

111
00 Warner

Availabilities

11100 Warner Ave
Fountain Valley, CA

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

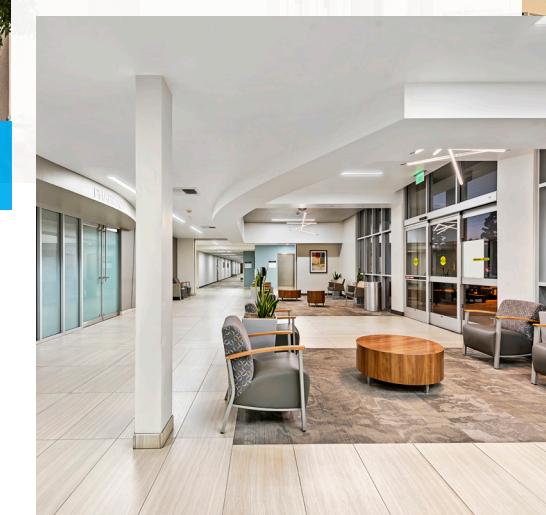
Second Floor

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

3,935 SF



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

John Wadsworth
Senior Vice President
License No. 01177404
P: +1 949 724 5528
john.wadsworth@colliers.com

Aaron Phillips
First Vice President
License No. 01769480
P: +1 949 724 5562
aaron.phillips@colliers.com

