

FOR LEASE


ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —


10 Post, Irvine, CA 92618


Vacant Class C Medicare Ambulatory Surgery Facility
±4,000 SF Surgery Center Less Than Two Miles from Hoag and Kaiser

View Property Video at [EconomosDeWolf.com](https://www.EconomosDeWolf.com)



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 **Property.** This section opens with a brief property description, highlights, aerials/maps showcasing its prominent location and nearby amenities, photos, and a 1st floor plan (**pages 3-13**)

 **Market.** This section includes demographics key to this strategic location (**pages 14-16**)

Steve Economos

Co-Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Co-Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Economos DeWolf

2082 Michelson Drive, Suite 100, Irvine, CA 92612
economosdewolf.com

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SUMMARY

Address & Size 10 Post
Irvine, California 92618

±9,124 SF

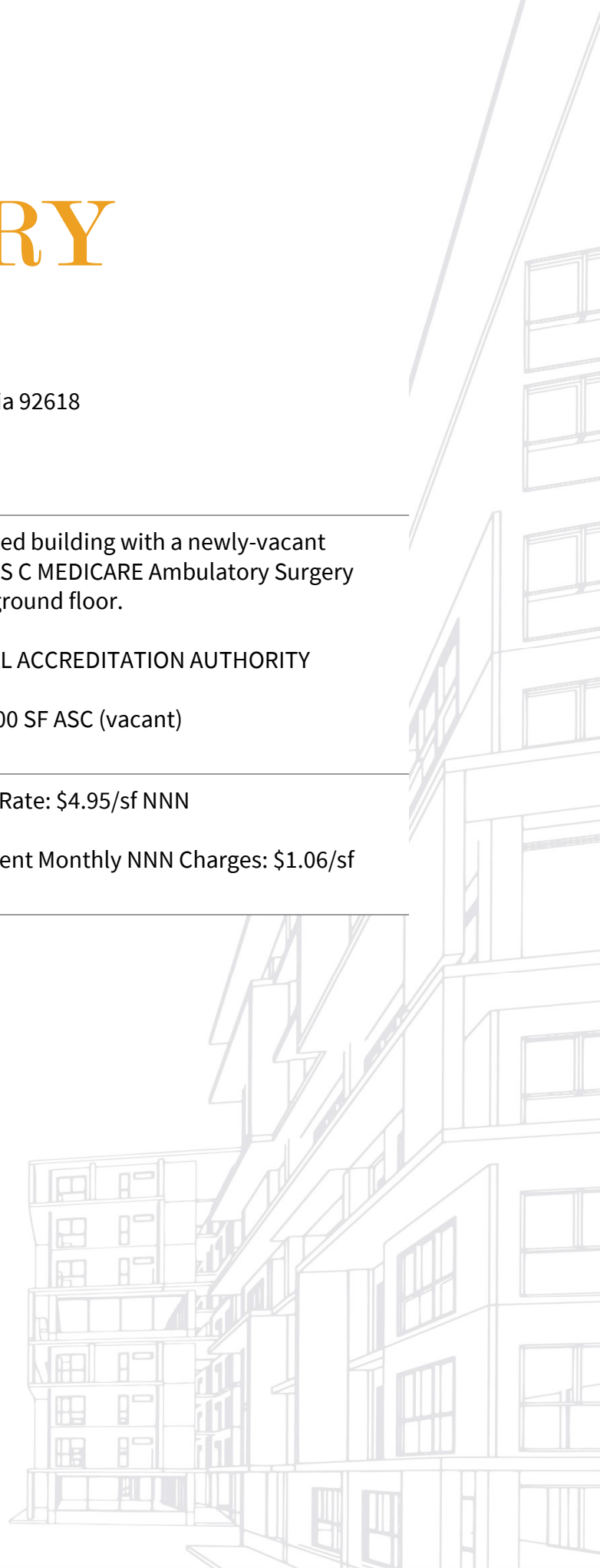
Offering Description 2007-constructed building with a newly-vacant ±4,000 SF CLASS C MEDICARE Ambulatory Surgery Center on the ground floor.

