

Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



Kellie Hill
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**Medical Suite(s)
for Lease and Sublease**

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FEATURES:

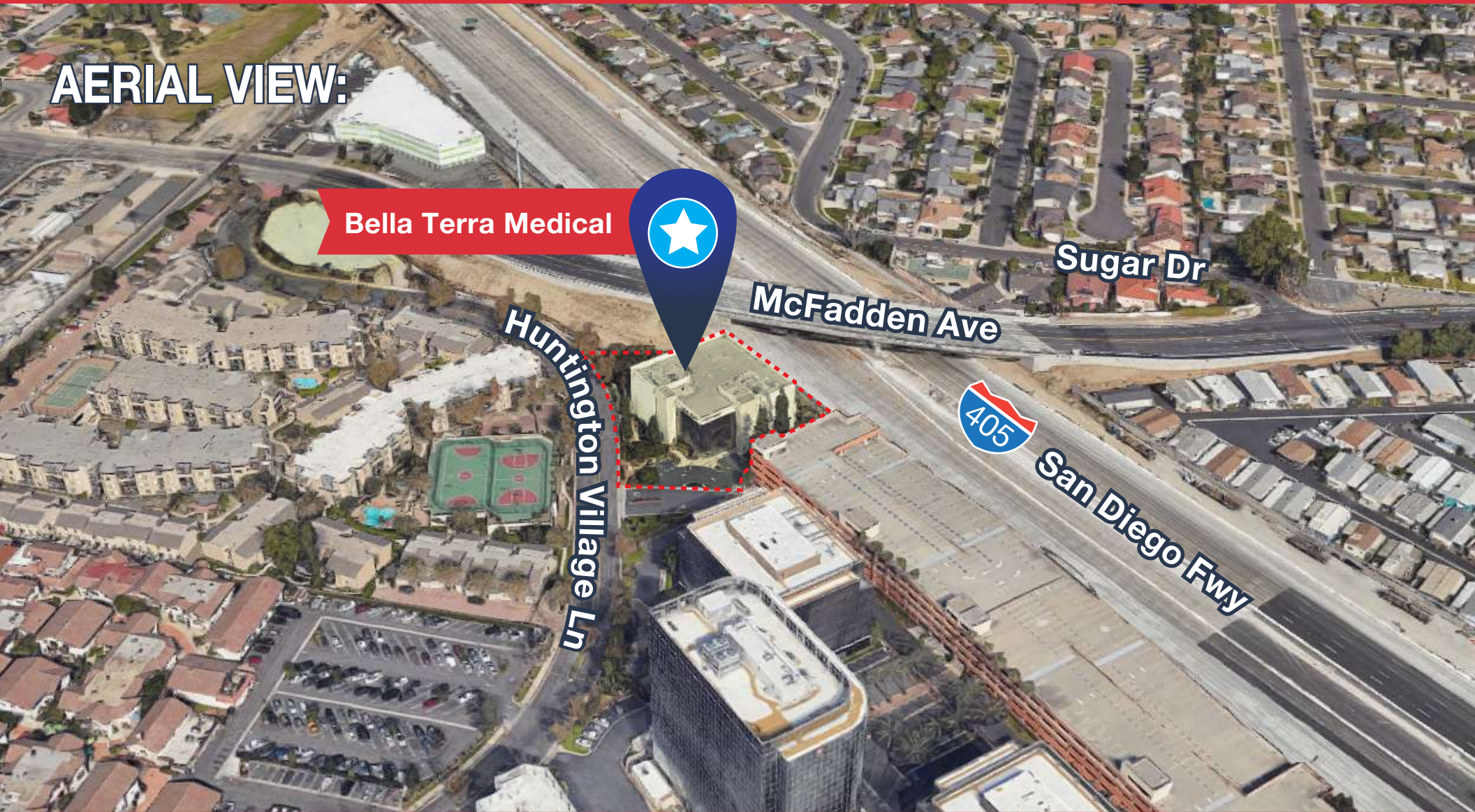
- Modern Medical Office Building with newly upgraded Lobby, Restrooms and Elevators
- Located in the heart of Orange County with easy access to 405 Fwy & the many amenities provided by the Bella Terra community
- Ample Parking - Free and Convenient Patient Parking
- A variety of Medical Practices within the building which provides ample referral opportunities



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AERIAL VIEW:



