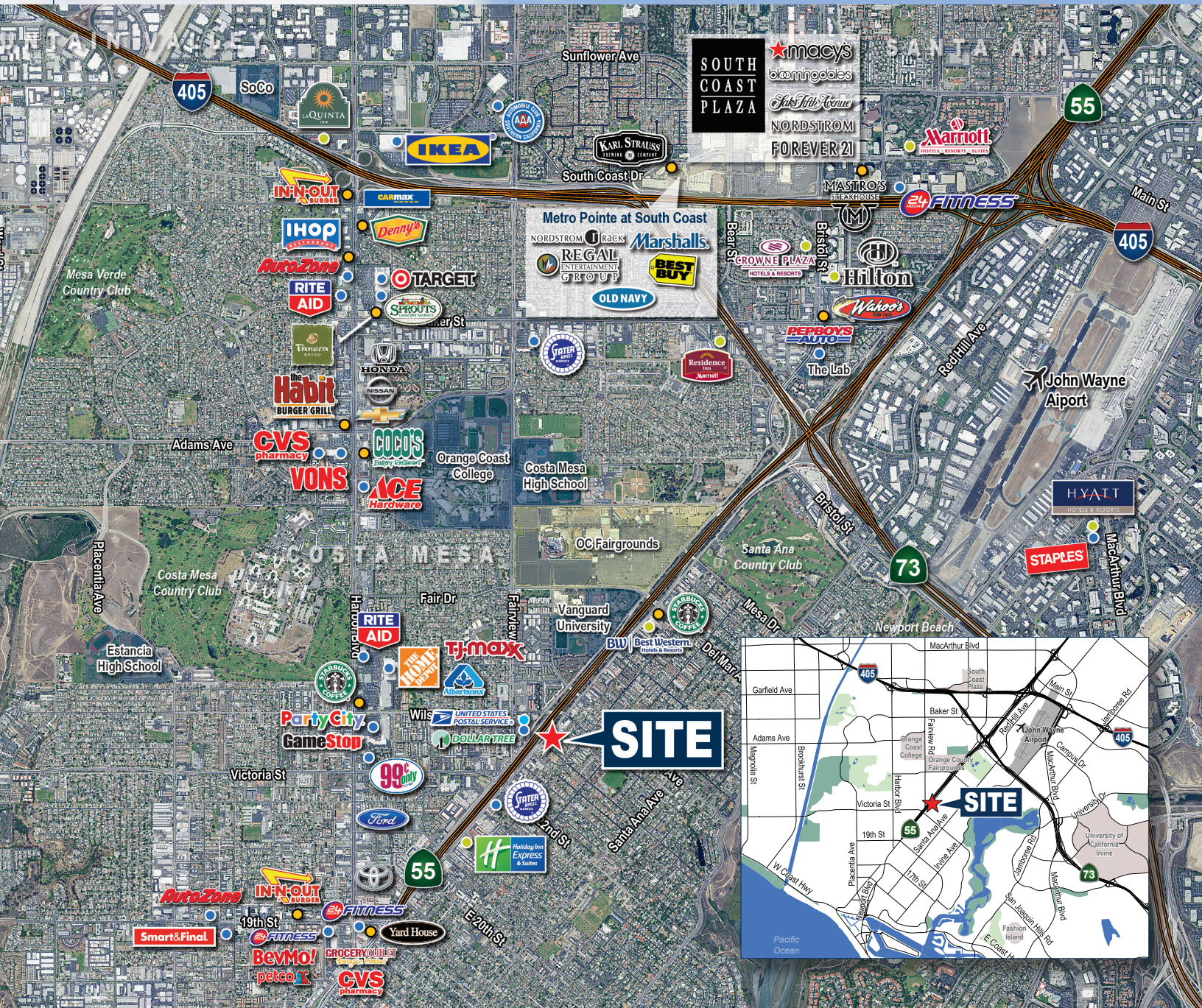
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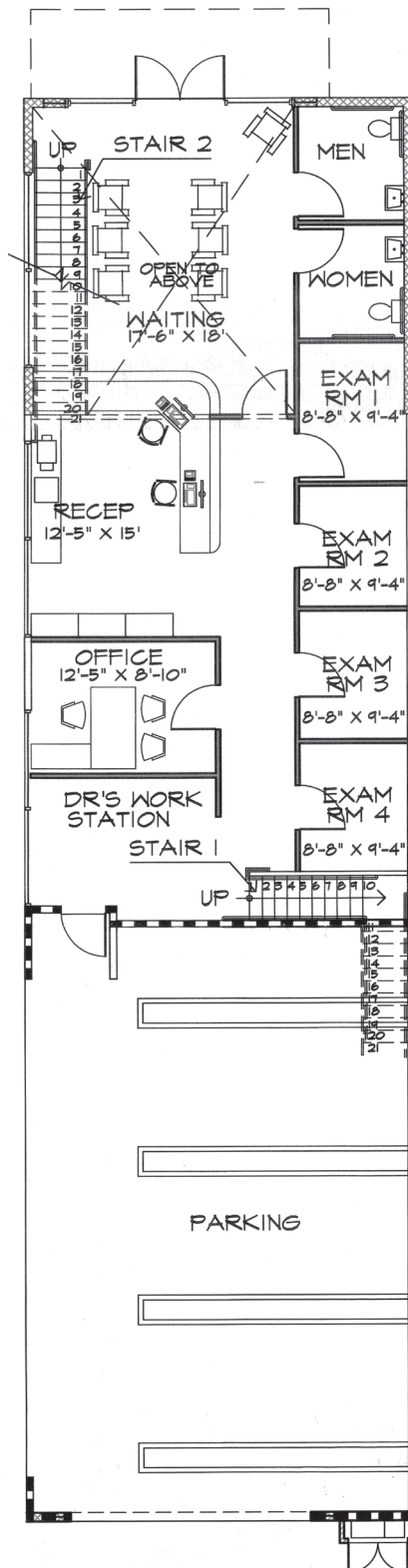
FIRST FLOOR