QUAD A GLOBAL ACCREDITATION AUTHORITY

Suite 100: ±4,000 SF ASC (vacant)

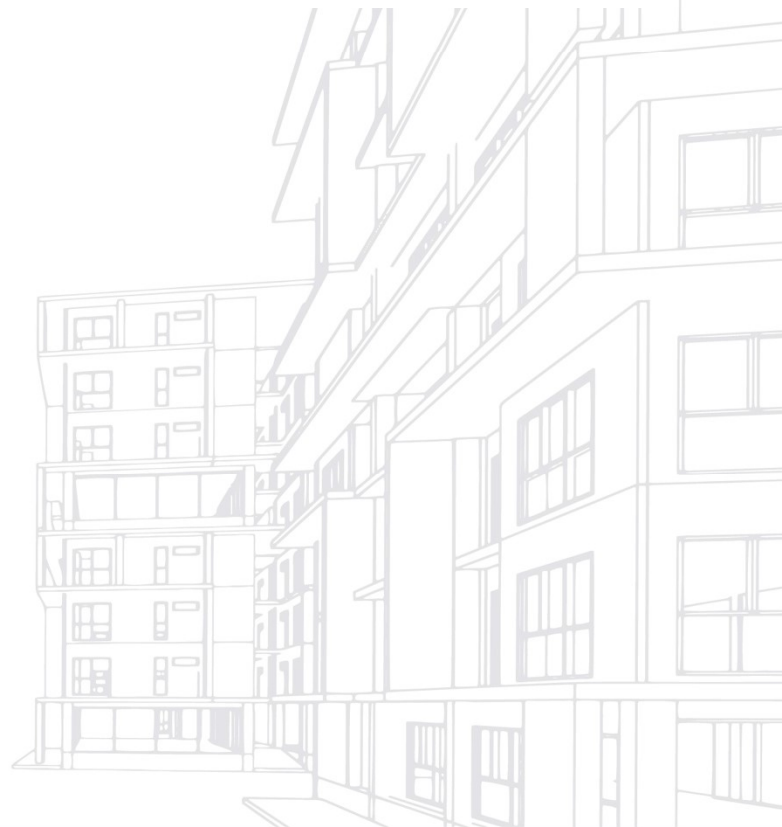
Lease Rate Monthly Lease Rate: \$4.95/sf NNN

Estimated Current Monthly NNN Charges: \$1.06/sf



HIGHLIGHTS

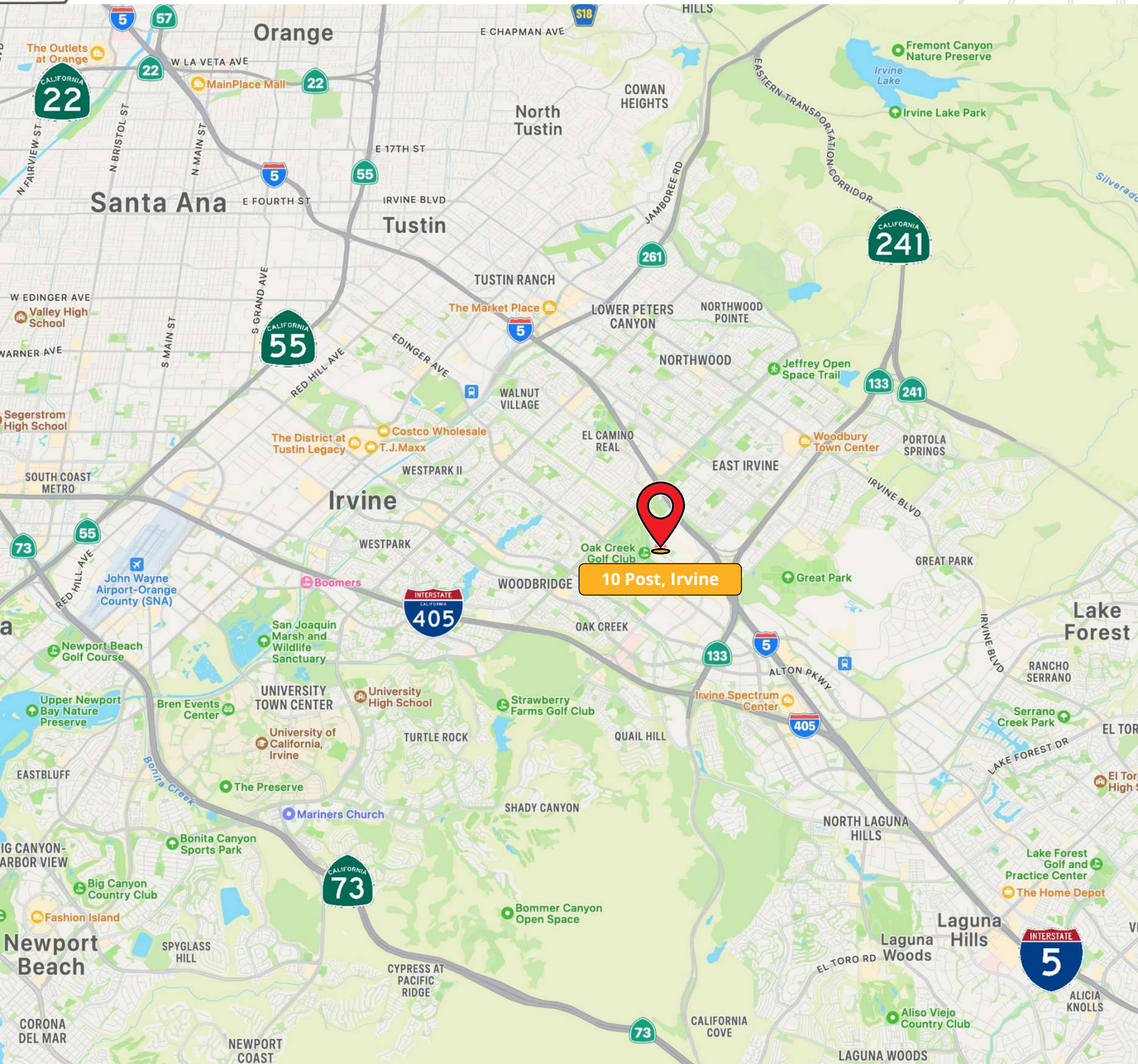
- Two-story rare freestanding medical office building with medical-grade elevator, located less than two miles from Hoag and Kaiser.
- Newly-vacant ±4,000 SF CLASS C MEDICARE Ambulatory Surgery Center on the ground floor includes two operating rooms, a decontamination room, central sterilization room, a four-bed recovery room, and a shower in one of the bathrooms. QUAD A Global Accreditation Authority.
- Dedicated Kohler diesel backup generator on site.
- Private 12-seat outdoor sitting area with table that is for the exclusive use of 10 Post.
- Irreplaceable opportunity located in very close proximity to the sea of amenities in the Irvine Spectrum Center, the Great Park, and the Oak Creek Golf Club and Driving Range.



