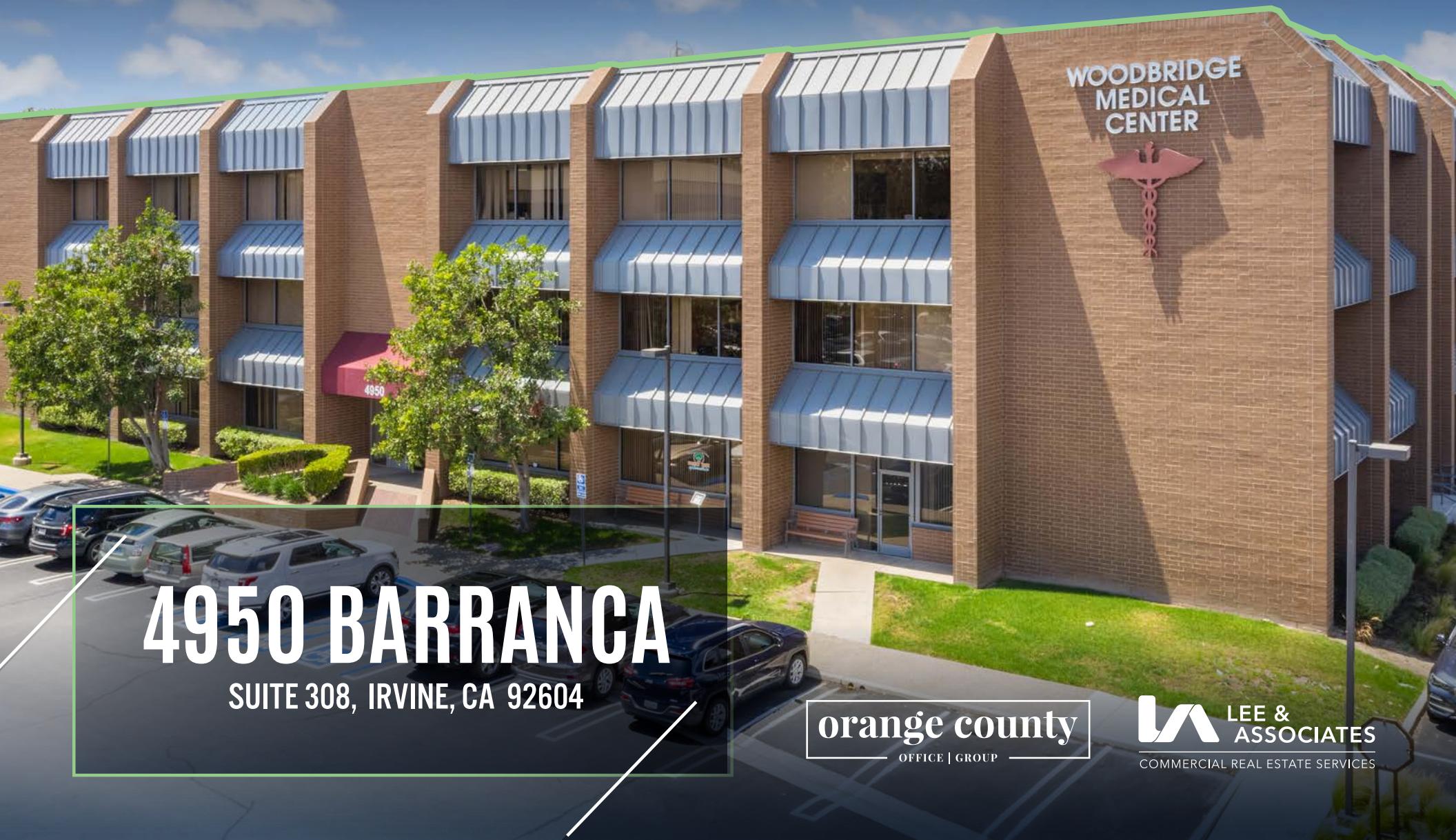


FOR SUBLEASE

±1,410 SF TURN KEY MEDICAL SUITE



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

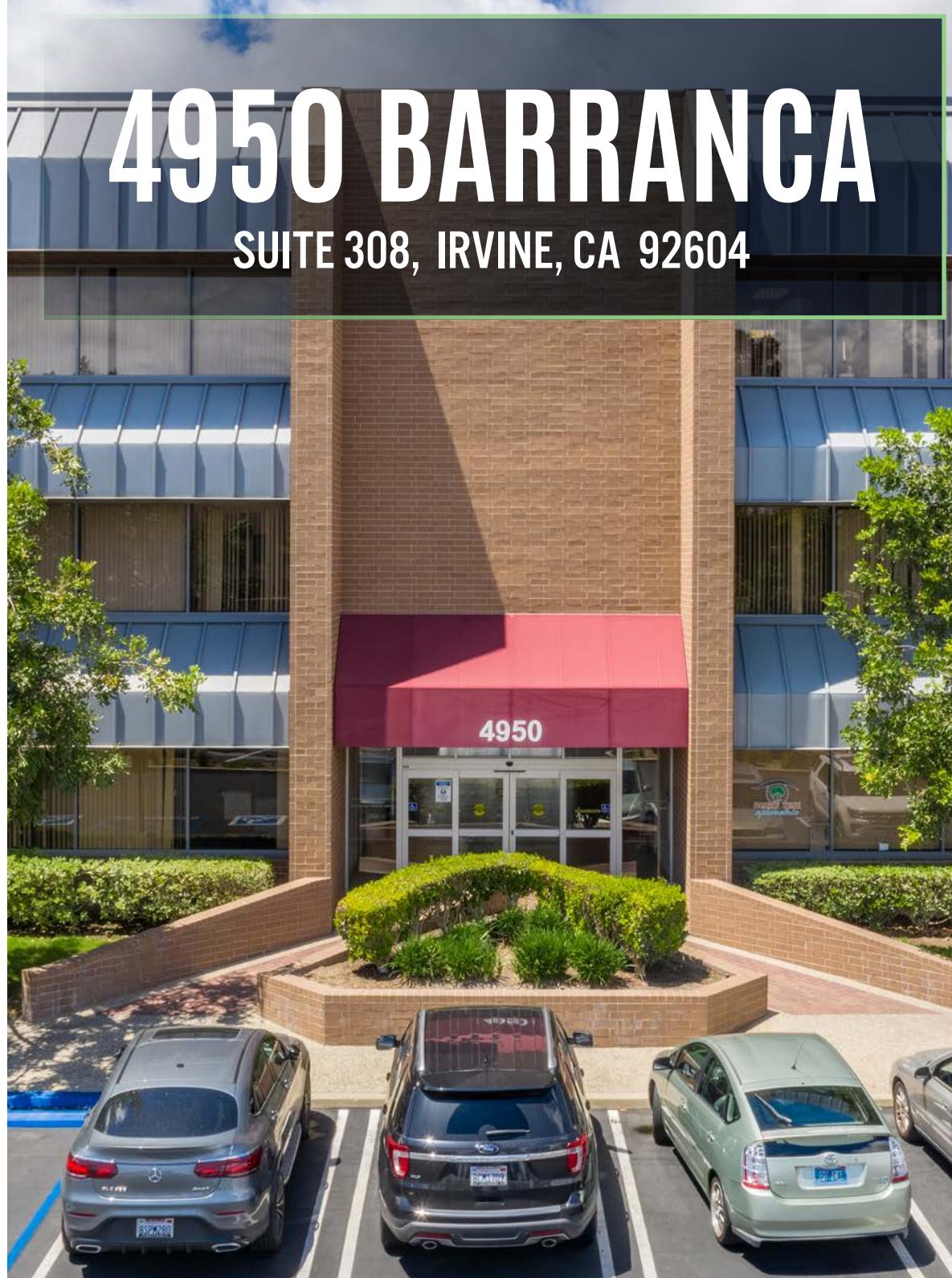


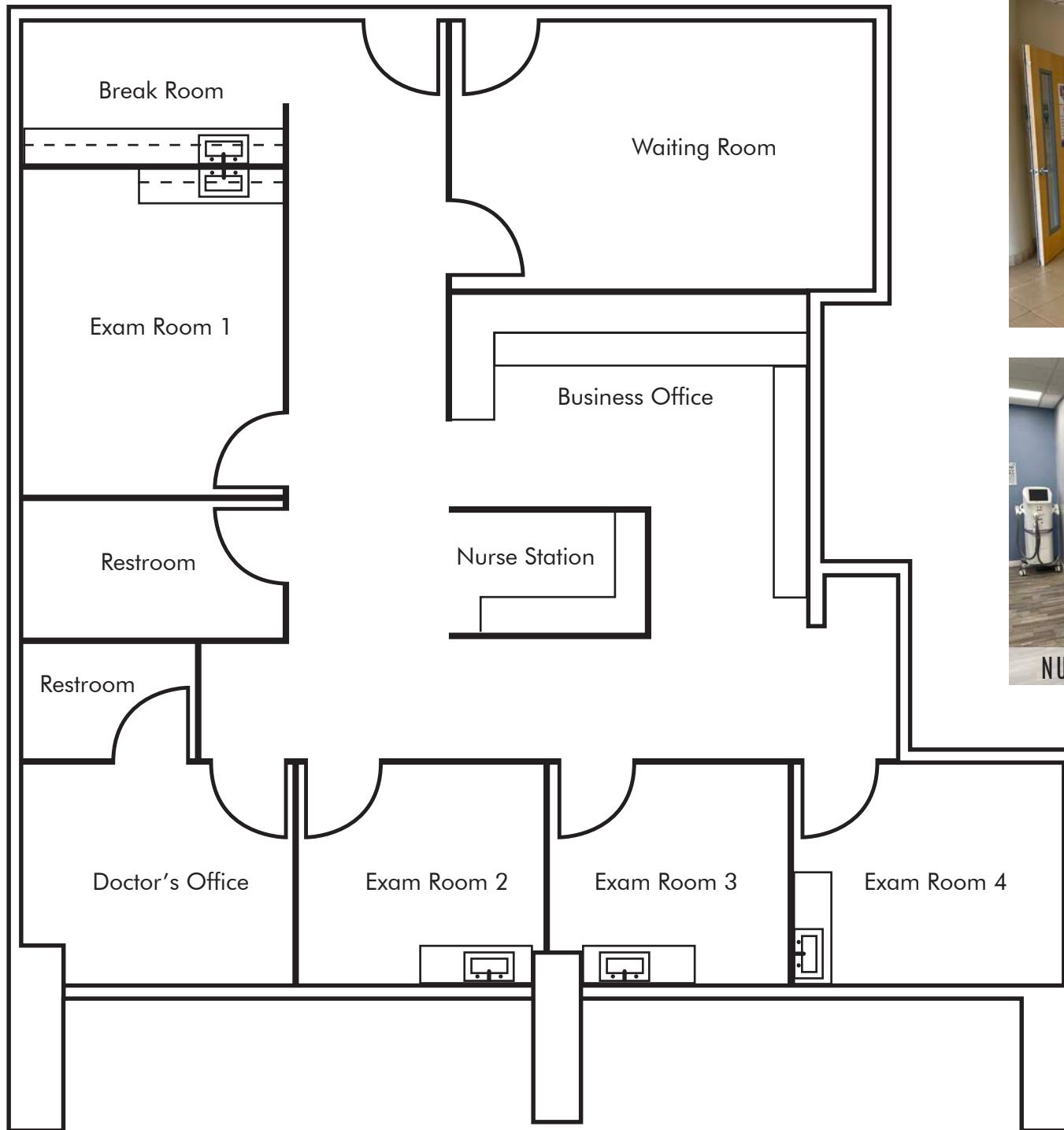