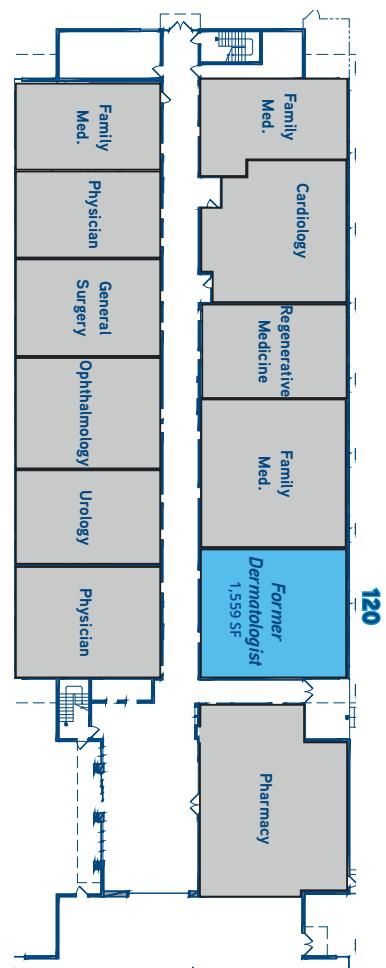
Fountain Valley
Medical Center

Colliers

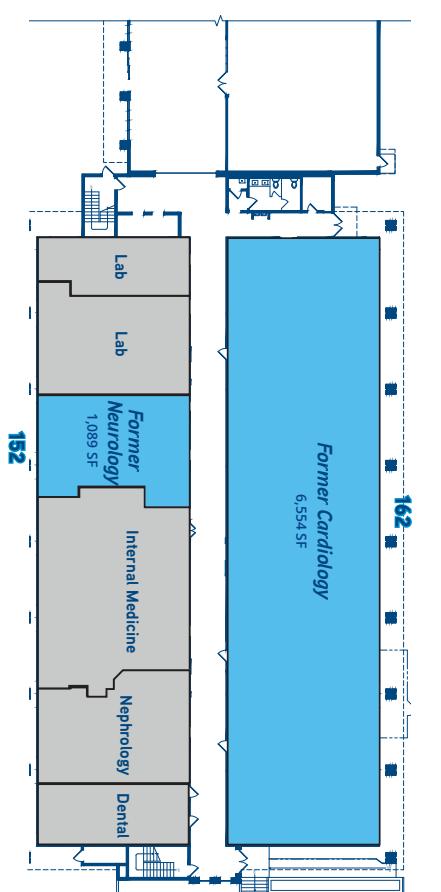
Floor Plans

First Floor

East Building

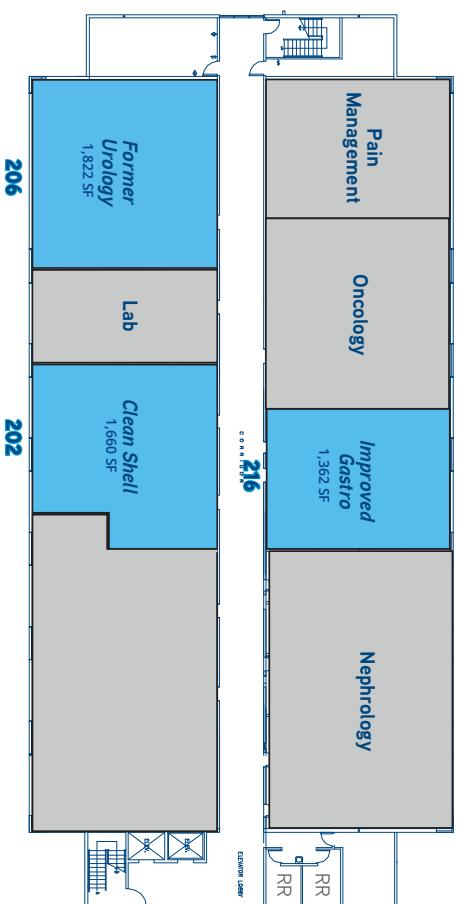


West Building



Second Floor

East Building



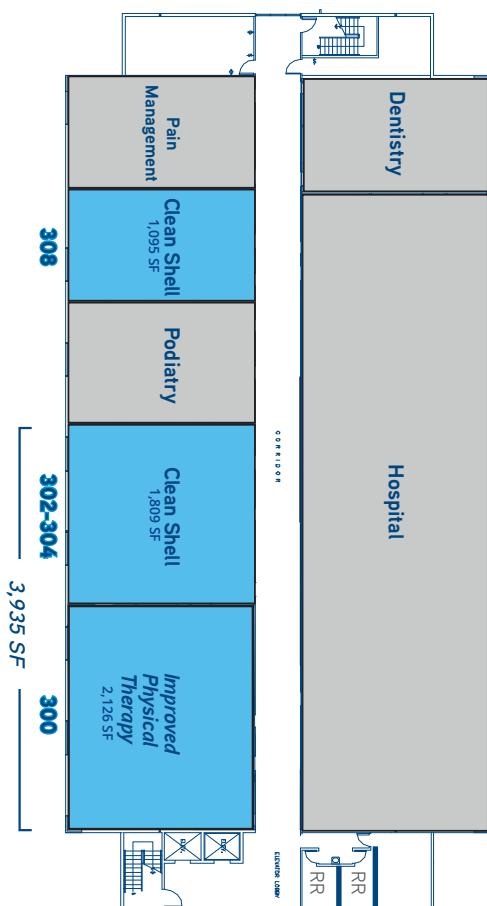
West Building



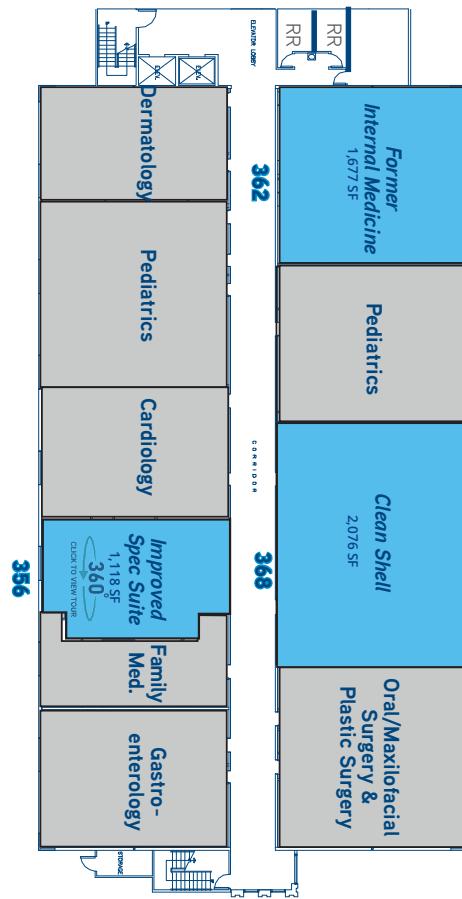
Floor Plans

Third Floor

East Building



West Building



111
60
Warner

11160 Warner Ave
Fountain Valley, CA

Availabilities

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	<i>Improved Former Pediatrics/Gastro</i>	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	<i>Improved Former OBGYN</i>	Immediate
