



FOR SALE

**± 1,968 Rentable SF Medical Office
Condo in Prime Orange Medical Corridor**

1310 West Stewart Drive - Condo 307, Orange, CA 92868

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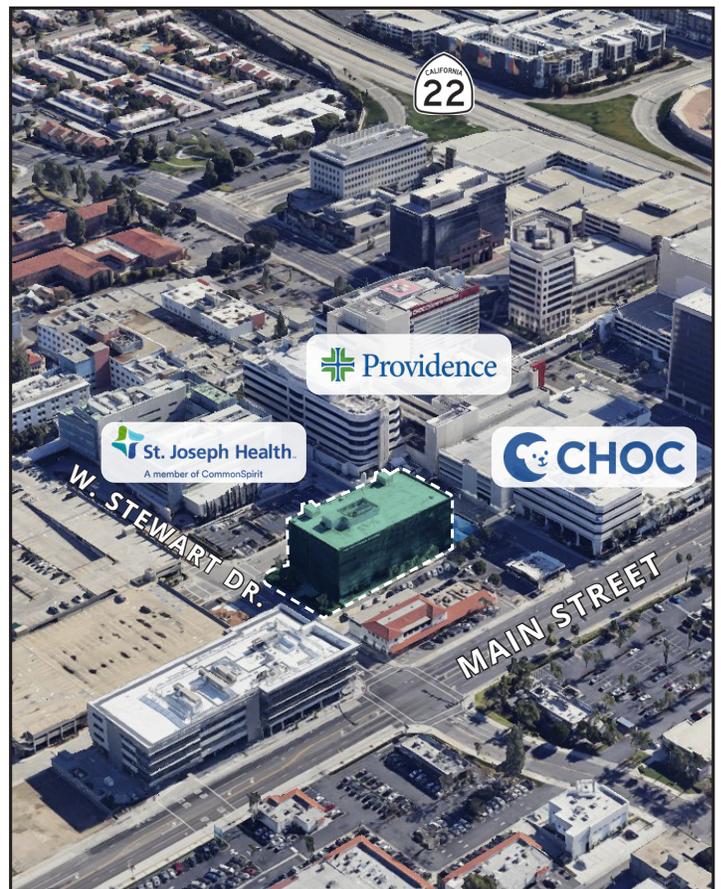
**AVISON
YOUNG**