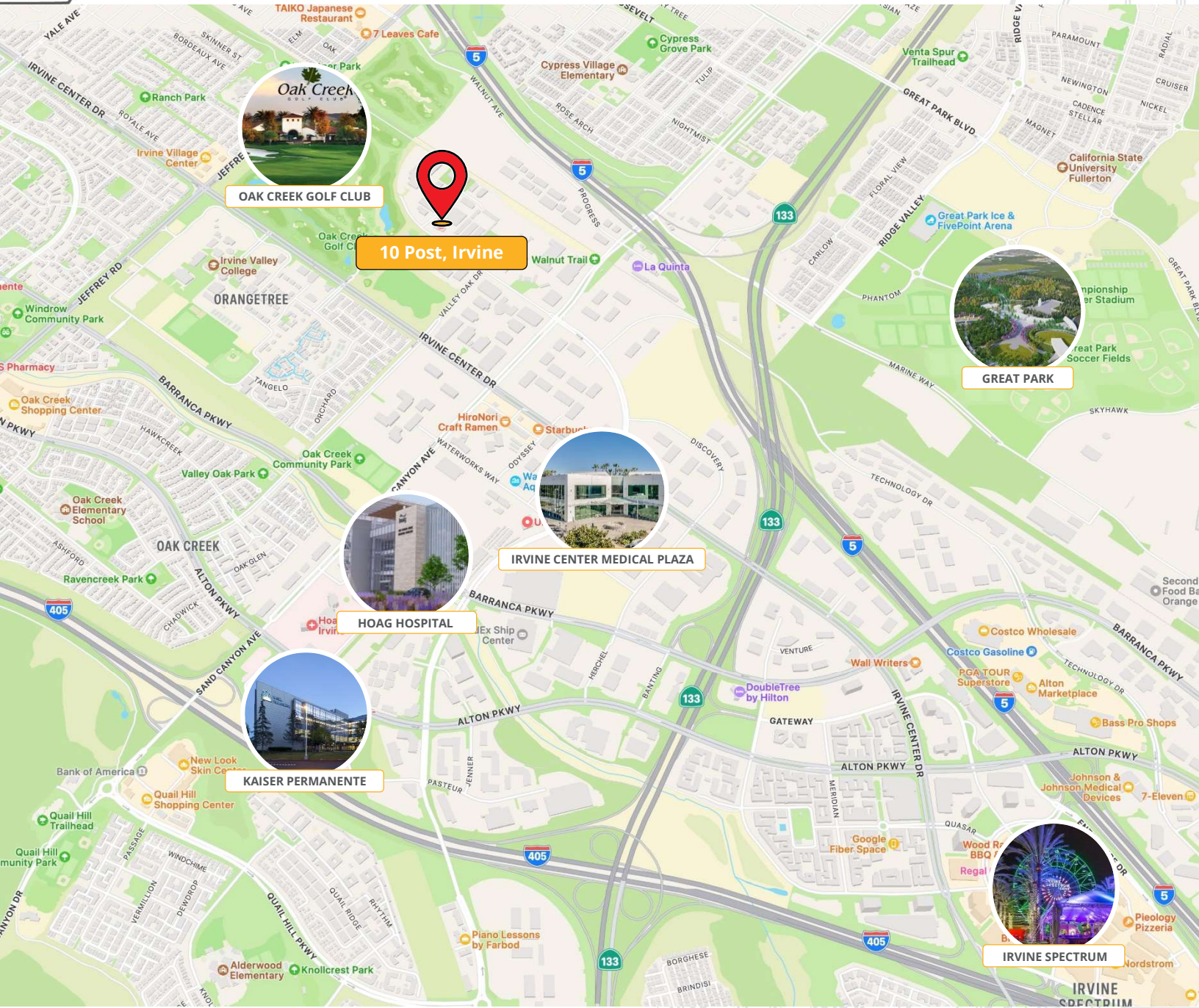
ESTIMATED OPERATING EXPENSES

HOA Fee (from 2022)	\$16,459.80
Building Insurance (from 2022)	\$9,655.08
Janitorial (from 2022)	\$6,766.56
Elevator Maintenance (from 2022)	\$1,620.00
AT&T Fax/Fire Dept Line (from 2022)	\$4,800.00
Burglary Alarm (from 2022)	\$504.00
Estimated Utilities (at \$0.25/SF per month)	\$27,372.00
Current Property Taxes (2023-24 Secured Property Tax Bill)	\$48,634.30
Total Estimated Operating Expenses	\$115,811.74
Per Square Foot (9,124 SF)	\$12.69