## 1st Floor

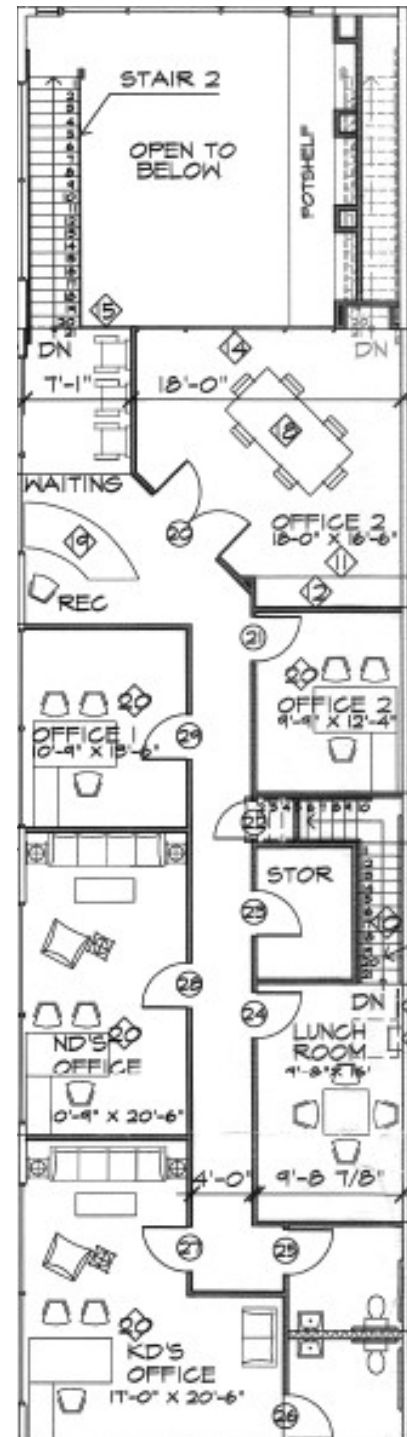
Waiting room, dedicated reception, nurses station, billing station, 4 operatories with sinks & restroom

## 2nd Floor

Large doctors office, 3 offices, floor-to-ceiling glass conference room, breakroom with sink, IT/Storage room, restroom



SECOND FLOOR



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