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warner

11100 Warner Ave
Fountain Valley, CA

Availabilities

Closest Hospital Proximity and Best Value

First Floor

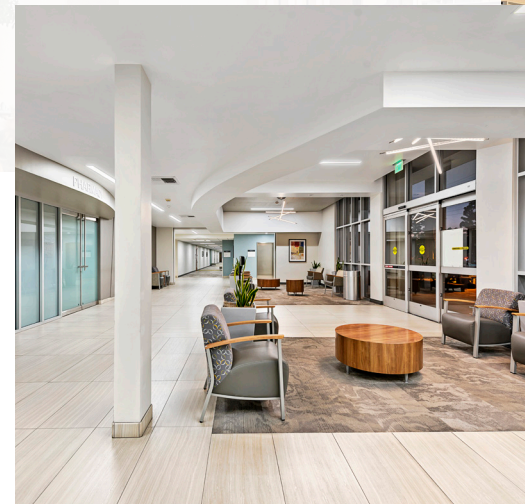
Suite	Size	Condition	Availability
120	1,559 SF	Former Dermatologist	Immediate
152	1,089 SF	Former	5/1/25
162	6,554 SF	Former Cardiology	1/16/25

Second Floor

Suite	Size	Condition	Availability
202	1,660 SF	Clean Shell	Immediate
206	1,822 SF	Former Urology	Immediate
216	1,362 SF	Improved Former Gastro	Immediate
260	1,519 SF	Improved Former	Immediate
256	864 SF	Former	4/1/25

Third Floor

Suite	Size	Condition	Availability
300	2,126 SF	Improved Physical Therapy	Immediate
302-304	1,809 SF	Clean Shell	Immediate
308	1,095 SF	Clean Shell	Immediate
356	1,118 SF	Improved Spec Suite	Immediate
362	1,677 SF	Former	4/1/25
368	2,076 SF	Clean Shell	Immediate



For more information or to schedule a property tour, please contact:

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Fountain Valley
Medical Center

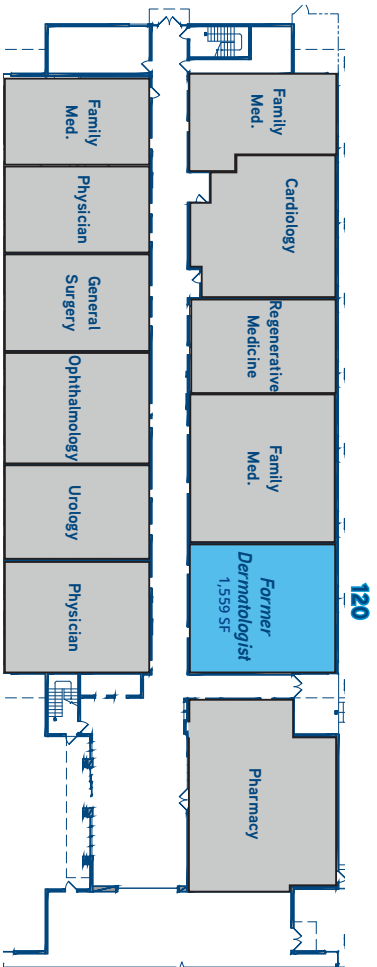


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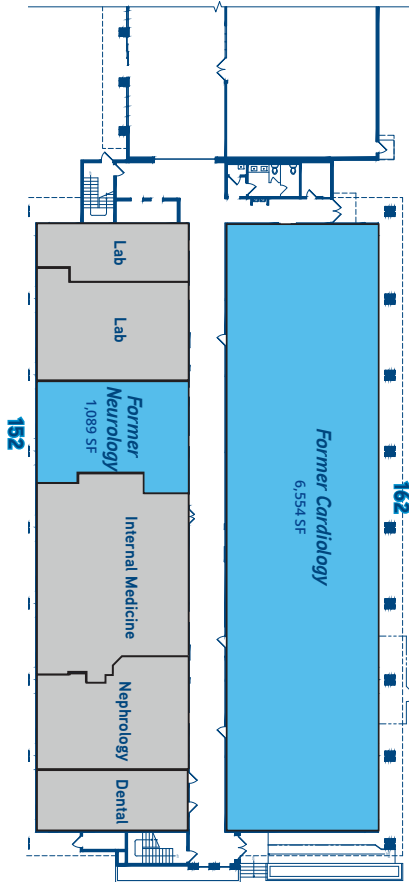
Floor Plans

