



## **Bristol Medical PLaza**

2372-2382 SE Bristol St, Newport Beach, CA 92660



**Michael Azar**

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# Bristol Medical PLaza

\$47.76 /SF/YR

Plug and Play elegant Medical Clinic in Newport property is going under major renovation including but not limited to 7 passenger ADA Gurney Schindeler Medical elevator, updated public bath rooms, Pergola campus setting ...potential to customization with your needs...

- 2372 & 2382 SE BRISTOL ST , NEWPORT BEACH, CA 92660 HIGH IMAGE, "PRIDE OF OWNERSHIP" NEWPORT BEACH MEDICAL BUILDING •"Best of Class", two (2) story
- Strategically positioned on the 73 Freeway near John Wayne airport and in an ideal office amenity location.
- PRESTIGIOUS NEWPORT BEACH ADDRESS WITH RARE FREEWAY VISIBILITY SIGNAGE
- Less than a mile to John Wayne Airport , UCI , Hoag Medical , close to Fashion Island, South Coast Plaza, Irvine Spectrum
- Corner location bright and beautiful with nice window line
- Ample Free parking with easy access, Bus stop at the curb



|                         |                        |
|-------------------------|------------------------|
| Rental Rate:            | \$47.76 /SF/YR         |
| Min. Divisible:         | 1,192 SF               |
| Property Type:          | Office                 |
| Property Subtype:       | Medical                |
| Building Class:         | B                      |
| Rentable Building Area: | 15,520 SF              |
| Year Built:             | 1980                   |
| Walk Score @:           | 60 (Somewhat Walkable) |
| Transit Score @:        | 36 (Some Transit)      |
| Rental Rate Mo:         | \$3.98 /SF/MO          |

## 2nd Floor Ste B2

1

|                 |                  |
|-----------------|------------------|
| Space Available | 1,486 SF         |
| Rental Rate     | \$47.76 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Standard Medical |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | 1 - 10 Years     |

Private bathroom, 7 exam rooms, Easy access to freeway, 73, 55, & 405, Freeway signage available

## 2nd Floor Ste C

2

|                 |                  |
|-----------------|------------------|
| Space Available | 1,879 - 3,885 SF |
| Rental Rate     | \$47.76 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Standard Office  |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | 3 - 10 Years     |

Office/medical space with beautiful reception light and bright , 8 exam room , private bath room, break room , large operation room private offices.

## 2nd Floor Ste C2

3

|                 |                  |
|-----------------|------------------|
| Space Available | 1,192 SF         |
| Rental Rate     | \$47.76 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Healthcare       |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | 1 - 10 Years     |