KYLEE KING
Associate



ERIC PARKHURST
Associate

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FLOORPLAN



EXAM ROOM



PROCEDURE ROOM



FORMAL RECEPTION



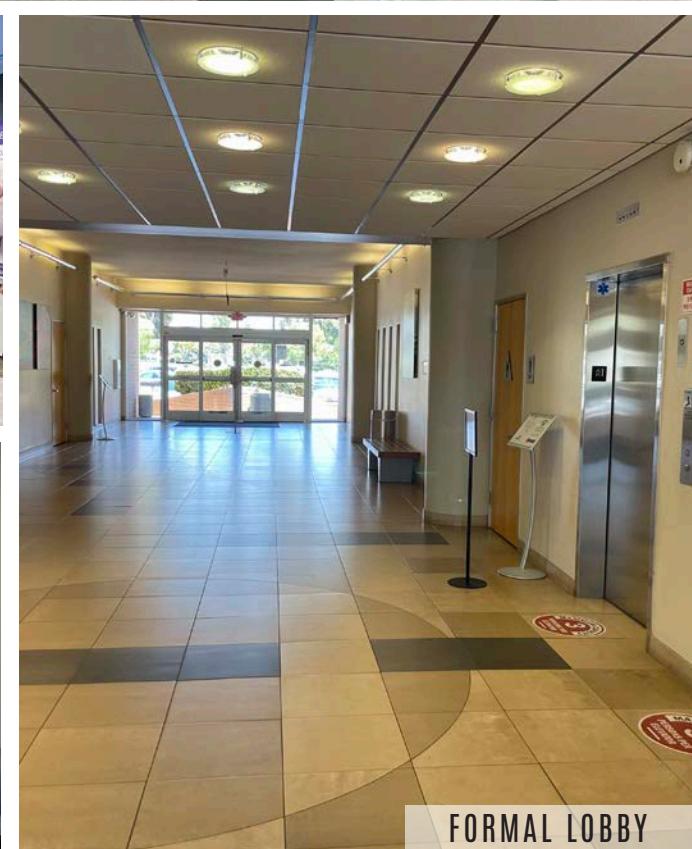
BREAK ROOM



WAITING ROOM



DOCTOR/CONSULTATION OFFICE



FORMAL LOBBY



ALLEN BASSO
Senior Vice President



ERIC DARNELL
Senior Vice President



KYLEE KING
Associate



ERIC PARKHURST
Associate

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