Bella Terra Medical



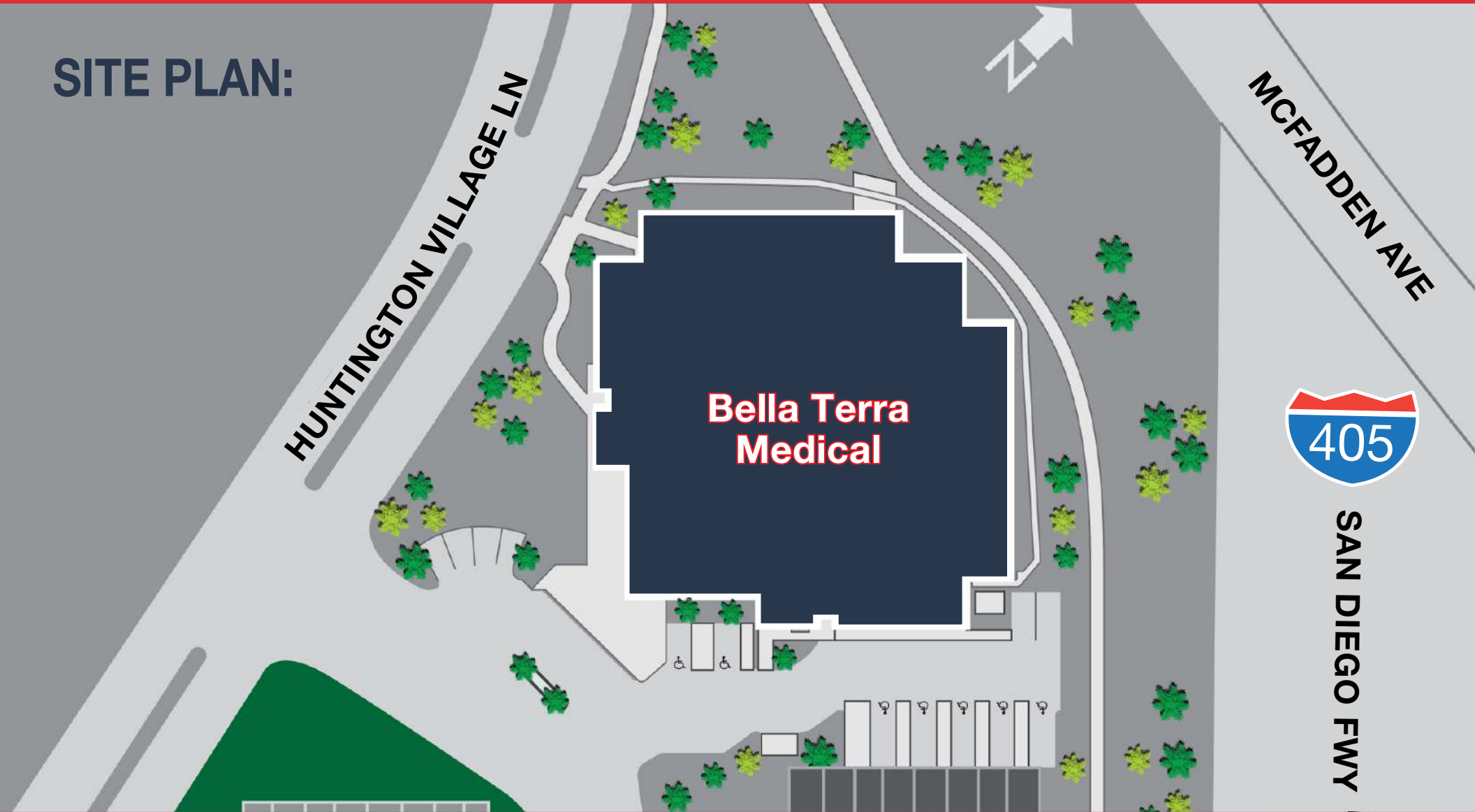
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SITE PLAN:



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FLOOR PLAN

Suite 103

1,099 RSF

SUITE DESCRIPTION:

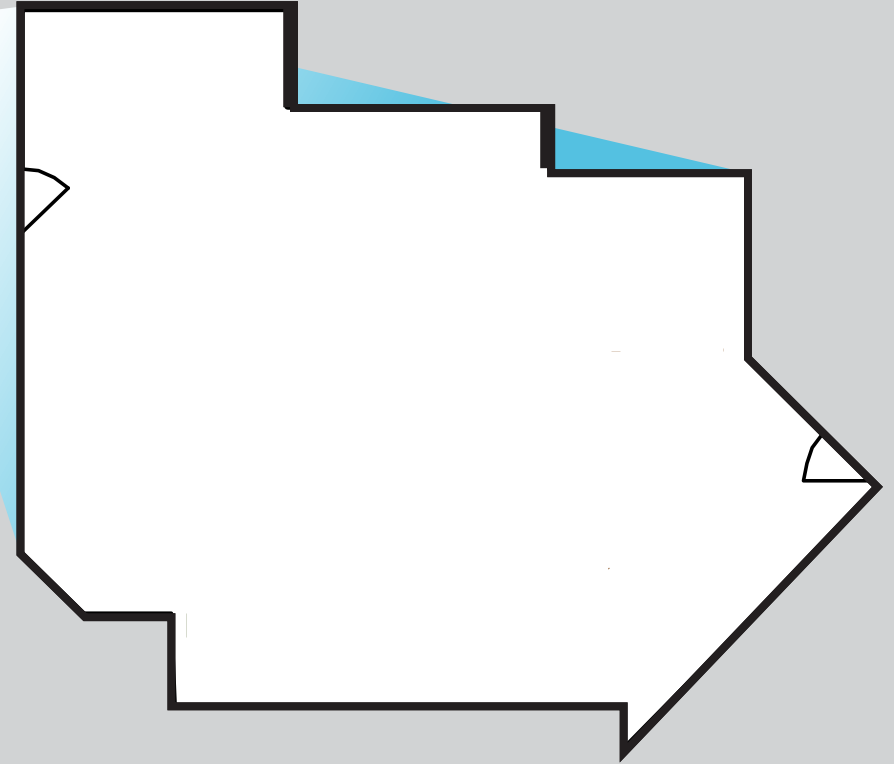
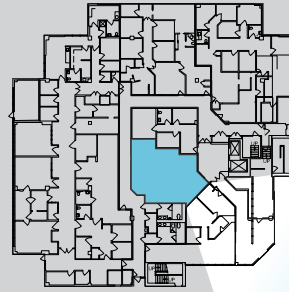
Interior suite located across from building elevators