LOCATION



AMENITIES



PHOTOGRAPHS



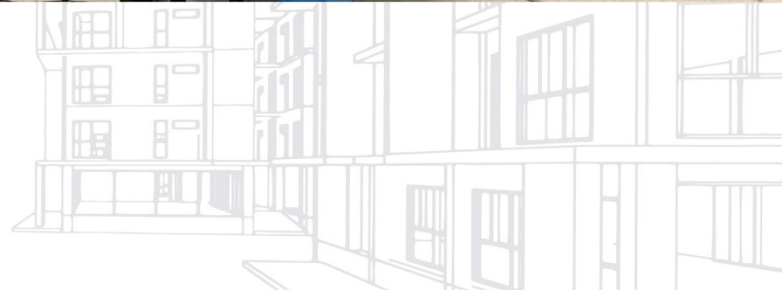
Operating Room #1



PHOTOGRAPHS



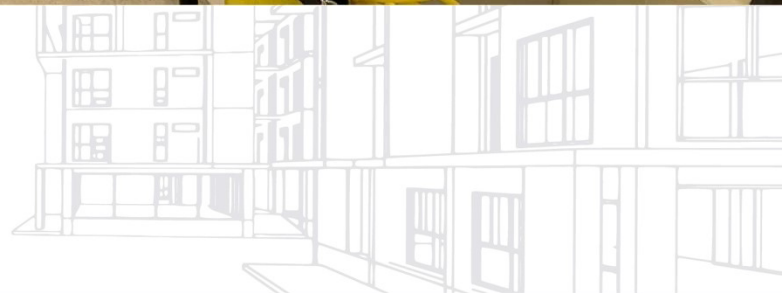
Operating Room #2



PHOTOGRAPHS