307-311	9,428 SF	<i>Improved Former Orthopedics</i>	Immediate
325	880 SF	Former Lab	Immediate



Fourth Floor

Suite	Size	Condition	Availability
401	1,176 SF	<i>Improved Former Urology</i>	Immediate

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

John Wadsworth
Senior Vice President
License No. 01177404
P: +1 949 724 5528
john.wadsworth@colliers.com

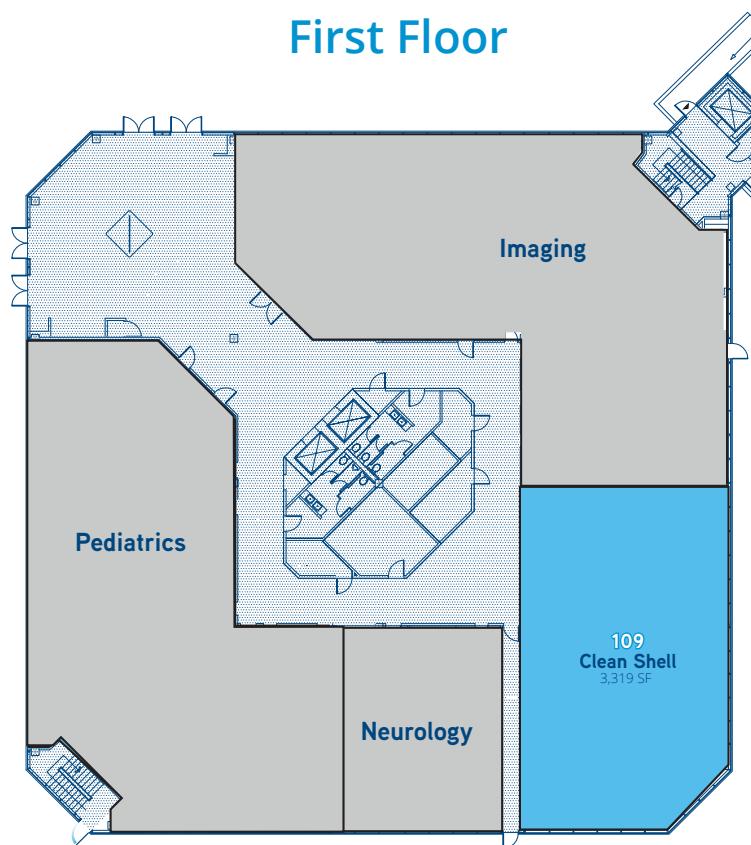
Aaron Phillips
First Vice President
License No. 01769480
P: +1 949 724 5562
aaron.phillips@colliers.com

