

# GARDEN GROVE MEDICAL PLAZA

12555 GARDEN GROVE BLVD., GARDEN GROVE, CA  
**MEDICAL SUITES FOR LEASE**



**MEDICAL ASSET  
MANAGEMENT**  
MEDICAL PROPERTY SPECIALISTS



**Jackson Cunningham**  
(310) 517-4870  
Jacksonc@Medicalasset.com  
DRE #02306850



**Mitch Yankowitz**  
(310) 517-4861  
MitchY@Medicalasset.com  
DRE #01360137

# Property Highlights

**On Campus at Garden Grove Hospital Medical Center Connected by Pedestrian Footbridge**

**On-site pharmacy**

**24 Hour Security Guard**

**Easy Access to the Highway 22 and Public Transportation**

**6.23/1,000 SF Ratio (400 Surface Parking)  
Free Unreserved Parking & Reserved Parking for Doctors**

**Full Service Gross Rental Rates, Includes Electricity & Janitorial**



# Gallery

Front Entrance



Building & Hospital



Parking Lot Entrance



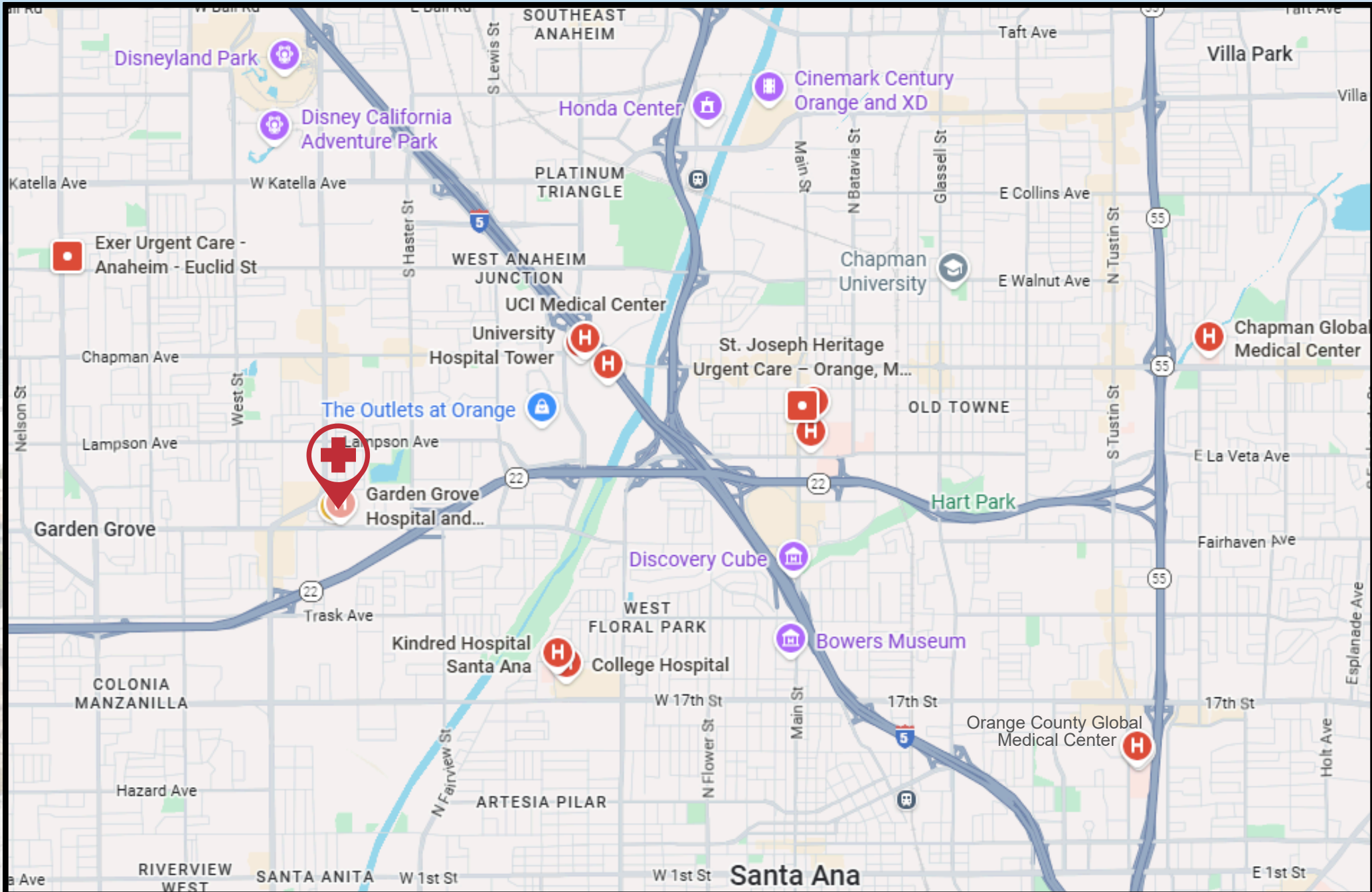
Drop Off



# Location Highlights

**400 Ft. from Garden Grove Hospital and Medical Center**

**Population of 2.1 Million within 10 Miles of the building**



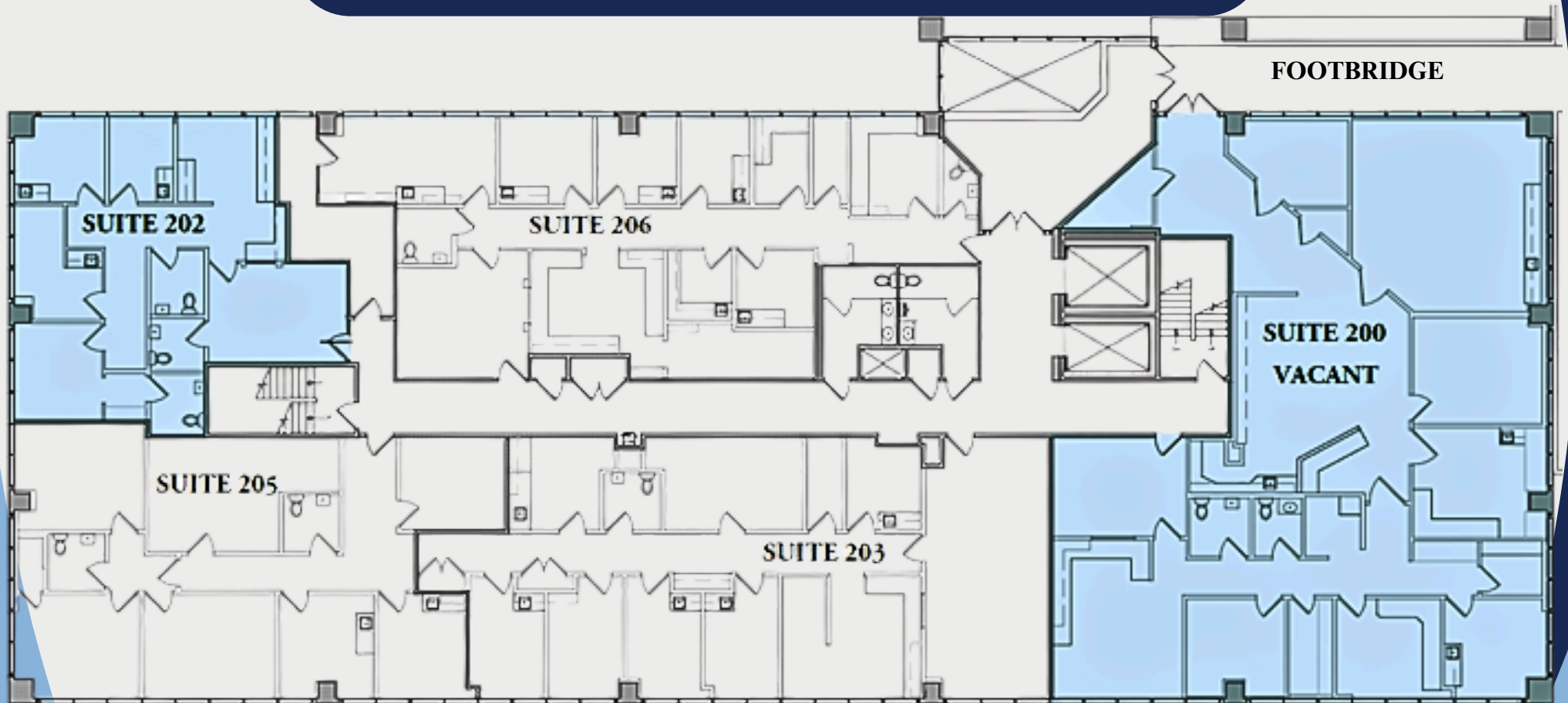
# 2<sup>nd</sup> Floor Plan

## AVAILABILITY:

**SUITE 200**      4,010 RSF  
**\*SUITE 202**      1,389 RSF  
**\*Available August 1, 2026**

## RENTAL