

FOR SUBLEASE

±1,410 SF TURN KEY MEDICAL SUITE

WOODBIDGE
MEDICAL
CENTER



4950 BARRANCA

SUITE 308, IRVINE, CA 92604

orange county

OFFICE | GROUP



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

- Turn Key Medical Office Suite
- Modern High Quality Finishes
- ±1,410 SF Professional Medical Suite
- Large Procedure Room plus Three Exam Rooms
- Doctors Office with Private Restroom
- Reception Area with Waiting Room
- Nurse Station and Breakroom
- Secondary Staff and Doctors Exit
- Lease Expiration Dec 31, 2024
- Asking \$4.15 FSG (Tenant Pays Janitorial)



ALLEN BASSO
Senior Vice President



ERIC DARNELL
Senior Vice President



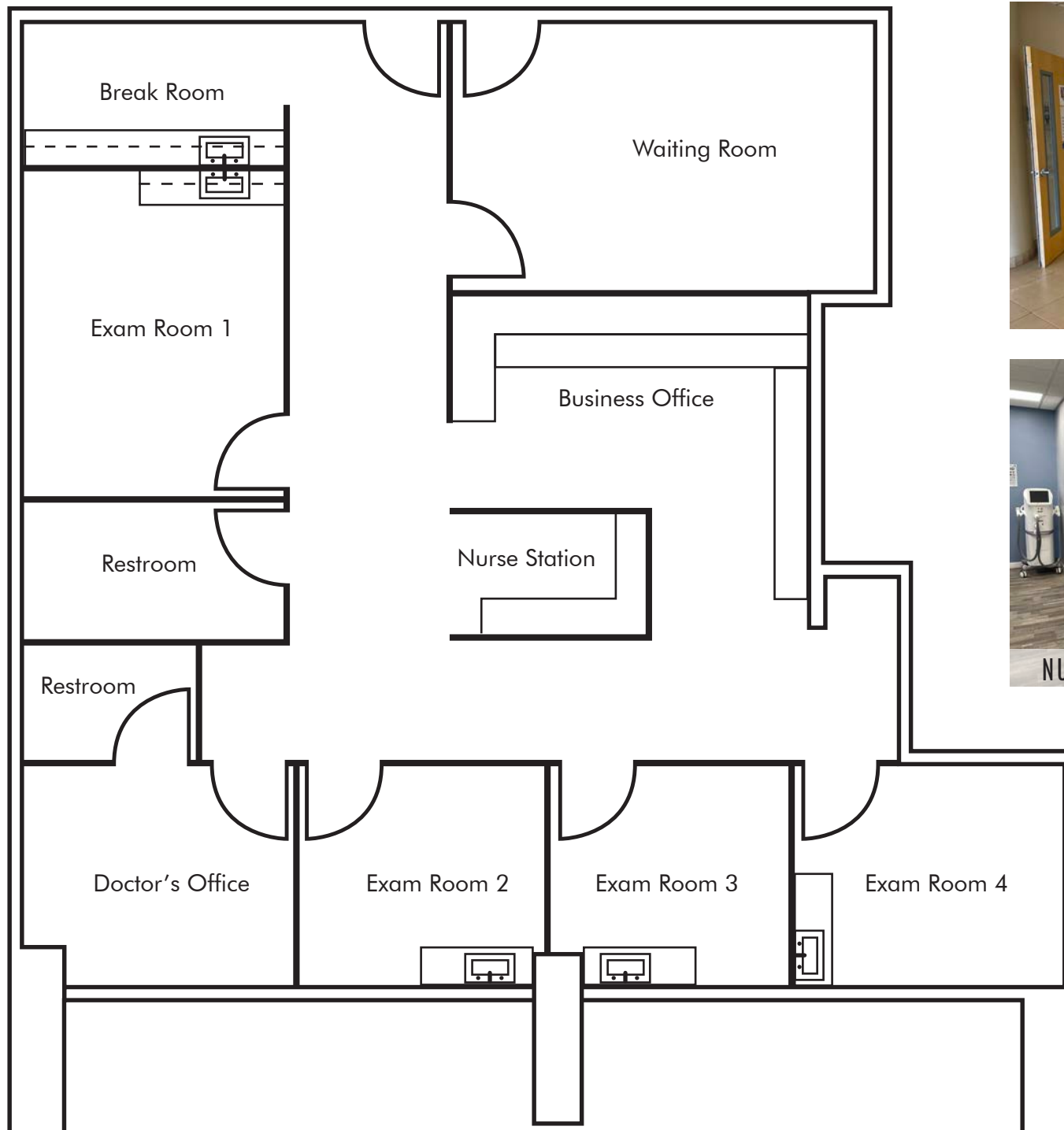
KYLEE KING
Associate



ERIC PARKHURST
Associate

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.





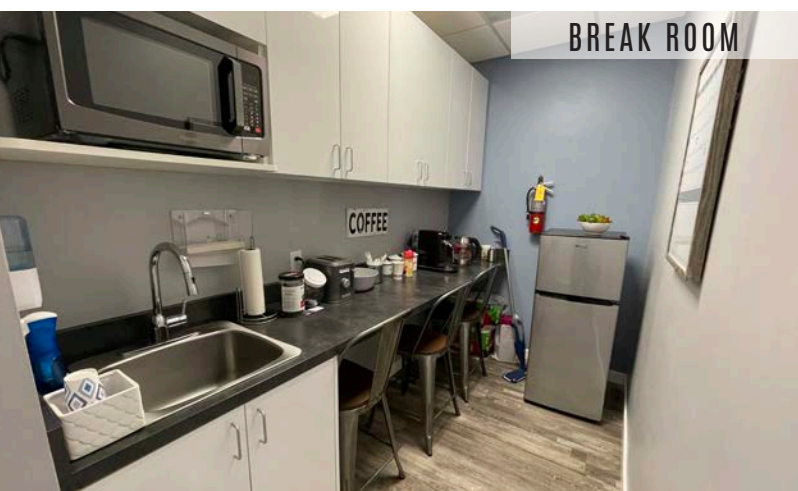
FLOORPLAN



EXAM ROOM



PROCEDURE ROOM



BREAK ROOM



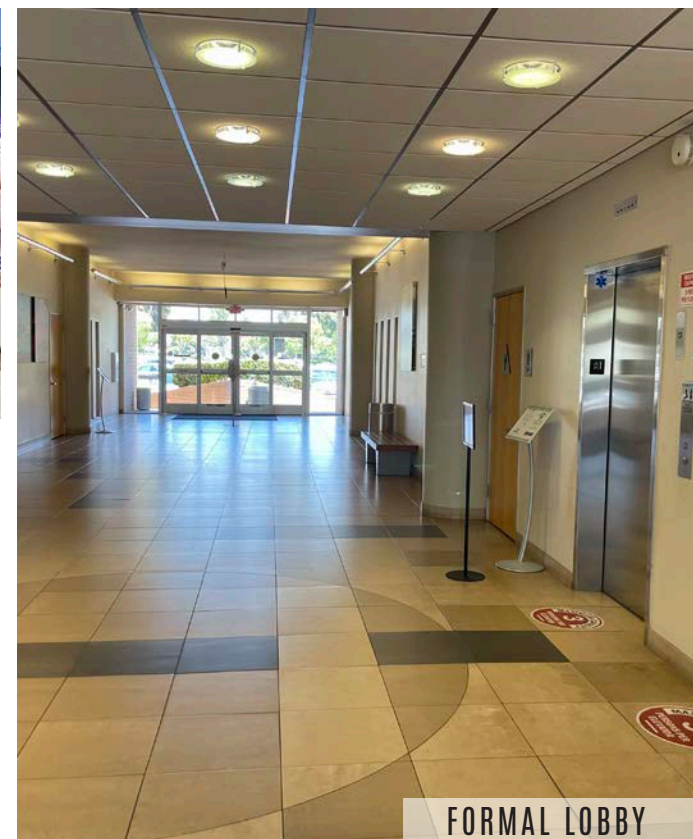
FORMAL RECEPTION



WAITING ROOM



DOCTOR/CONSULTATION OFFICE



FORMAL LOBBY



SURFACE FREE PARKING



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