First Floor

East Building



West Building

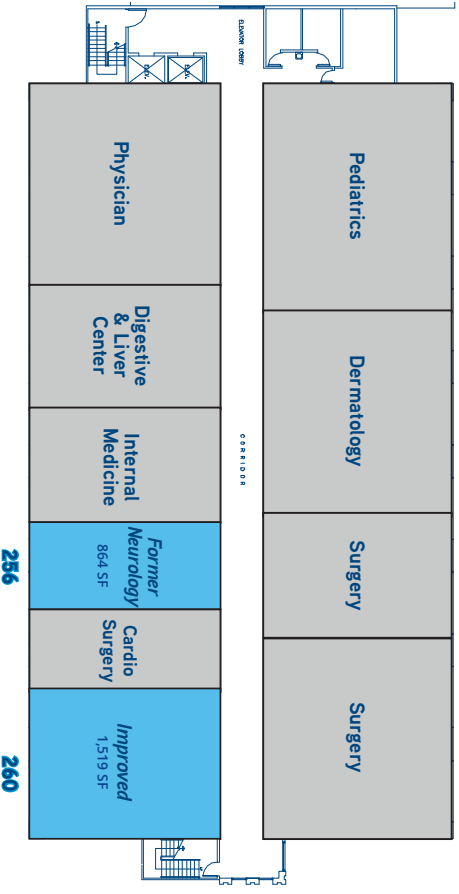


Second Floor

East Building



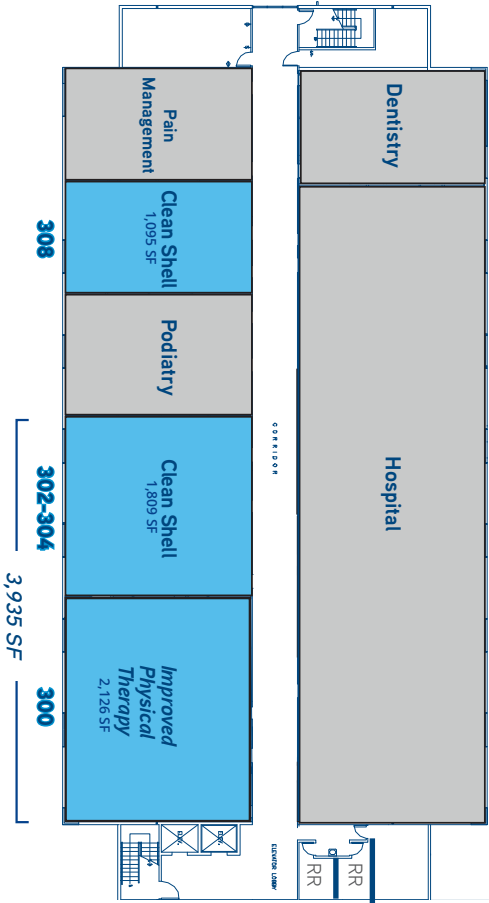
West Building



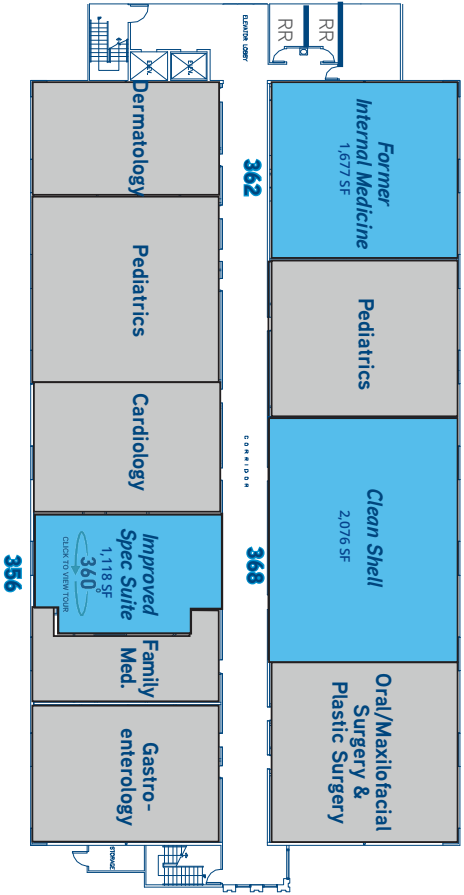
Floor Plans

Third Floor

East Building



West Building



11160 Warner Availabilities

11160 Warner Ave
Fountain Valley, CA

Largest Block of Contiguous Space

First Floor

Suite	Size	Condition	Availability
109	3,319 SF	Clean Shell	Immediate

Second Floor

Suite	Size	Condition	Availability