Fountain Valley
Medical Center

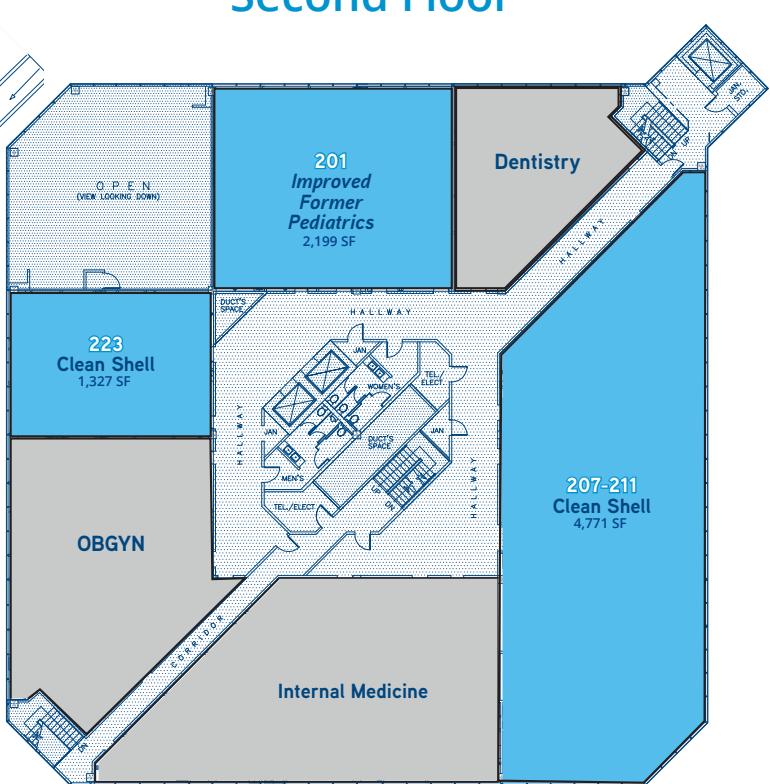


Floor Plans

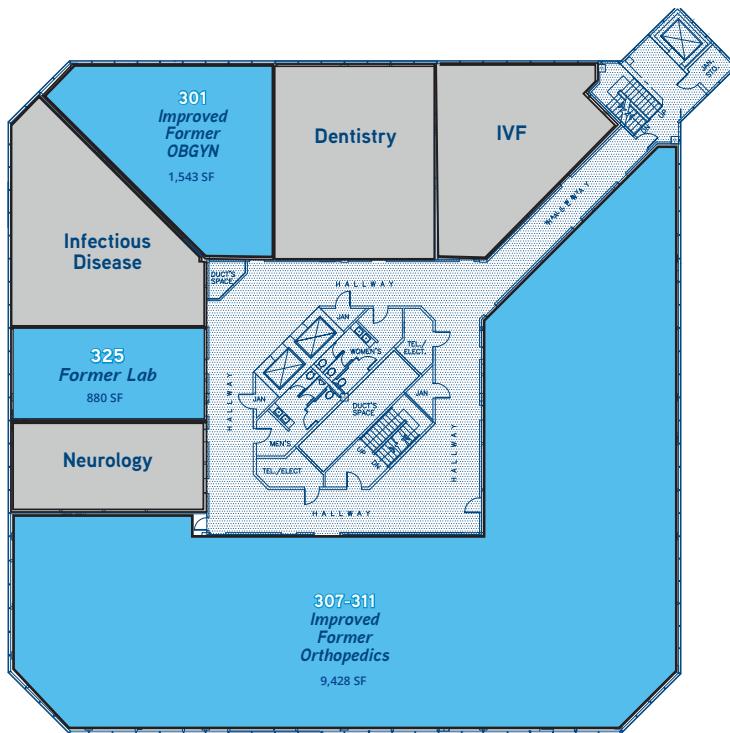
First Floor



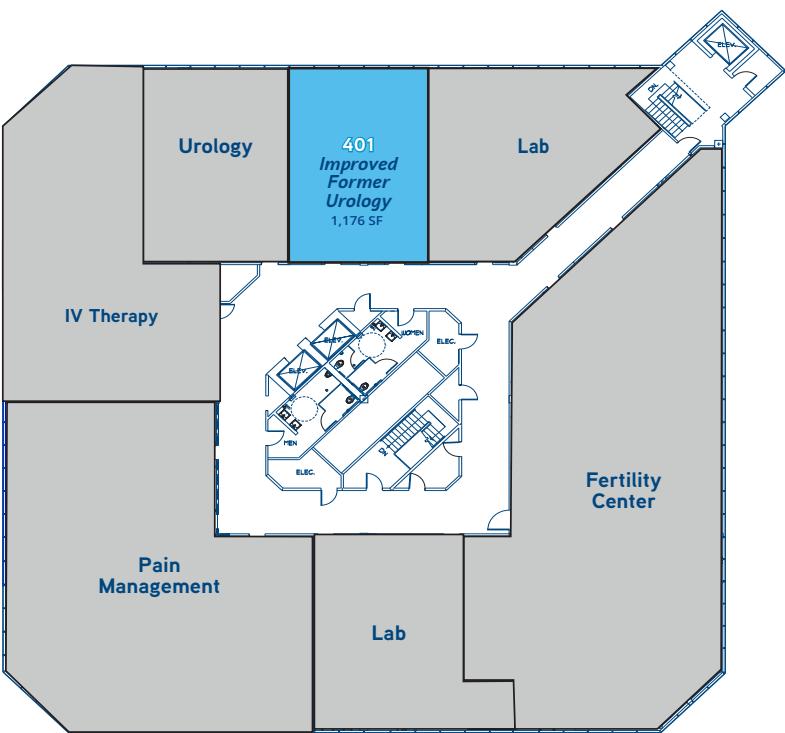
Second Floor



Third Floor



Fourth Floor



111
80
Warner

Availabilities

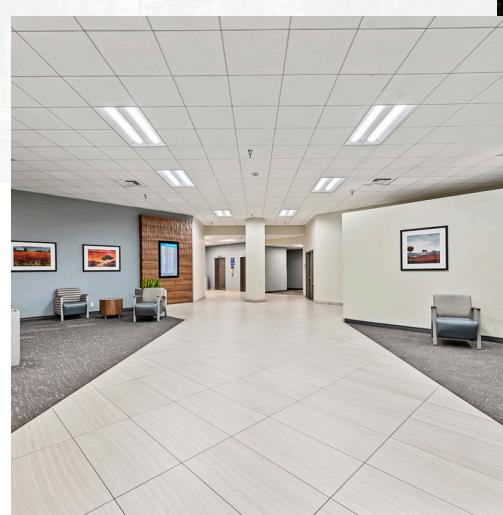


Turn-Key Spec Suites Available

11180 Warner Ave
Fountain Valley, CA

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



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

John Wadsworth
Senior Vice President
License No. 01177404
P: +1 949 724 5528
john.wadsworth@colliers.com

Aaron Phillips
First Vice President
License No. 01769480
P: +1 949 724 5562
aaron.phillips@colliers.com

