



MOLLIE MITCHINER

714-321-6241
MollieM@SevenGables.com
SevenGables.com
DRE #01844533

Contact me today to schedule a tour and see how this exceptional space can cater to your specific business needs.

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615 E CHAPMAN AVE
ORANGE





This beautifully maintained Craftsman-style office building has approx. 3000 square feet & is ideally located just six blocks from the highly desirable Old Towne Orange Plaza. Positioned on a high-traffic street & close to freeways and a few miles from CHOC & St. Joe's Hospital, the property offers excellent visibility and accessibility for both clients and staff. This building is well-suited for a medical or dental practice, as well as a wide range of professional office uses. This 1914 building was remodeled in approx. 2014-2016 from the ground up including a new HVAC system, insulation, plumbing & electrical systems, providing modern infrastructure to support today's operational needs. An elevator was installed which enhances accessibility and functionality, making the layout convenient for multi-level use. Exterior features include outdoor lighting, rain barrels, landscaping and a custom water fountain. The Seller has invested approx. \$1.2 million in a comprehensive interior remodel thoughtfully customizing both the first and second floors to support a high-volume medical practice. The first floor features a spacious lobby with an oversized round reception desk accented with teak wood and luxury vinyl plank floors throughout. A conference room enclosed by beveled glass walls adds a modern touch, along with four well-appointed exam rooms, a laboratory & private office, IV room -also suitable for surgical use enhances the medical functionality of the space. Two beautifully finished bathrooms complete the level, featuring glass tile accents & quartz countertops. The finished basement and attic have plenty of room for storing extra supplies. The second floor features one bathroom, five exam rooms, nurse's work station, a surgery room with storage cabinets, a laboratory with plenty of countertop space & a private office that opens to the outdoor deck. This property is on the coveted MILLS ACT contract which gives the owner a significant savings on annual property taxes!!

PROPERTY OVERVIEW:

- Exceptional Medical/Professional Office opportunity In Old Towne Orange!
- Two floors with an elevator and stairs
- 10 exam rooms, 3 private offices and more
- MILLS ACT
- 11 Parking Spots