201	2,199 SF	Improved Former Pediatrics/Gastro	Immediate
207-211	4,771 SF	Clean Shell	Immediate
223	1,327	Clean Shell	Immediate

Third Floor

Suite	Size	Condition	Availability
301	1,543 SF	Improved Former OBGYN	Immediate
307-311	9,428 SF	Improved Former Orthopedics	Immediate
325	880 SF	Former Lab	Immediate

Fourth Floor

Suite	Size	Condition	Availability
401	1,176 SF	Improved Former Urology	Immediate



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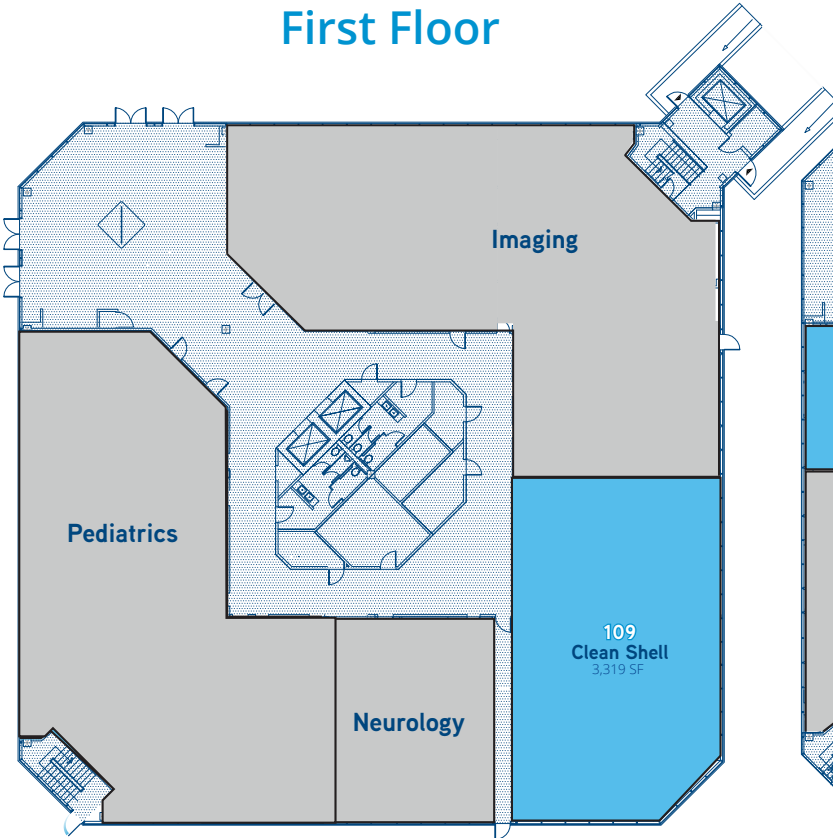
Fountain Valley
Medical Center



