



23161
MOULTON PARKWAY, LAGUNA HILLS
FOR SALE OR LEASE

YOUR NAME HERE

JEWEL BOX MEDICAL PROPERTY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com

PROPERTY FEATURES

- Shared Office or Full Building Available for Lease or Sale
- ±7,564 SF Freestanding Single-Story Medical Office Property
- Two Custom Procedure Rooms
- Thoughtfully Designed Layout Including 11 Patient Rooms, 5 Doctor's Offices, 5 Restrooms, Spacious Waiting Room, and Reception Area
- Building Top, Eyebrow, and Monument Signage
- Direct Access Parking for Patients and Staff
- Excellent Glass Line and Natural Light
- Prime Location Near Major Freeways, Retail, and Residential
- Turnkey Asset for Owner/User or Tenant
- Meticulously Maintained Showcasing Pride of Ownership
- **LEASE RATE: \$3.95 MG**
- **ASKING RATE: \$5,500,000**



ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com



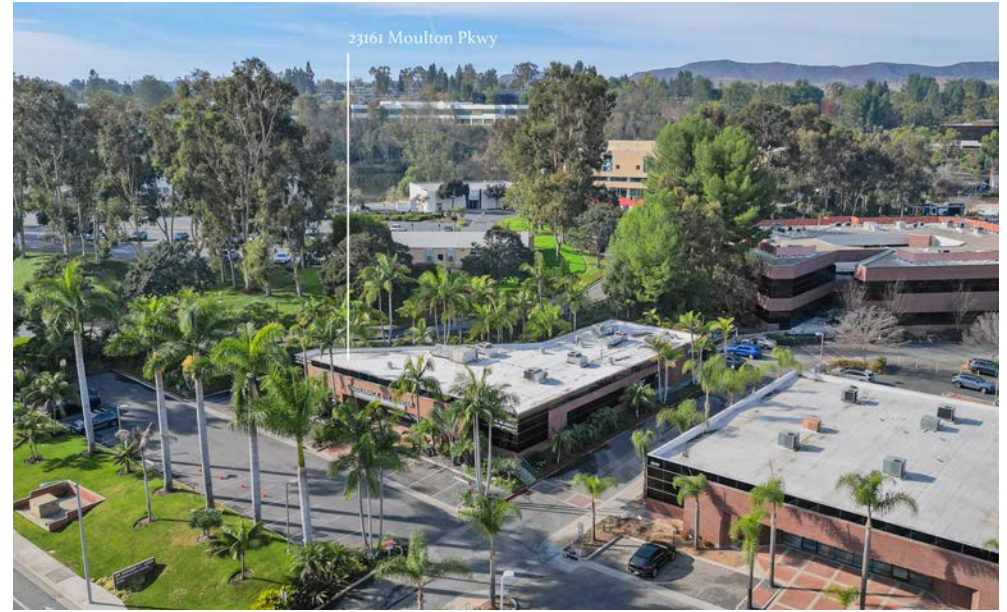
ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com