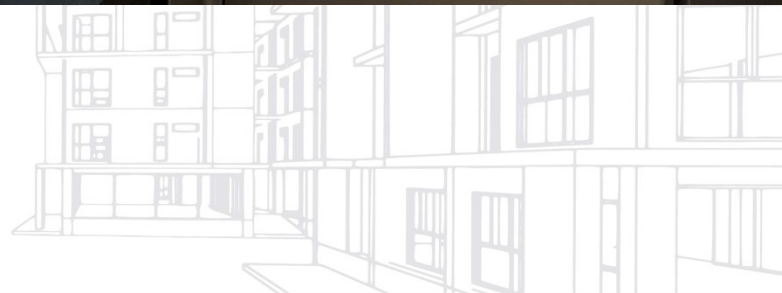
Decontamination Room



PHOTOGRAPHS



Central Sterilization Room



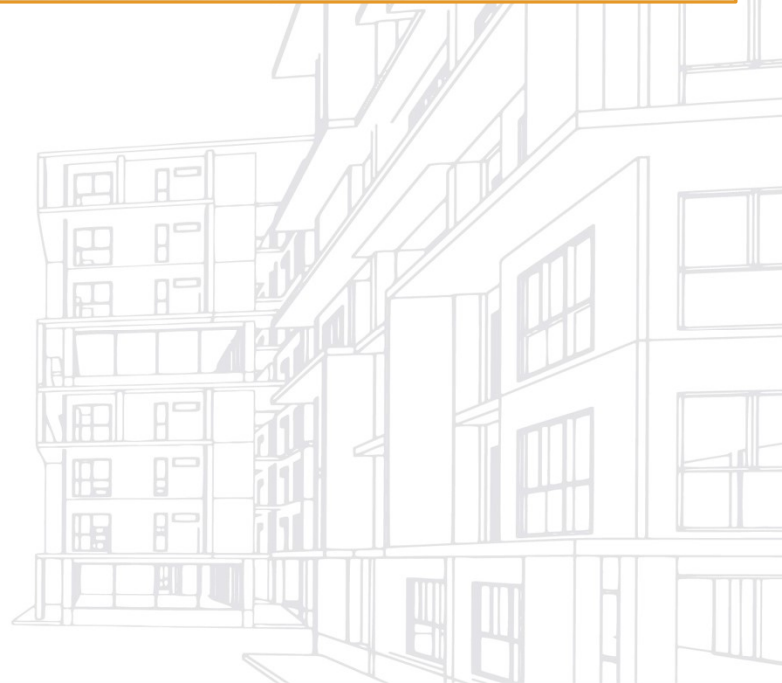
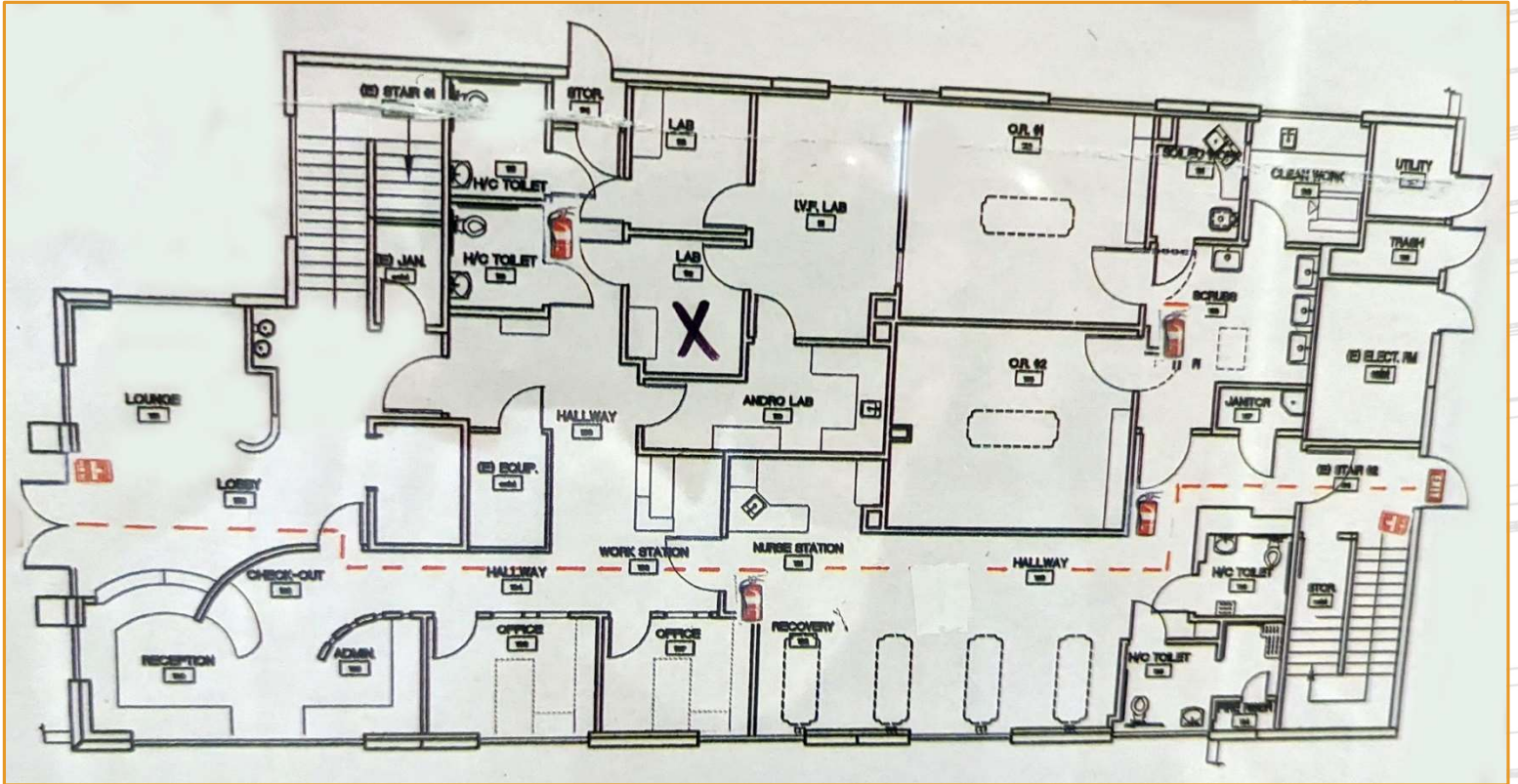
PHOTOGRAPHS



