



1122 Bristol Street, Suite 200 is a $\pm 2,680$ SF first-floor, high-image office suite located within a professionally maintained and recently renovated office building. The property offers prominent Bristol Street frontage and is ideally positioned near major retail destinations including South Coast Plaza, The LAB, and The Camp. Tenants also benefit from immediate access to the 405 and 55 Freeways, as well as the 73 Toll Road.

The building has been newly entitled for medical use, and the layout is well-suited for healthcare professionals or traditional professional service users such as law firms, accounting firms, or consulting practices. The property also provides ample parking on all four sides of the building, including an EV charging station (Tenant's use only).

PROPERTY FEATURES:

- $\pm 2,680$ SF First-Floor Office Suite
- Five (5) Private Offices
- Open Bullpen Area
- Multiple Private Entrances
- Full Glass-Line Throughout for Excellent Natural Light
- Building Signage
- LED Lighting
- Parking Ratio: 6 Spaces per 1,000 SF
- EV Charging Station (Tenant's Use Only)
- Prime Location Near John Wayne Airport

FOR LEASE @ BRISTOL ST. PROMENADE

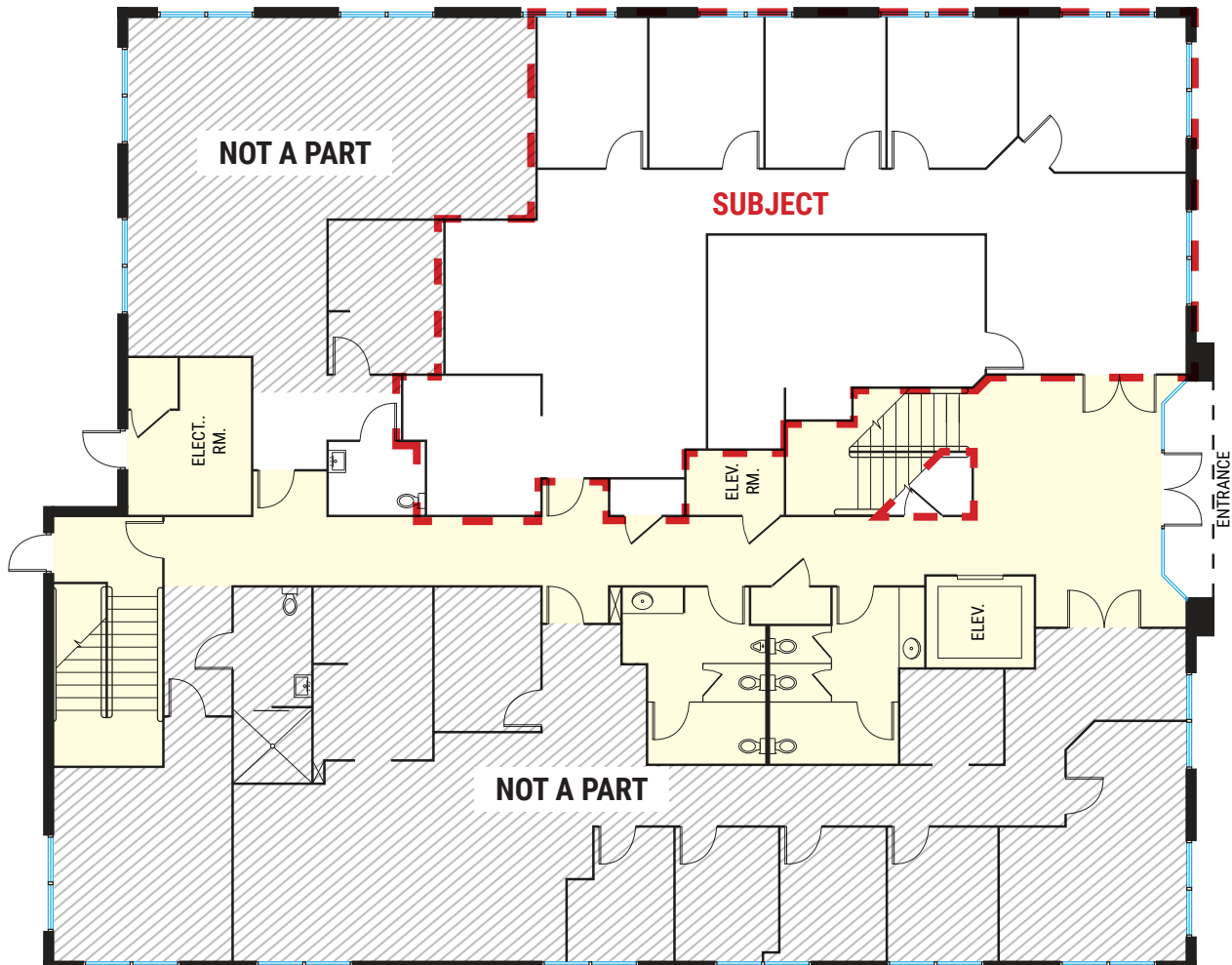
**$\pm 2,680$ RSF Office/Medical
Space Available**

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