

FOR LEASE

SUITE 190: ±1,500 RSF MEDICAL SUITE | READY TO MOVE IN



15775

Harker Investments

Jason Anderson

Broker Lic#02089130

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LAGUNA CANYON ROAD | IRVINE, CALIFORNIA

PROPERTY FEATURES

- **RARE CORNER SUITE!**
- 2,186 SF Available Medical Suite
- Available September 1, 2024
- Rare Availability
- Highly Improved Medical Suite
- Easy Access to 405 & 5 Freeways and 133 Toll Road
- 50,000 SF Medical Office Building
- Near Hoag Irvine
- Elevator Served
- Private Underground Staff Parking
- Home of Specialty Laser Surgical Center
- Retail Amenities Nearby
- Lease Rate: \$3.95 (NNN \$1.05 PSF)



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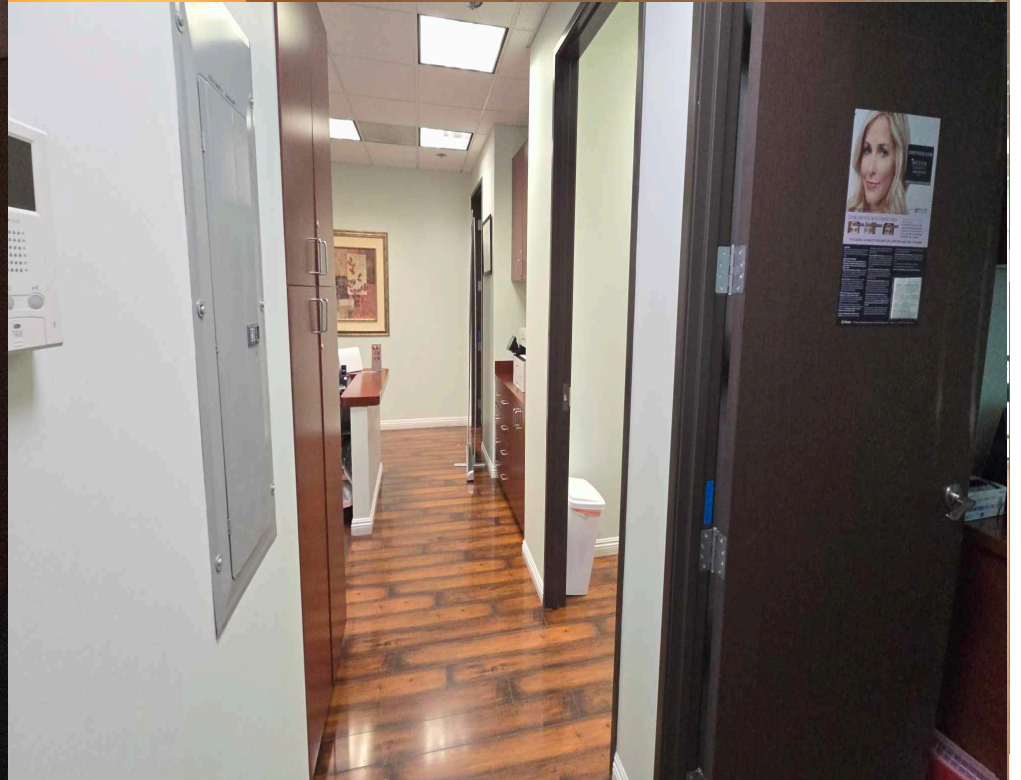