RATE:

**\$2.30 FSG**  
**\$2.30 FSG**

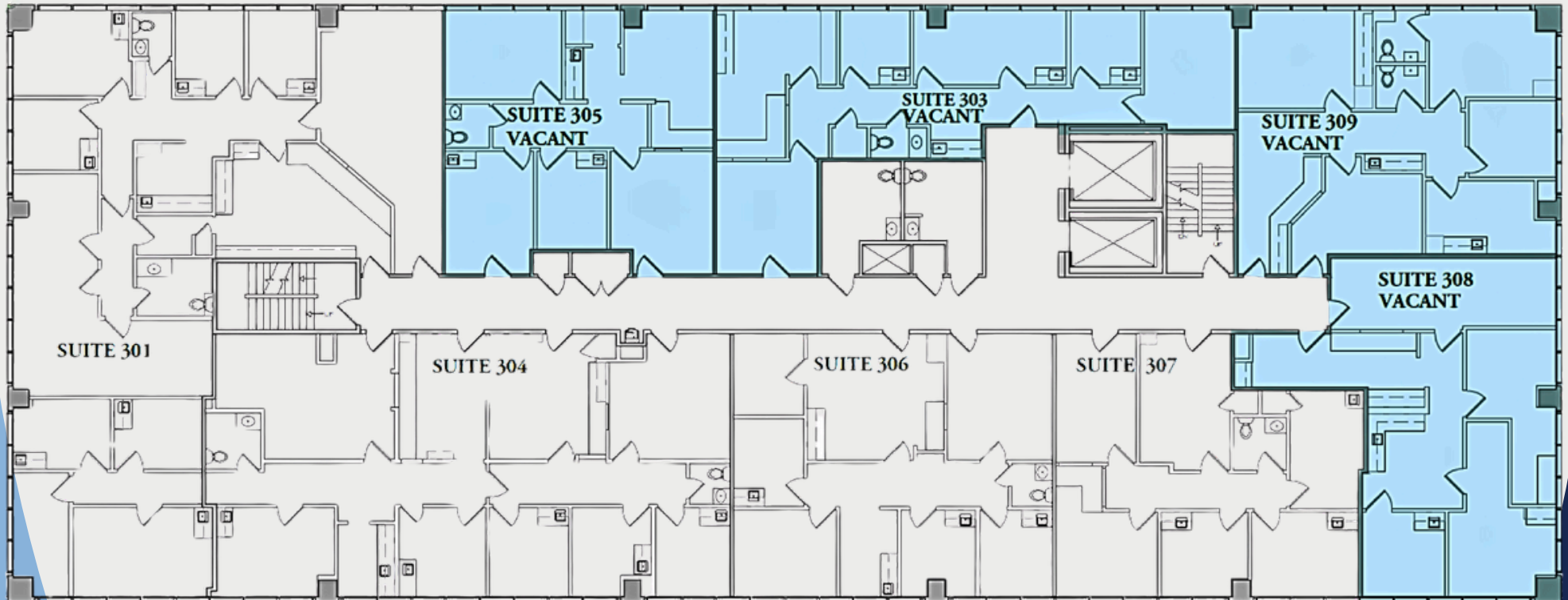


# 3<sup>rd</sup> Floor Plan

## AVAILABILITY:

## RENTAL RATE:

*SUITE 303	1,310 RSF	\$2.30 FSG
*SUITE 305	1,109 RSF	\$2.30 FSG
*SUITE 308	1,274 RSF	\$2.30 FSG
*SUITE 309	1,334 RSF	\$2.30 FSG
*CONTIGUOUS	5,027 RSF	



# 4<sup>th</sup> Floor Plan

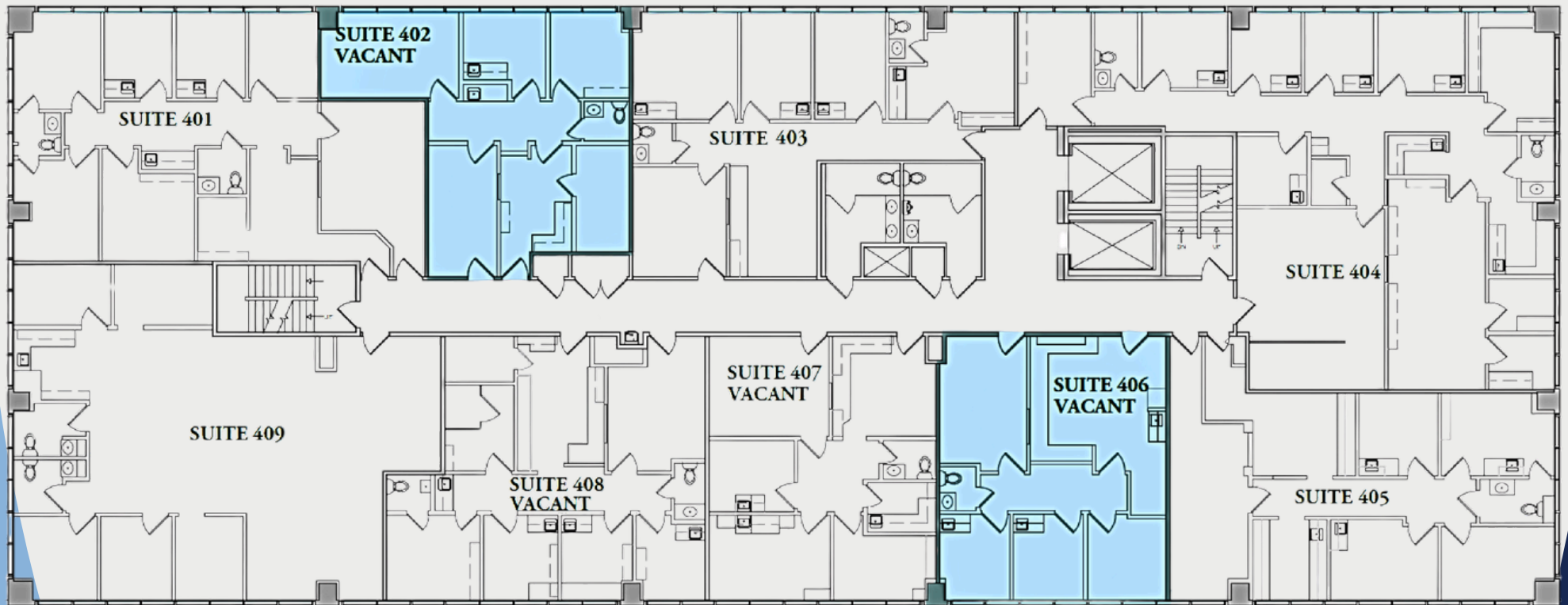
AVAILABILITY:

RENTAL RATE:

SUITE 402  
SUITE 406

983 RSF  
978 RSF

\$2.30 FSG  
\$2.30 FSG



# 5<sup>th</sup> Floor Plan

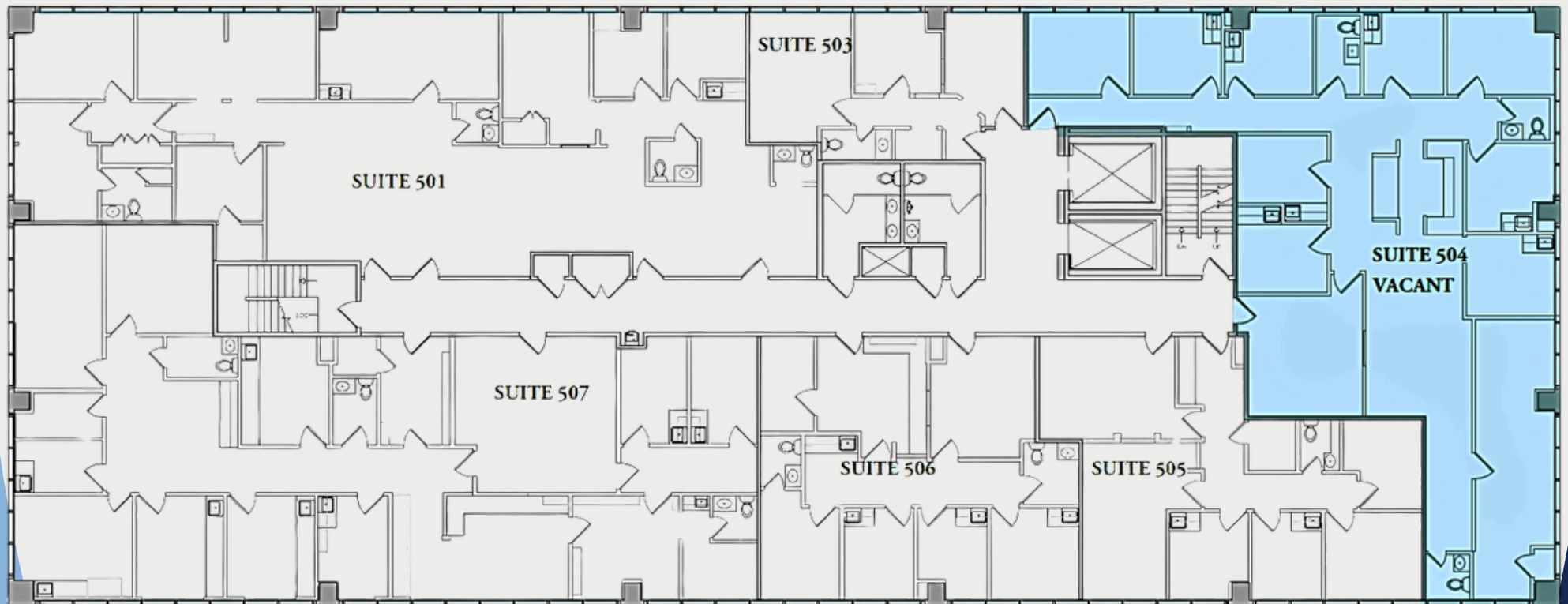
AVAILABILITY:

RENTAL RATE:

**SUITE 504**

**2,866 RSF**

**\$2.30 FSG**



# Garden Grove Medical Plaza

12555 Garden Grove Blvd., Garden Grove 92843



**MEDICAL ASSET  
MANAGEMENT**  
MEDICAL PROPERTY SPECIALISTS



**Prime Healthcare**



## **JACKSON CUNNINGHAM**

Director of Leasing & Management

(310) 517-4870

JacksonC@Medicalasset.com

DRE #02306850



## **MITCH YANKOWITZ**

Managing Partner

(310) 517-4861

MitchY@Medicalasset.com

DRE #01360137

\*The information contained herein is deemed reliable, but cannot be guaranteed by Medical Asset Management and is subject to change.