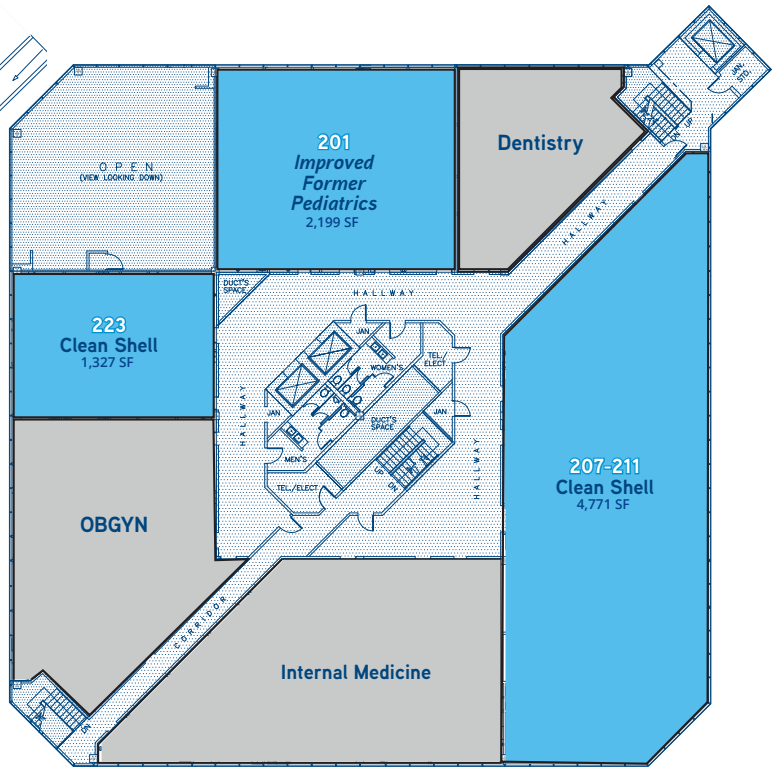
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Floor Plans