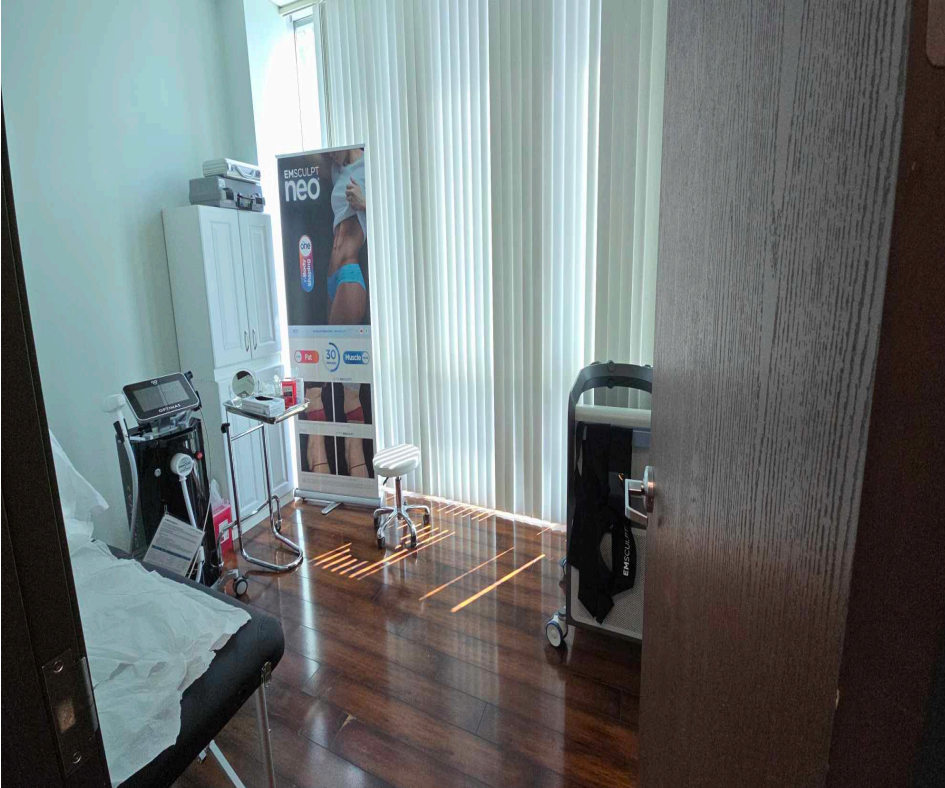
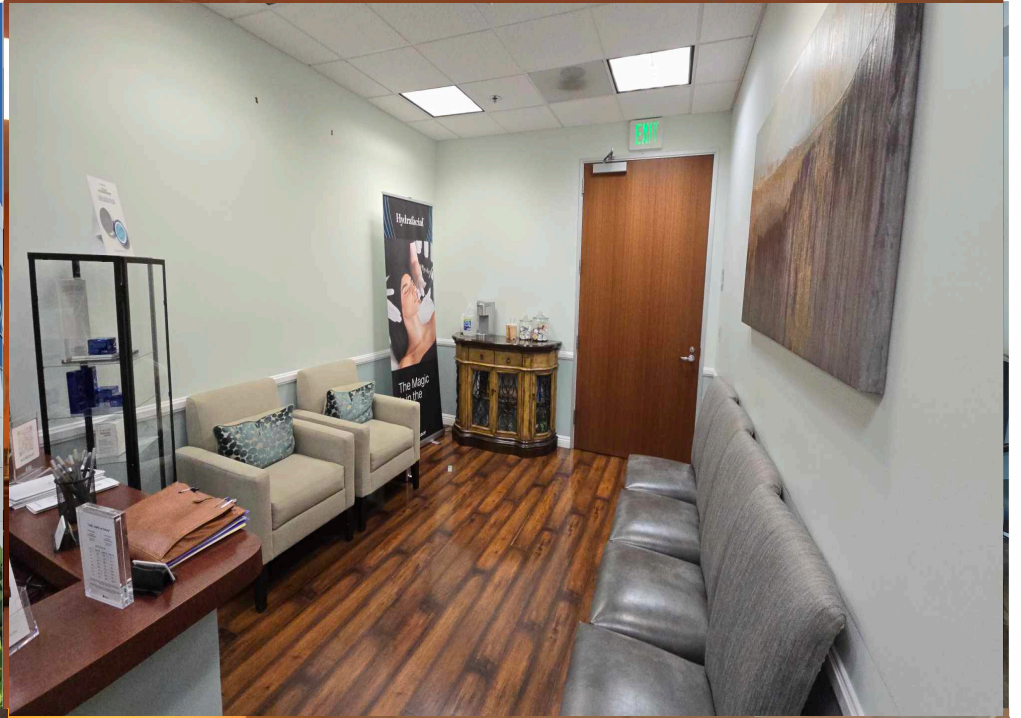
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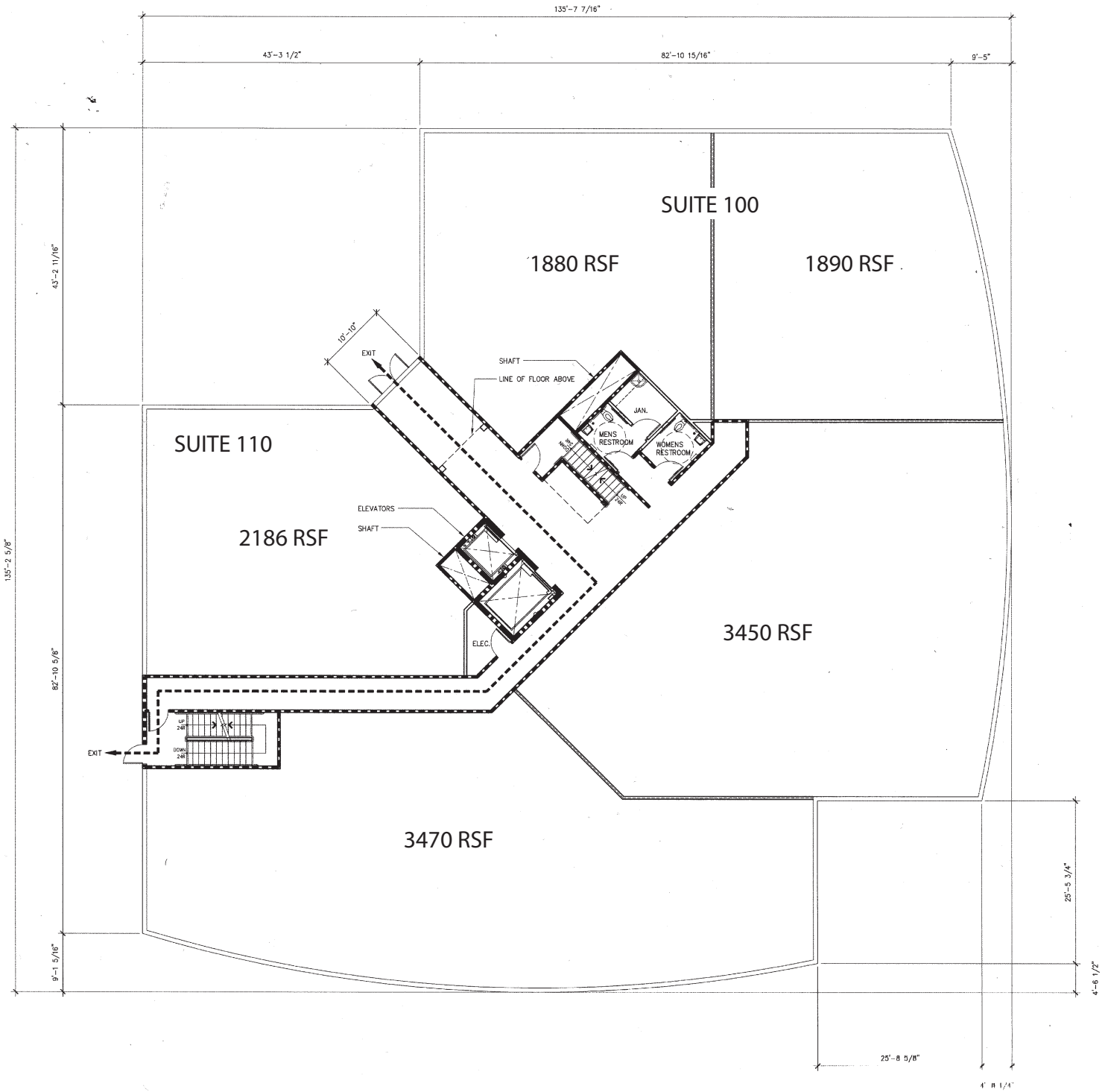
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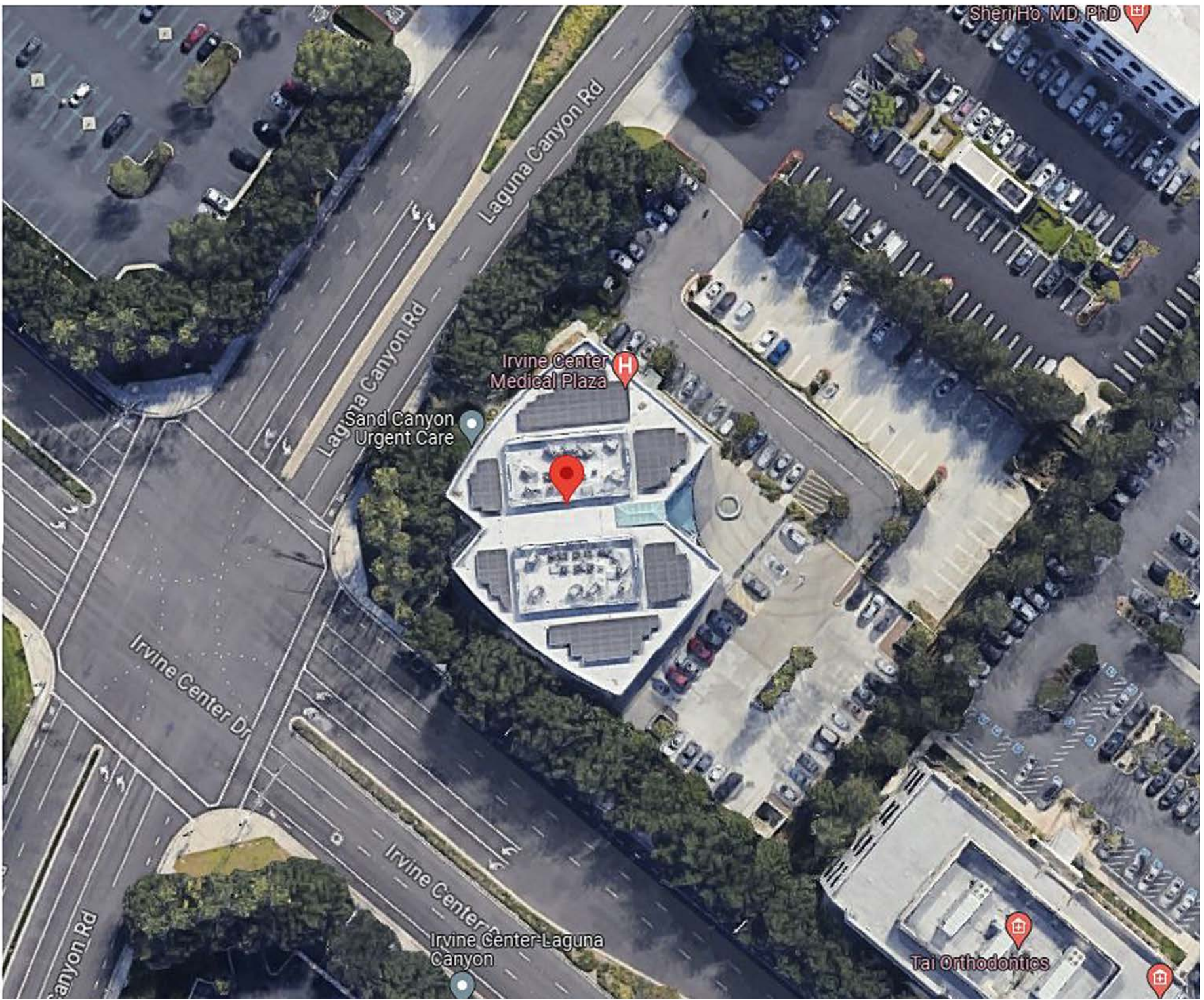
LAGUNA CANYON ROAD | IRVINE, CALIFORNIA
SPECTRUM MEDICAL PLAZA



Simplified Floorplan Layout Pre-Buildout

15775 Laguna Canyon Rd, Irvine, CA





Irvine Center
Medical Plaza

Sand Canyon
Urgent Care

Irvine Center Dr

Irvine Center-Laguna
Canyon

Tai Orthodontics



5

15775
LAGUNA CANYON RD

SAND CANYON AVE

LAGUNA CANYON RD

WATERWORKS WAY

IRVINE CENTER DR

BARRANCA PKWY

ALTON PKWY



CALIFORNIA
133



405



KAISER
PERMANENTE