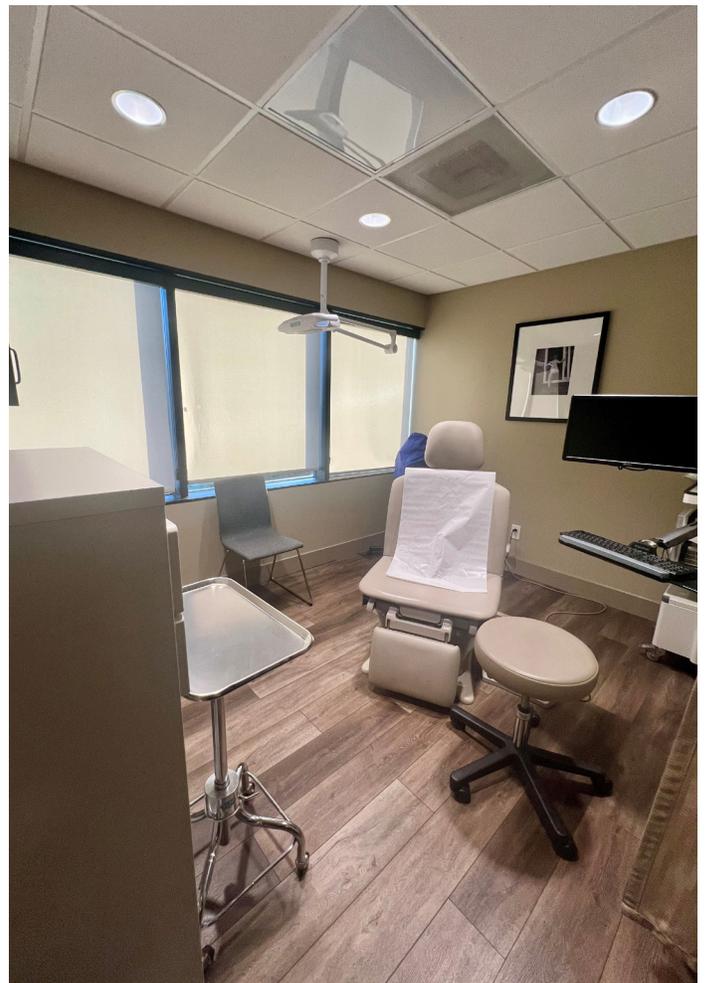


Overview

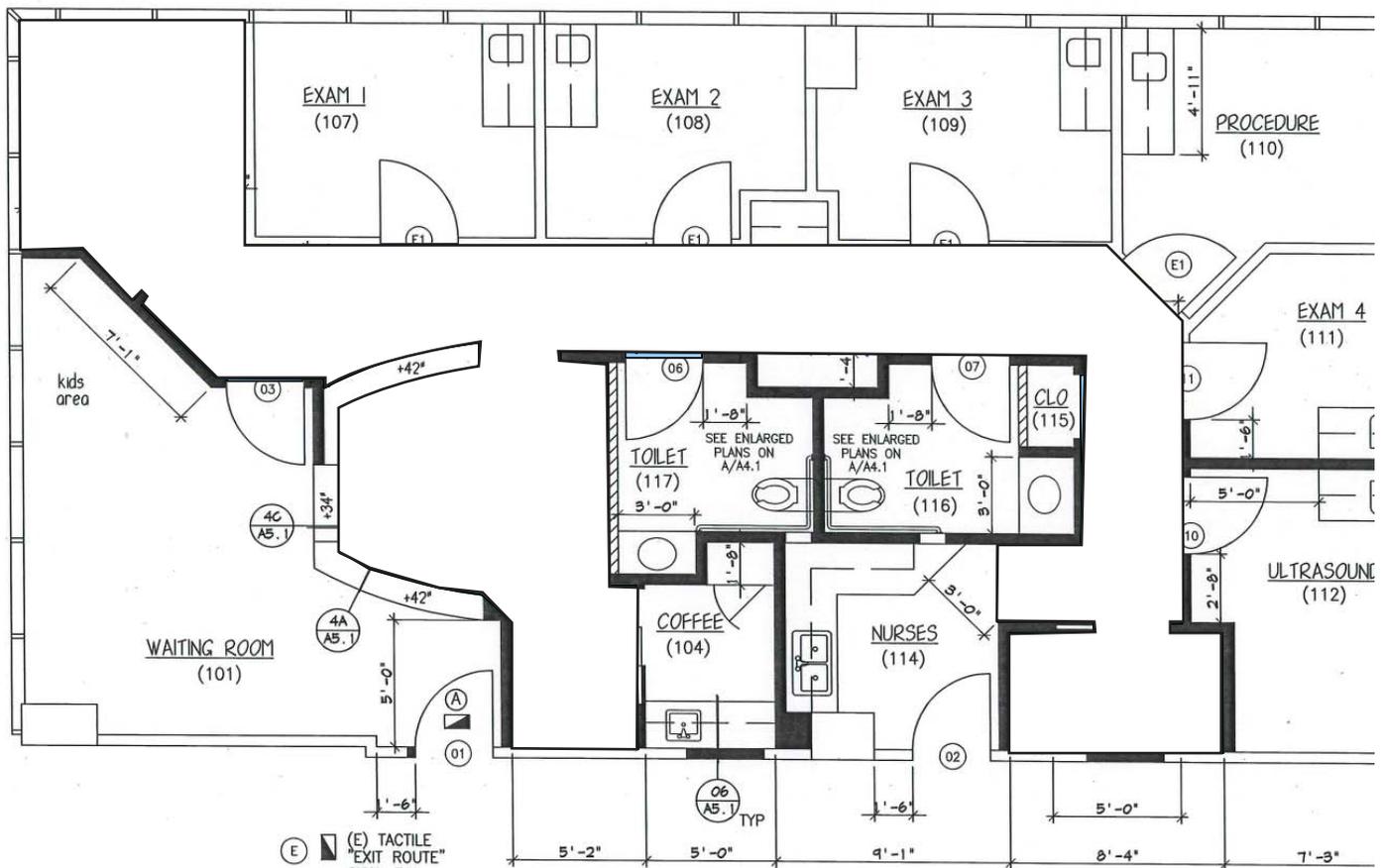
SPACE HIGHLIGHTS

- **SALE PRICE: \$1,200,000**
- Beautiful medical buildout.
- Vacant and ready
- Located directly on campus of OC Choc Hospital and Providence St. Joseph Hospital
- Medical ready
- Beautiful window line





Condo 307 - ±1,968 Rentable SF



(E) TACTILE "EXIT ROUTE" SIGN, F.V.

EXISTING CORRIDOR
 (E) 1-HOUR RATED CORRIDOR:
 ALL NEW OPENINGS TO BE RATED
 OPENINGS