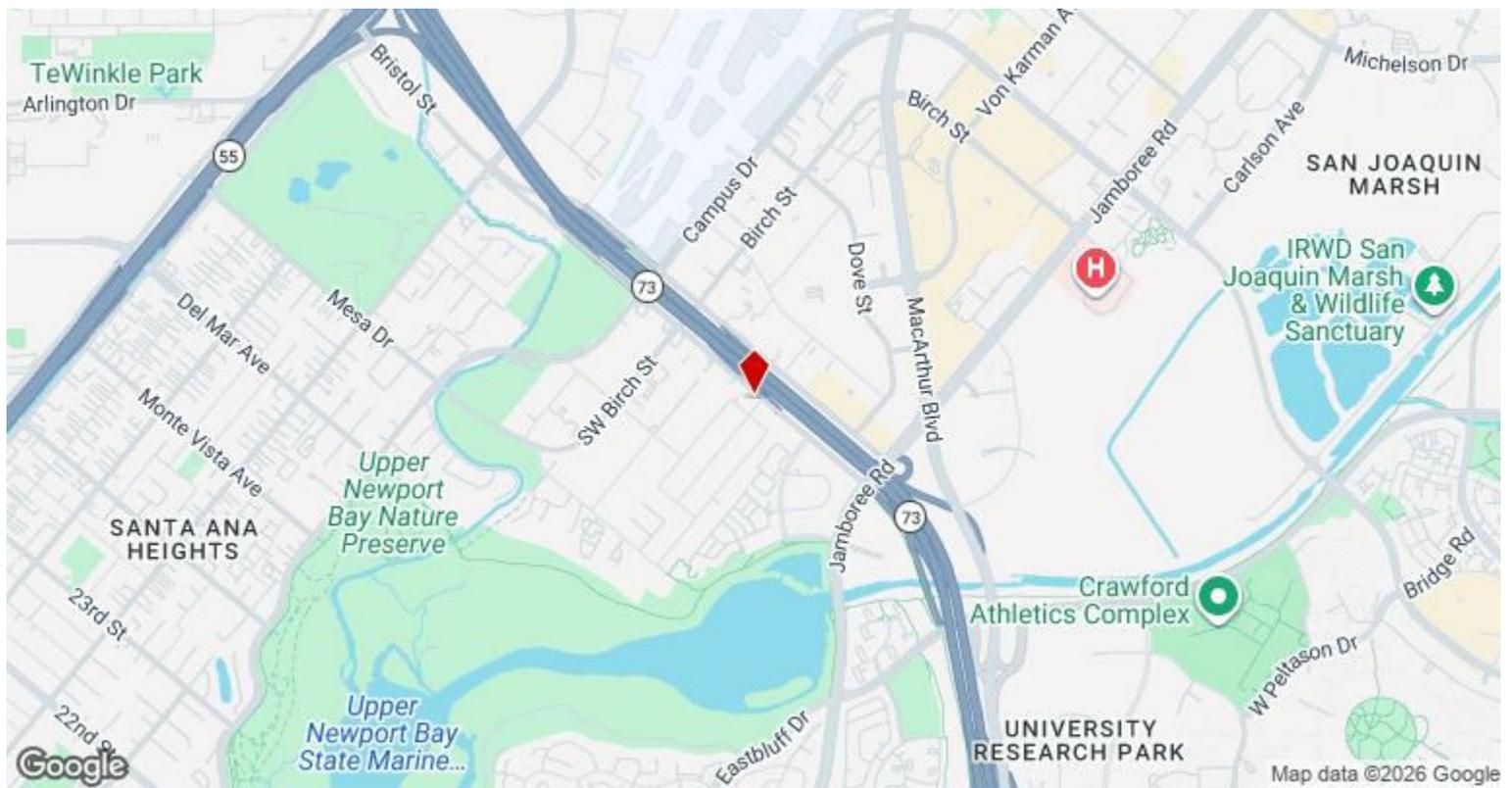
Corner windowed Clinic possible 6 exam room, Doctors office , operation room, reception, waiting area

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## Major Tenant Information

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| Tenant                         | SF Occupied | Lease Expired |
|--------------------------------|-------------|---------------|
| Akari Med Spa                  | -           |               |
| Body - Logic MD                | -           |               |
| Life Oral Health               | -           |               |
| Lotus Care Psychiatry MD       | -           |               |
| Newport Dental Arts            | -           |               |
| Newport Wellness               | -           |               |
| Superiors Choice Medical Group | -           |               |



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Plug and Play elegant Medical Clinic in Newport property is going under major renovation including but not limited to 7 passenger ADA Gurney Schindeler Medical elevator, updated public bath rooms, Pergola campus setting ...potential to customization with your needs , as many as large Exam Rooms available now! in high end medical office ,Near Jamboree on 73 freeway. (close UCI , Hoag and John Wayne Airport )

This beautiful, peaceful Clinic in Newport/Irvine is great for Dentist, Plastic Surgeon, Med Spa , Dermatology, Neurology , Ophthalmology , Cosmetics . with large operation room exam/ treatment rooms and sink . And there is a lovely Atrium . Reception are and Waiting room The offices are beautiful, serene environment.

The offices are in Newport Beach, right at the edge of Newport coast, Corona Del Mar , Crystal Cove , Irvine, Costa Mesa . Centrally located very near the 73 the 405 and the 55 freeways.

- Everything is new and beautiful!
- The building features a lovely garden out door sitting.
- Ample free easy parking.
- A beautiful lobby within your Clinic.

Please feel free to respond to this email - or call or text me for more info:

Call or Text Michael e at (949) 677-7011

Contact me anytime! Weekdays, weekends and evenings are all ok! :) I am happy to answer all your questions!