KYLEE KING
Vice President
Lic. #02101275
949.790.3108
kking@leeirvine.com

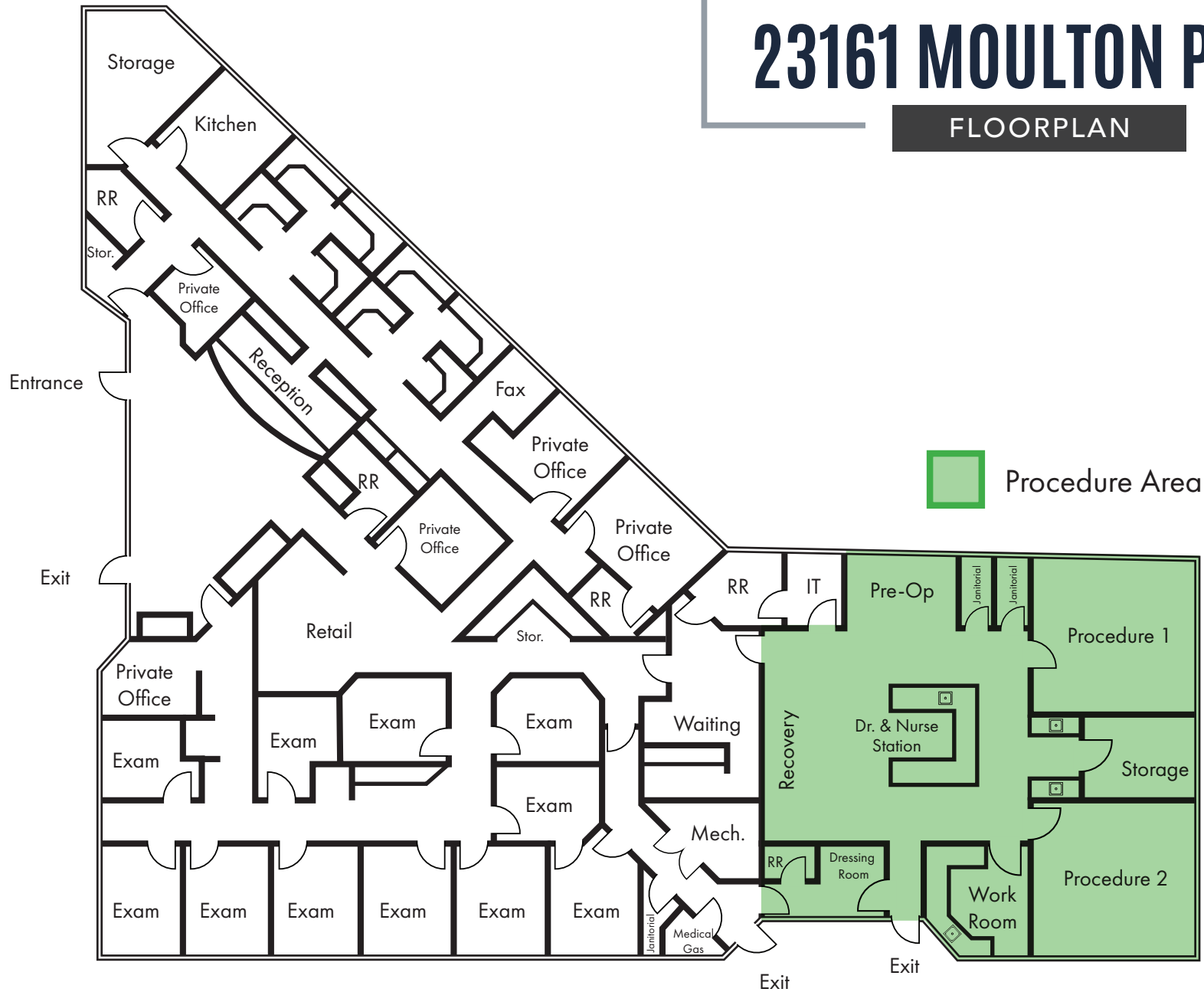


EXTERIOR PICTURES



23161 MOULTON PKWY

FLOORPLAN



 Procedure Area

LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY

UCI Health 3.5 Miles

KAISER PERMANENTE 6.4 Miles

hoag 6.4 Miles

City of Hope 6.6 Miles

MemorialCare 12 Miles

Providence