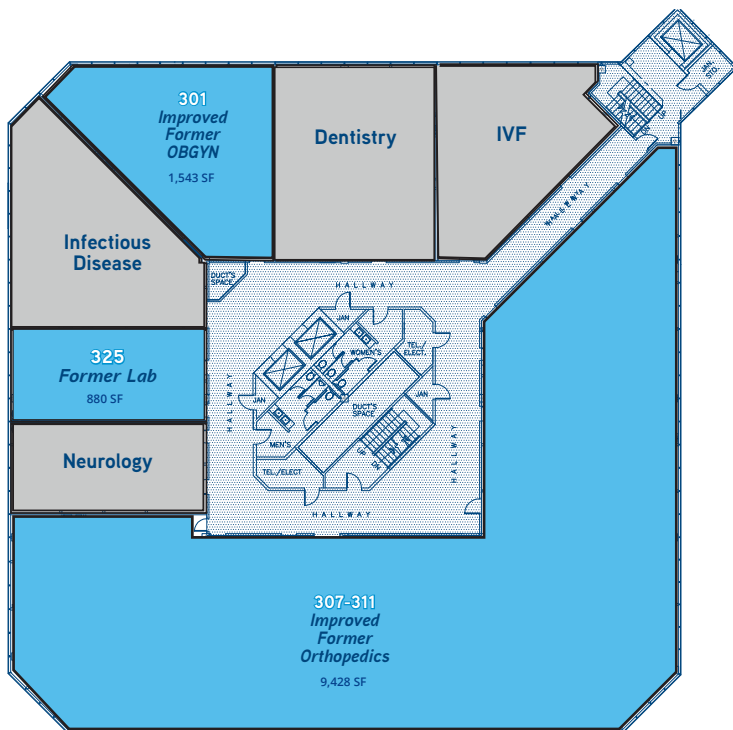
First Floor



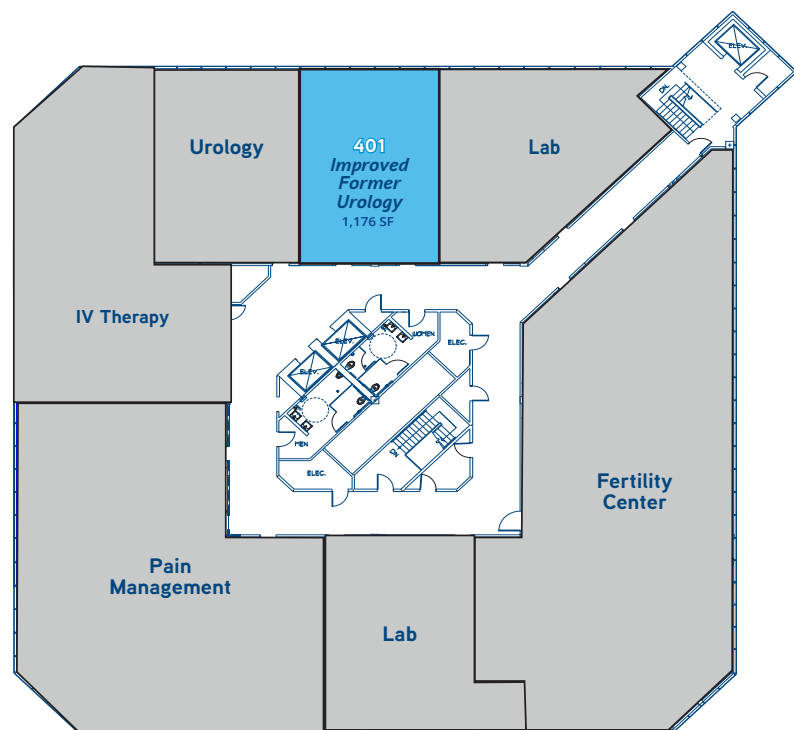
Second Floor



Third Floor



Fourth Floor



11180 Warner Availabilities

11180 Warner Ave
Fountain Valley, CA

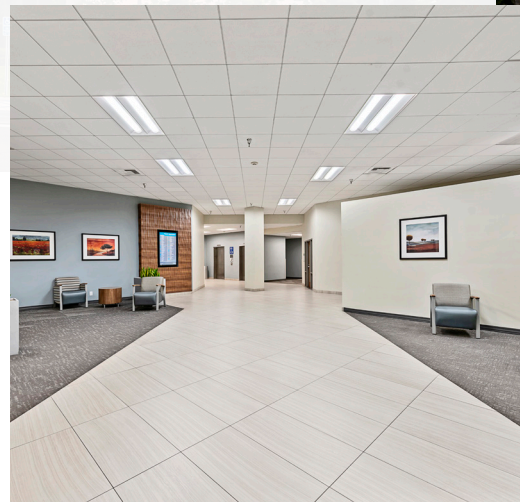
Turn-Key Spec Suites Available

First Floor

Suite	Size	Condition	Availability
155	1,598 SF	Former Lab	Immediate

Fourth Floor

Suite	Size	Condition	Availability
456	1,047 SF	Former ENT	3/1/25
467	3,142 SF	Former Oncology	3/1/25



