

# FOR LEASE

2,071 SQ. Ft. MEDICAL OFFICE



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## TRI CITY MEDICAL

2023 W. Vista Way, Suite H, Vista, California 92083

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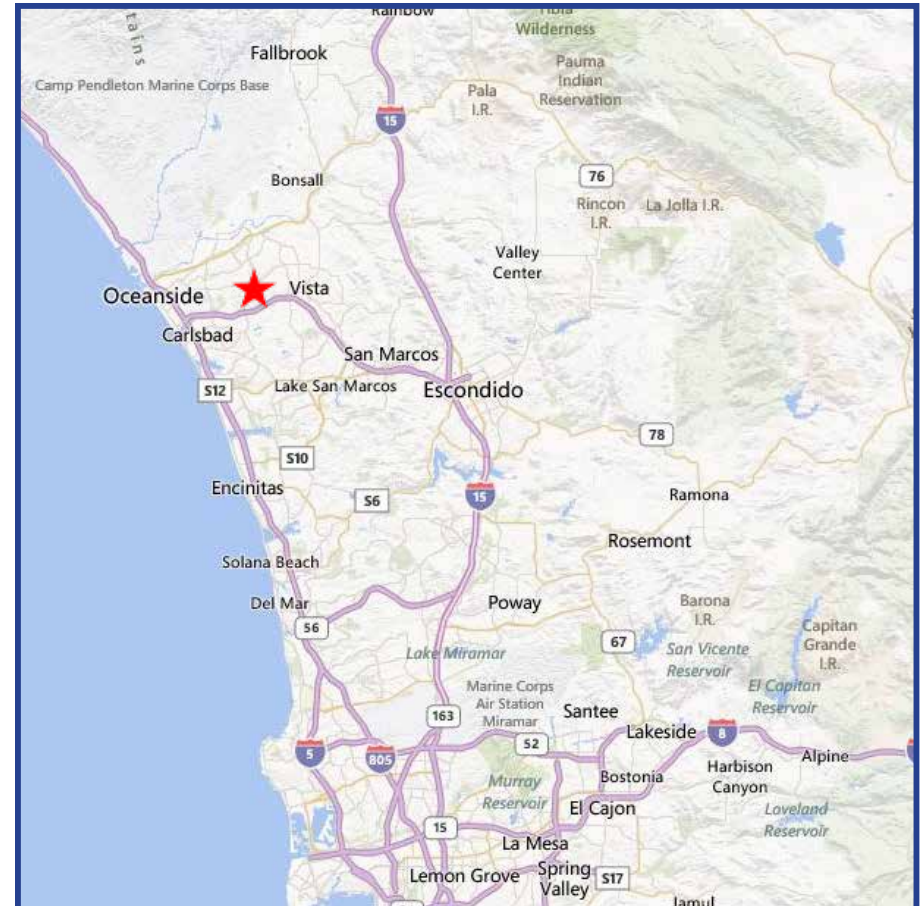


## PROPERTY DESCRIPTION

- Located within walking distance to Tri City Hospital
- Elevator served two story building with secured subterranean physician parking
- Fourteen physician offices comprising 28,587 square feet
- Secured building with 24/7 access
- Frontage road to Hwy. 78 and close proximity to Interstate 5
- Abundant restaurants and shopping nearby
- Building shower on-site
- Ample patient parking

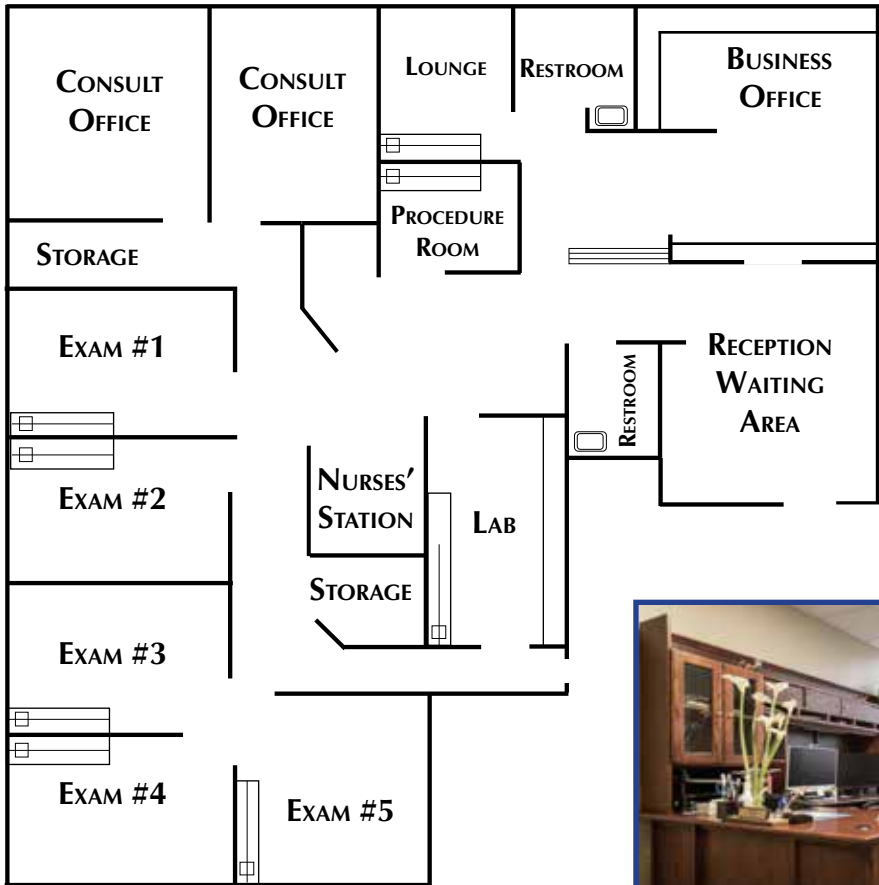
## SUITE DESCRIPTION

- 2,071 sq. ft. suite - perfect for one to two physicians
- Nicely designed suite with hardwood type flooring & accented walls
- Full length windows on south side of the suite
- Suite includes ample waiting room, reception/business office, nurse's station, five exam rooms and two consult offices
- Patient and private entrances
- Two restrooms
- Lab, records storage, private waiting room and miscellaneous storage area





**HORIZON**  
RESOURCES, INC.  
COMMERCIAL REAL ESTATE



NOT TO SCALE

CONSULT OFFICE



RECEPTION



WAITING ROOM



NURSES' STATION



## SPECIALTIES

Facial plastic surgery

Hip Replacement

Children's Orthopedics

Pain management

Oral surgery

**Your Specialty Here**

ENT-Otolaryngologist

Family medicine

Periodontics & implants

General dentistry

Infusion therapy



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**NURSES' STATION**



**WAITING/RECEPTION**



**CONSULT OFFICE**



**LAB**



**FILE ROOM**



**EXAM #1**



**EXAM #2**



**EXAM #3**



**EXAM #4**



Tri-City Medical Center



Tri-City Medical



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