Mission Hospital Laguna Beach 18.8 Miles

ORANGE

Providence
Saint Joseph Medical Center 6.2 Miles

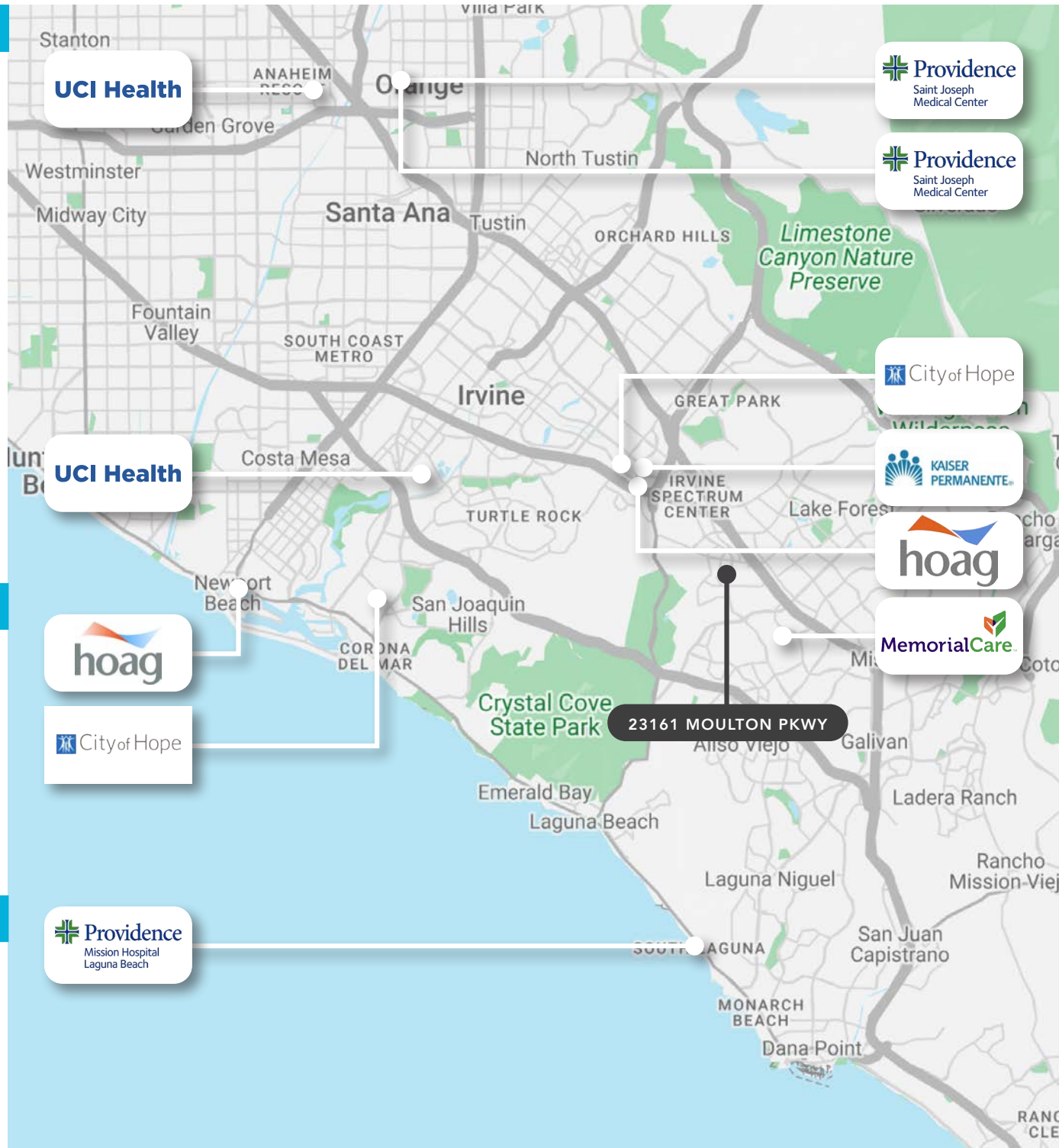
CHOC Children's 8.8 Miles

UCI Health 10.4 Miles

NEWPORT BEACH

City of Hope 6.4 Miles

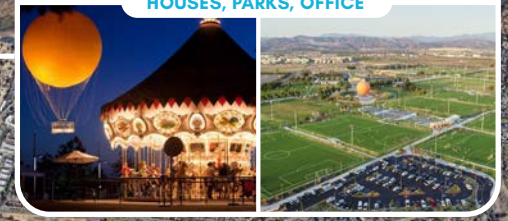
hoag 8.5 Miles



AERIAL



HOUSES, PARKS, OFFICE



LOS OLIVOS MARKETPLACE



LAGUNA WOODS