Diesel Backup Generator

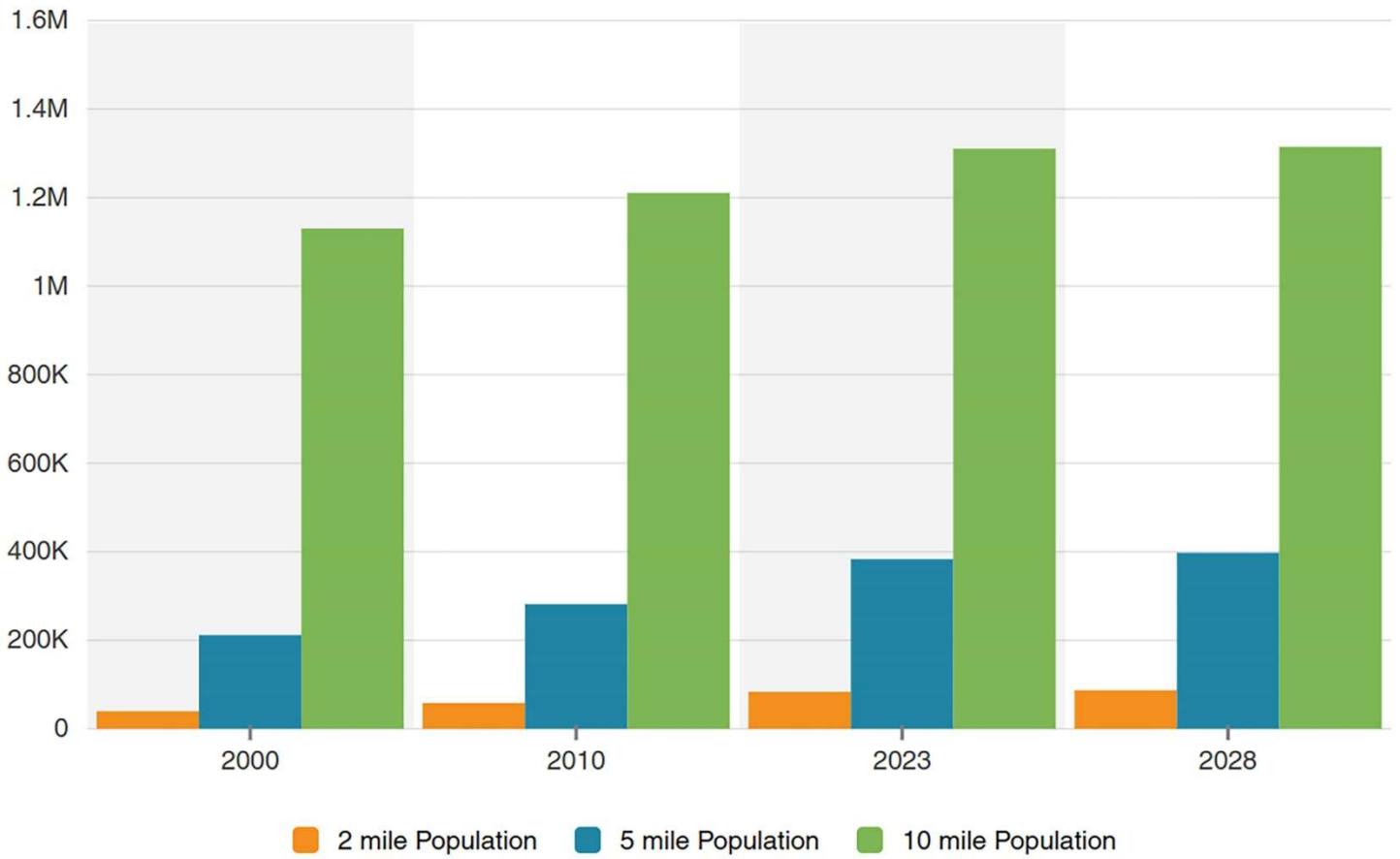


1st Floor Plan



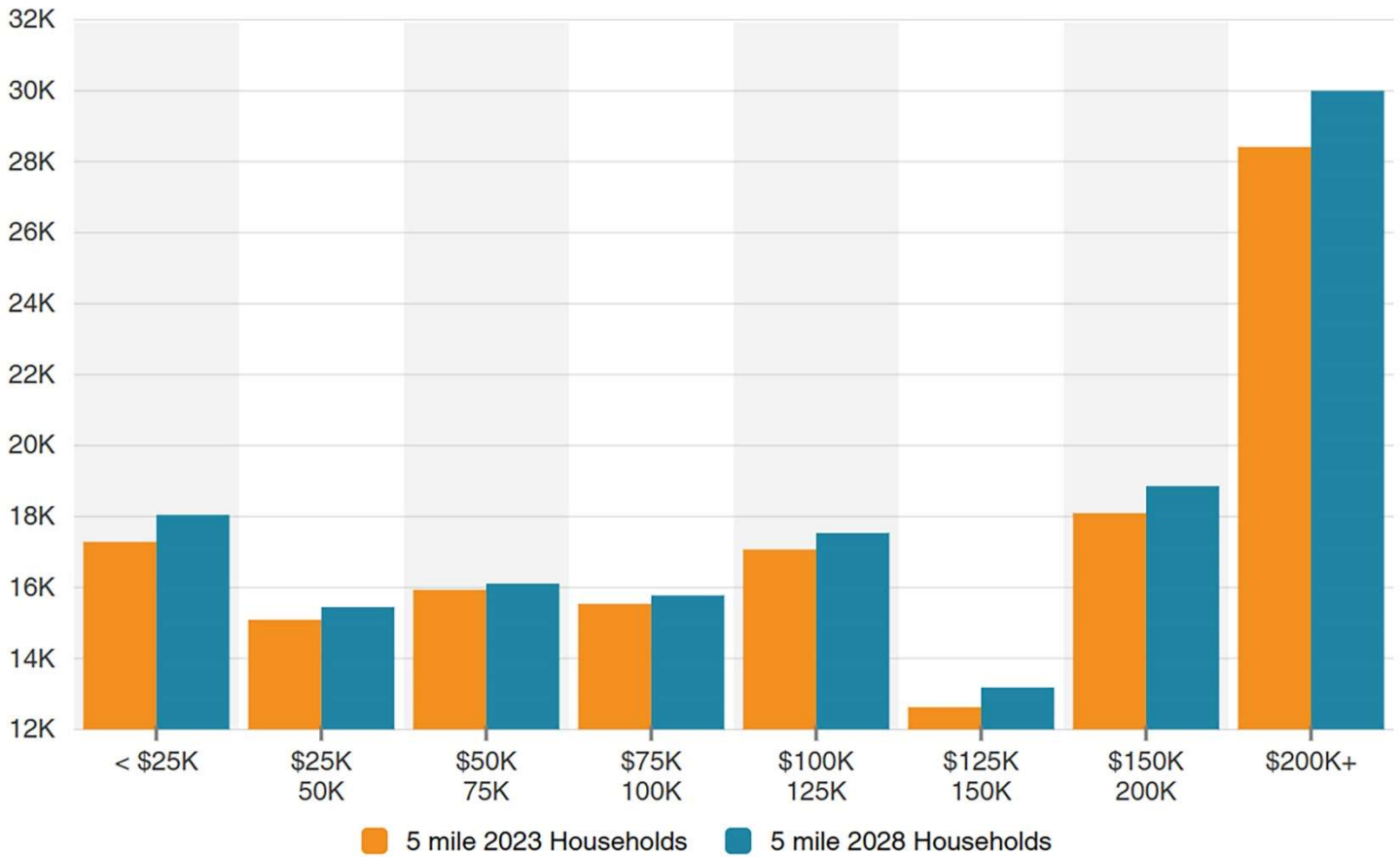
DEMOGRAPHICS

Population



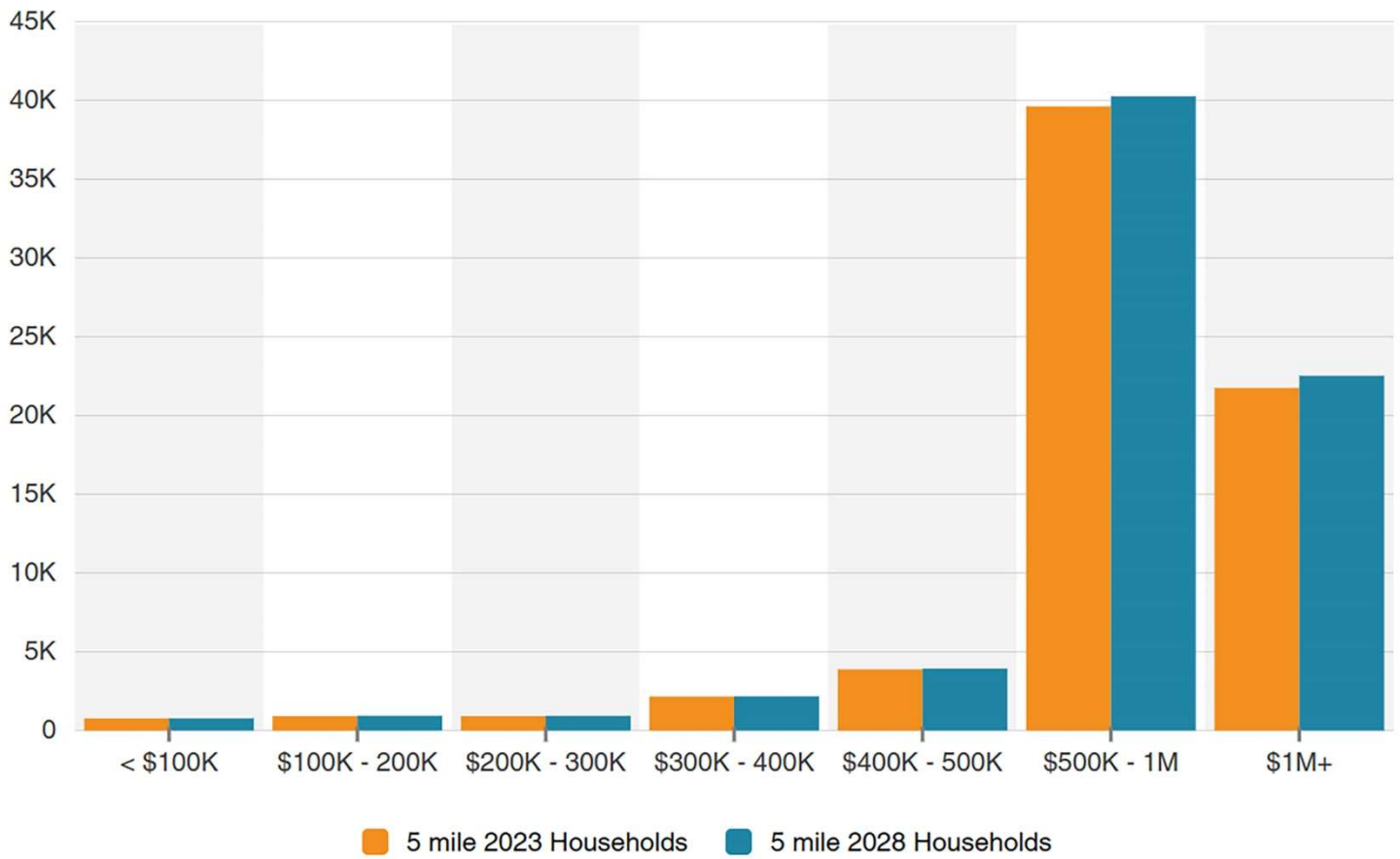
DEMOGRAPHICS

Household Income



DEMOGRAPHICS

Home Values





Steve Economos

Co-founder

Direct 949-576-2750

Mobile 949-466-4882

steve@economosdewolf.com

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Co-founder

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License #01319312

Economos DeWolf, Inc.

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License 02040292

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