Incredible foot traffic flows into and around this suite daily and has high visibility

Suite is in white shell condition and ready for the Tenant's custom build out

LEASE RATE:

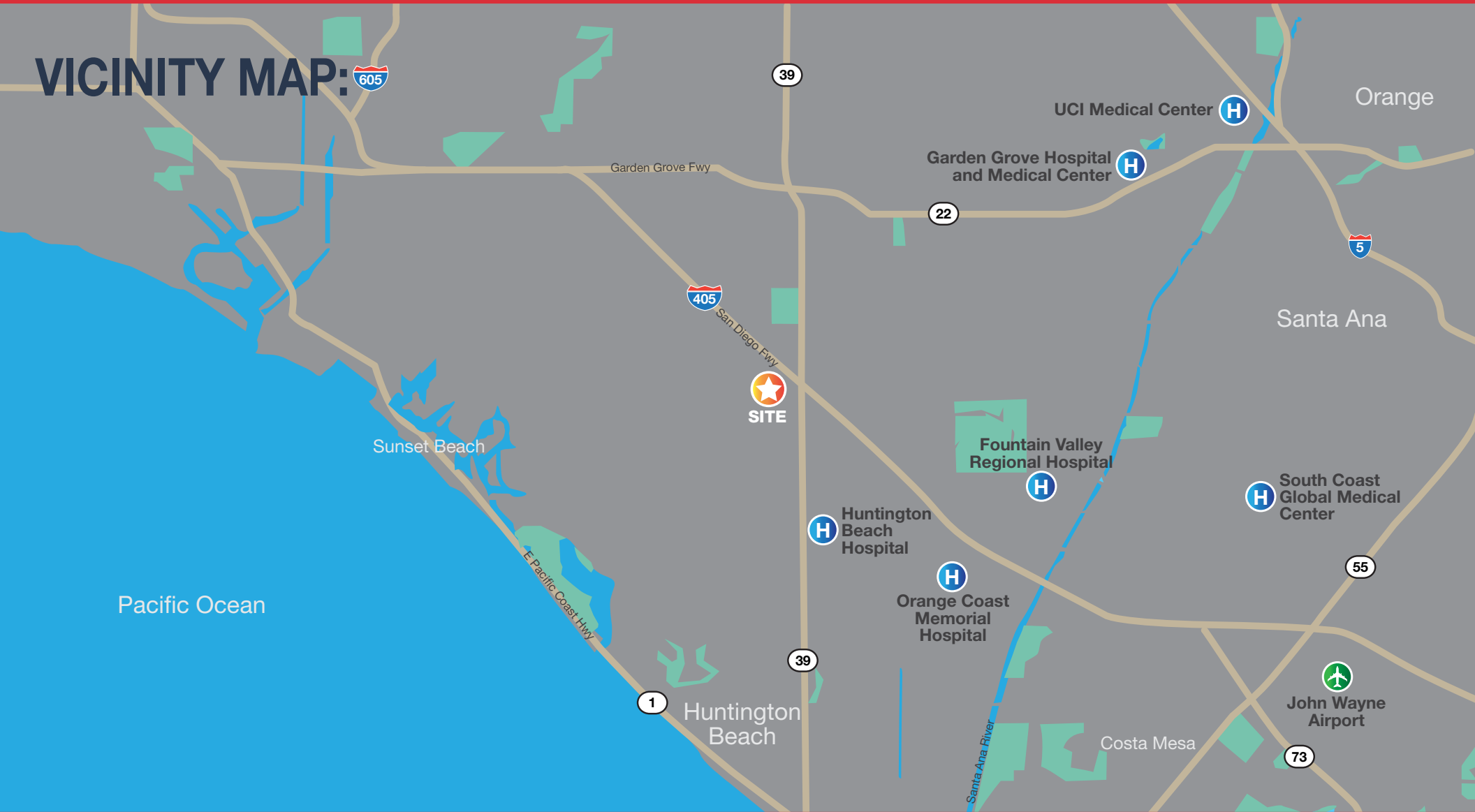
\$3.60 FSG



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VICINITY MAP:



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DRIVE TIME ANALYSIS