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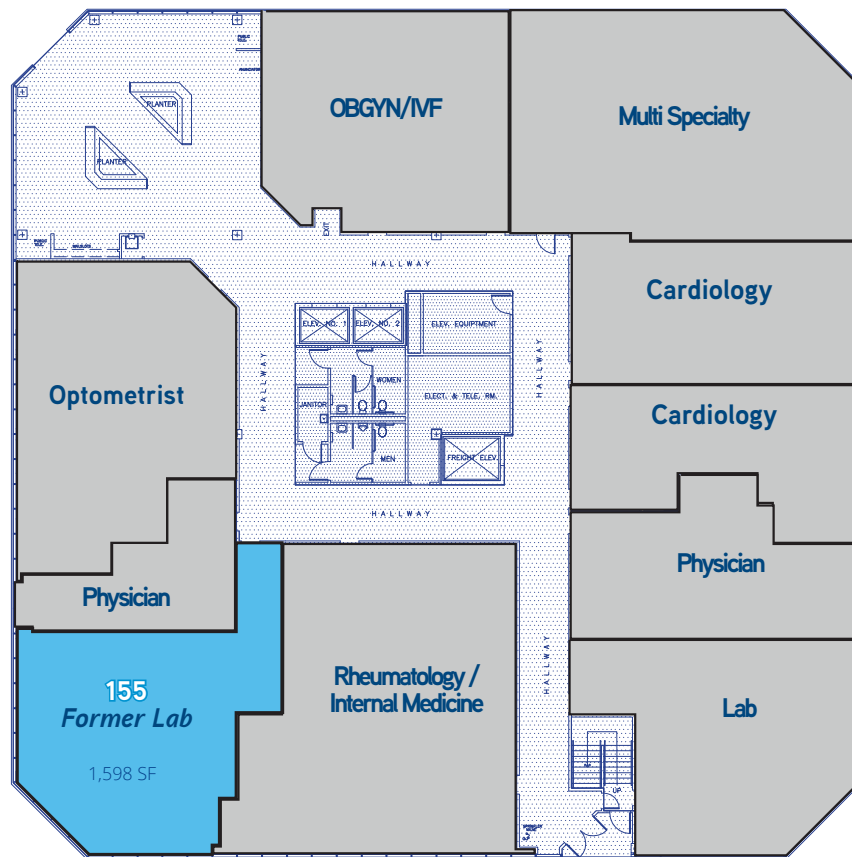
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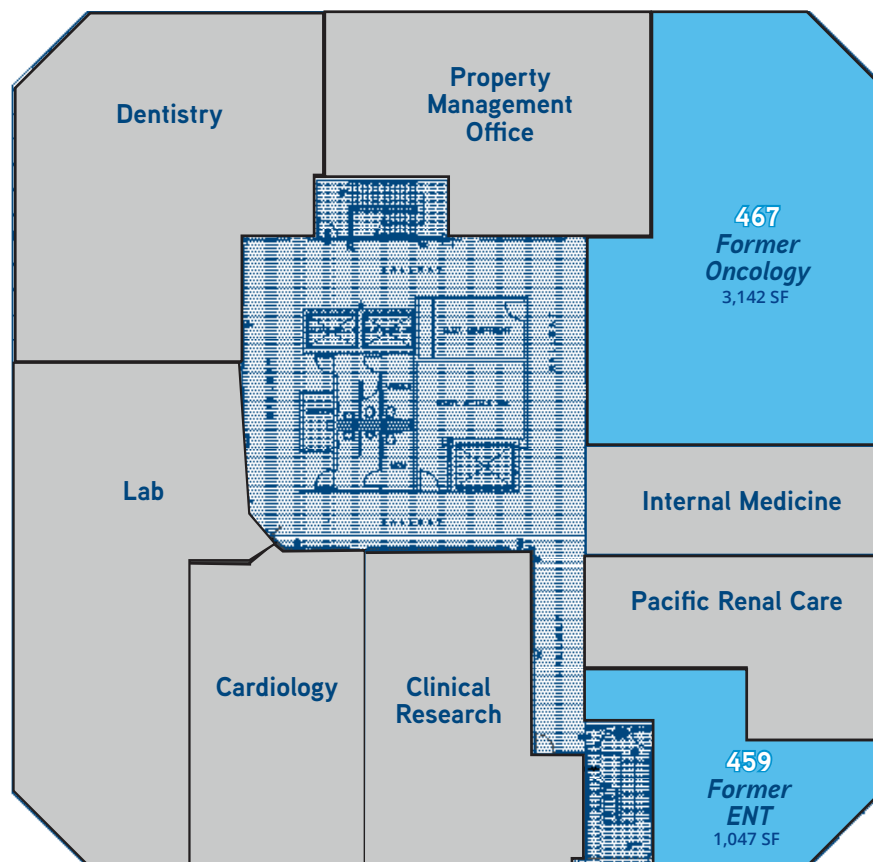
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Floor Plans