GENERAL KEYWORDS: medical clinic ,executive suites, executive suite, furnished office, home office, instant office, part-time office, part time office, part-time office, hourly, month to month, month-to-month, monthly, weekly, mailing address, office leasing, office rental, office sharing office, office space, satellite office, short term office, sublease, office shared office space, shared work spaces, sharing space, share office, sharing office, share suite, shared suite, sharing suite, furnished suite, temporary office, executive suite, executive office, turn-key office, office wellness office therapist office life coach office nutritionist office hypnotherapist, counselor, psychologist, office counseling office, Doctors, Dentists, Plastic Surgeons, Med

# Property Photos



2372-2382-SE-Bristol-St-Newport-Beach suite 240 front office



Primary Photo

# Property Photos

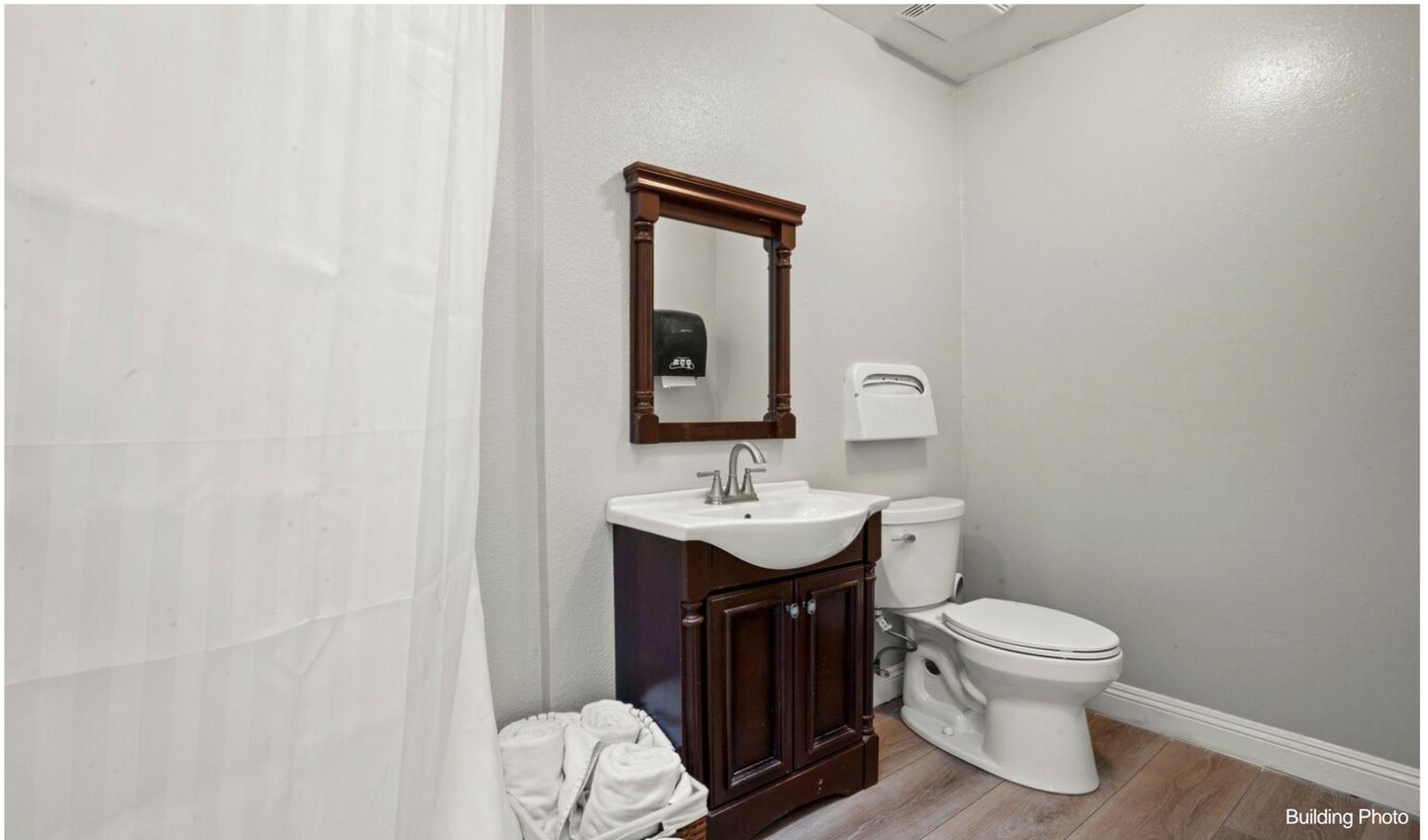


Building Photo

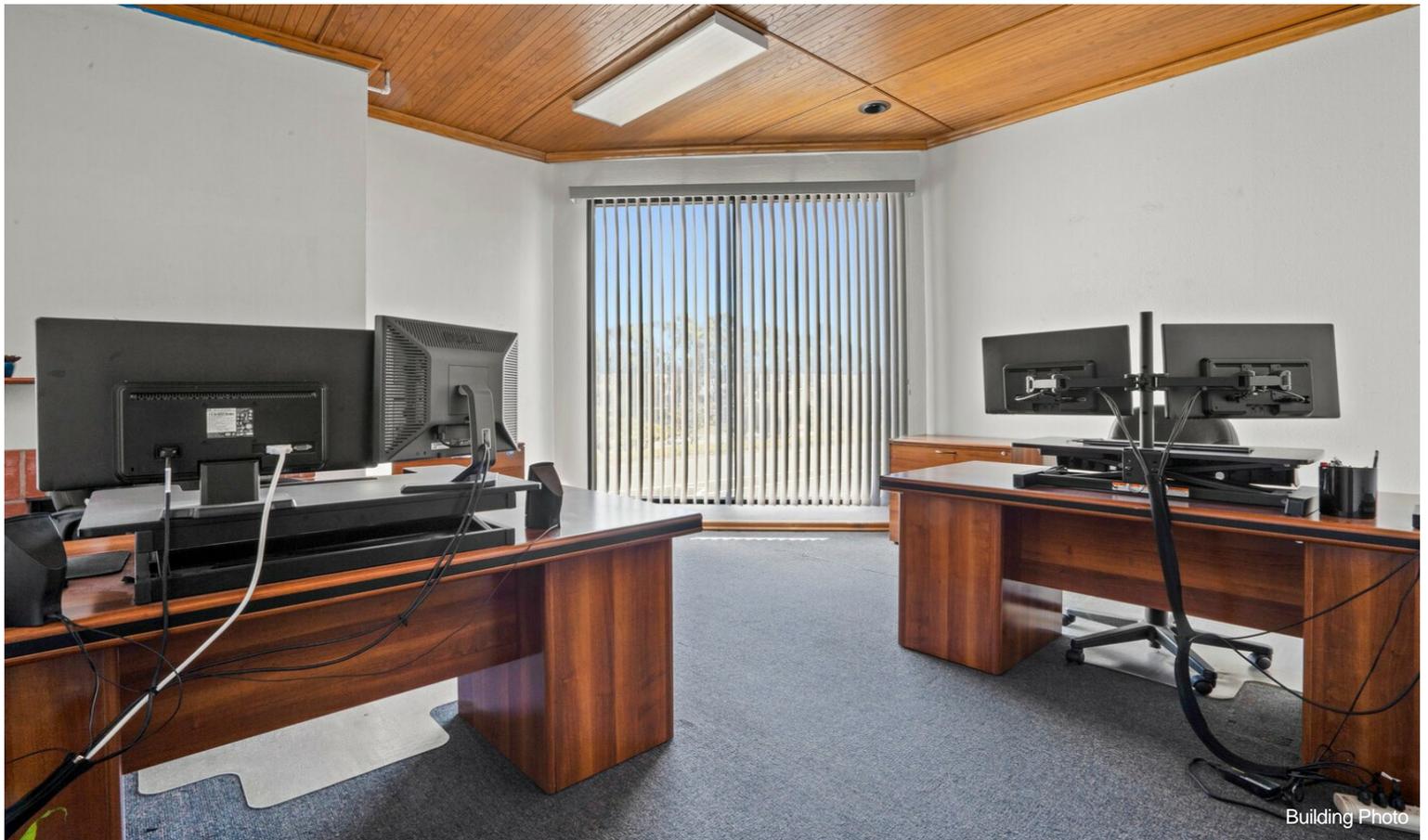
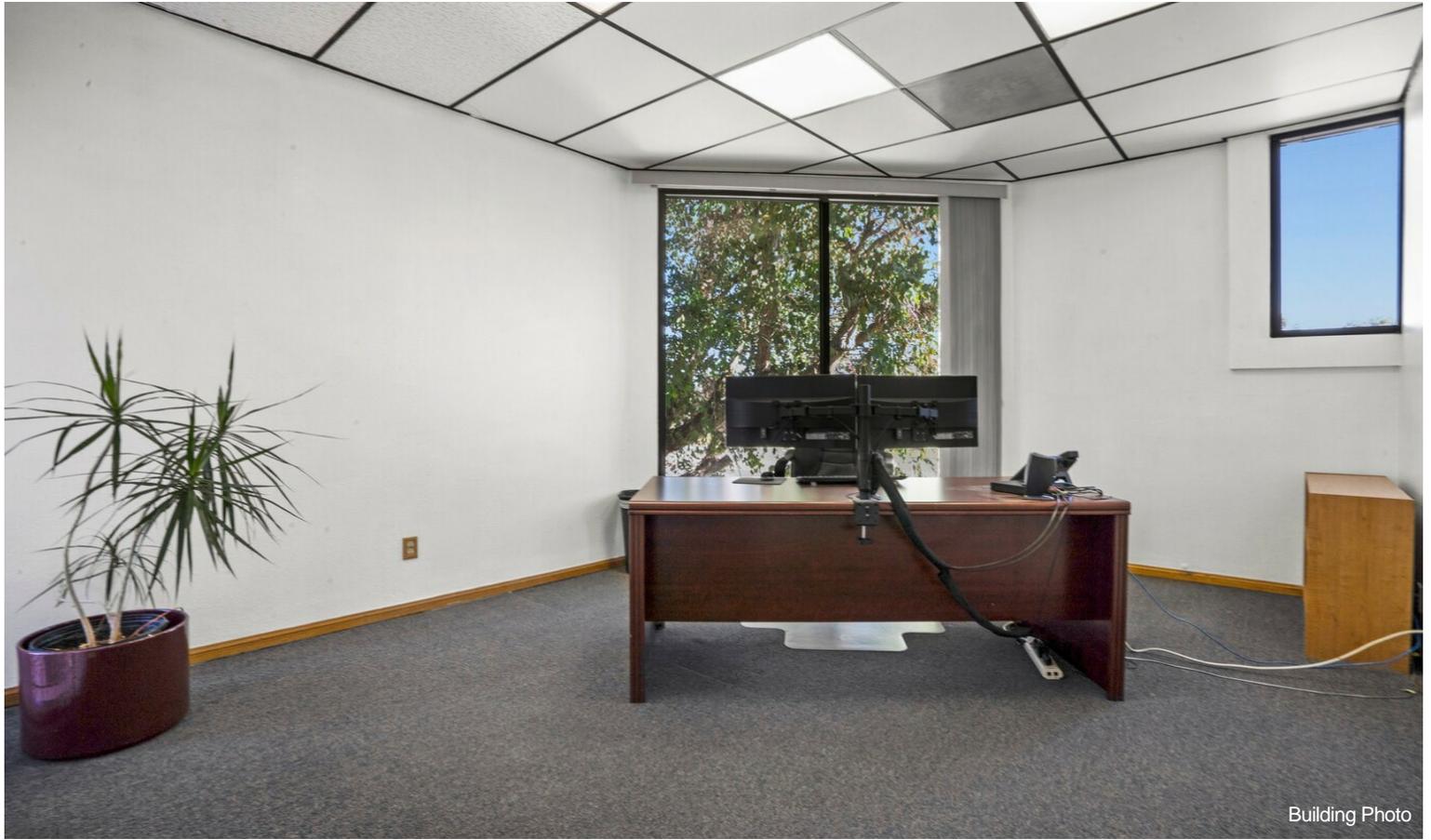


Building Photo

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