First Floor



Fourth Floor




11190 Warner Ave Fountain Valley, CA 11190 Warner Ave Fountain Valley, CA Availabilities

11190 Warner Ave
Fountain Valley, CA

High-Profile Building On-Campus

Third Floor



12,940 SF

Suite	Size	Condition	Availability
305	4,299 SF	Former Neurology/Call Center	Immediate
309	1,338 SF	Brand New Improved Spec Suite 	Immediate
310	7,303 SF	Improved Former Othopedics - DD Entry	Immediate



Fourth Floor

4,718 SF

Suite	Size	Condition	Availability
401	2,993 SF	Former Sleep Lab 	Immediate
402	1,725 SF	Improved Former OBGYN 	Immediate
405	1,190 SF	Improved Former Oncology	Immediate
410	1,889 SF	Improved Internal Medicine	Immediate
411	1,989 SF	Improved Internal Medicine	Immediate

3,878 SF



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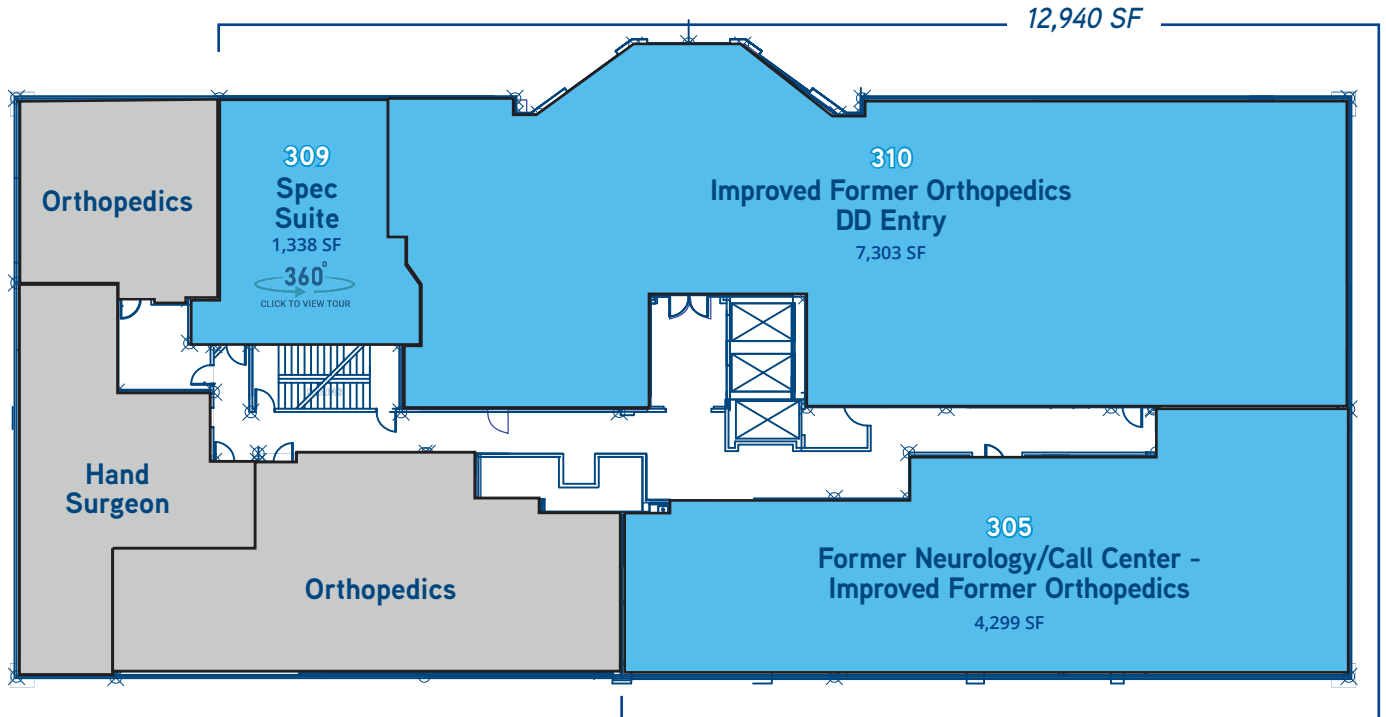
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Floor Plans

Third Floor



Fourth Floor