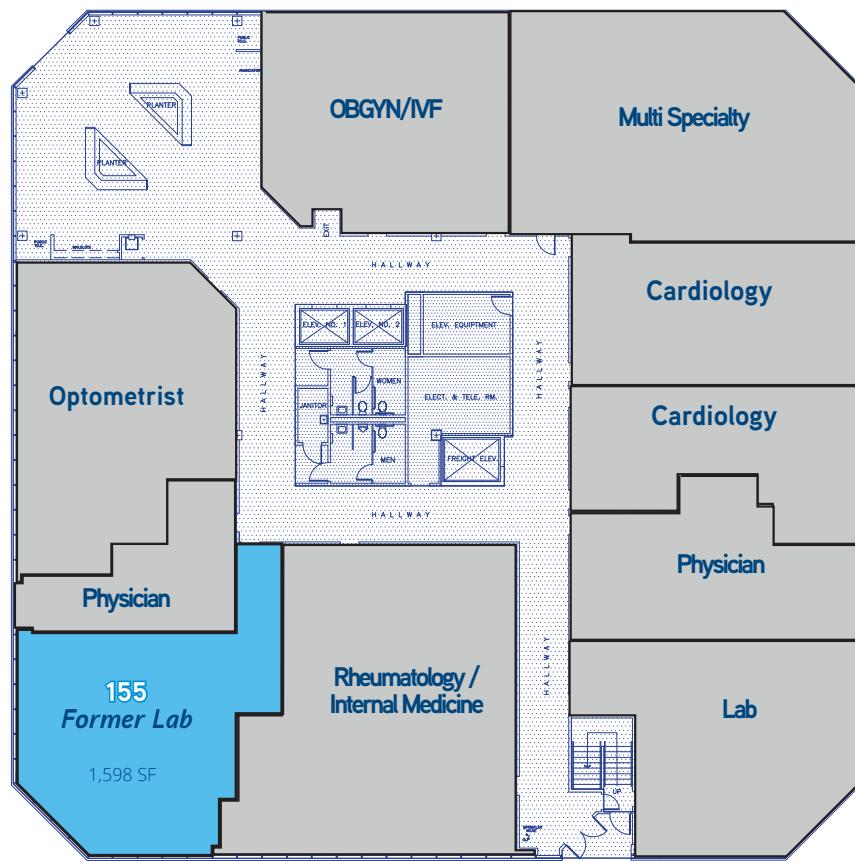
Fountain Valley
Medical Center



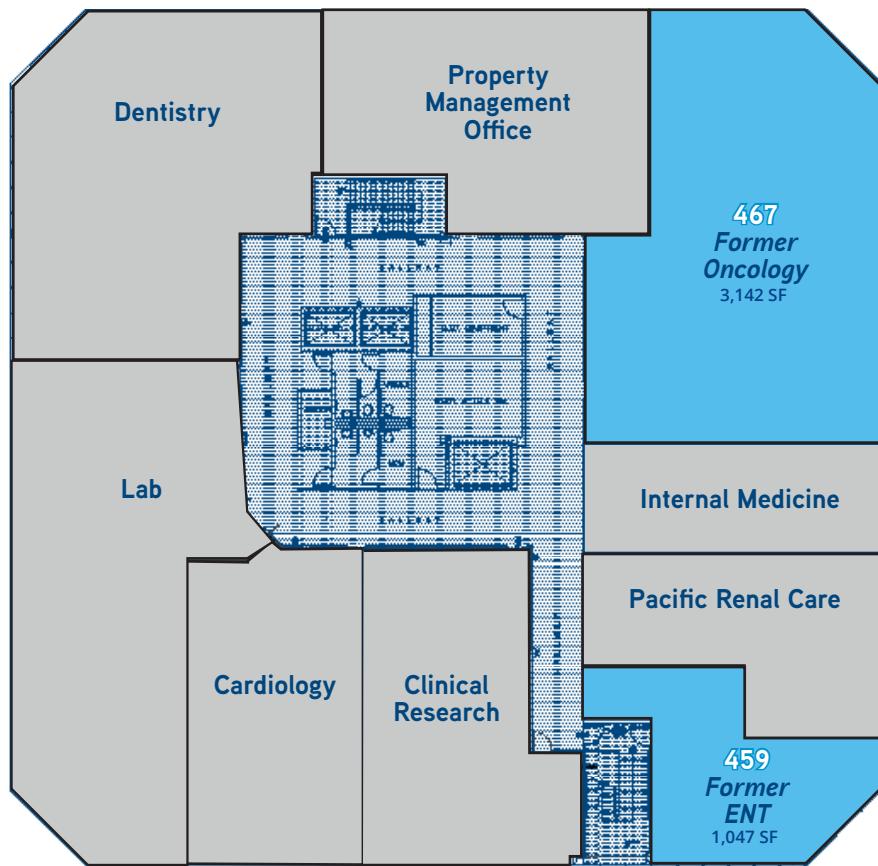
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Floor Plans

First Floor



Fourth Floor



111
90

Warner

Availabilities

11190 Warner Ave
Fountain Valley, CA

High-Profile Building On-Campus

Third Floor

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 Orthopedics - DD Entry	Immediate



Fourth Floor

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



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

John Wadsworth
Senior Vice President
License No. 01177404
P: +1 949 724 5528
john.wadsworth@colliers.com

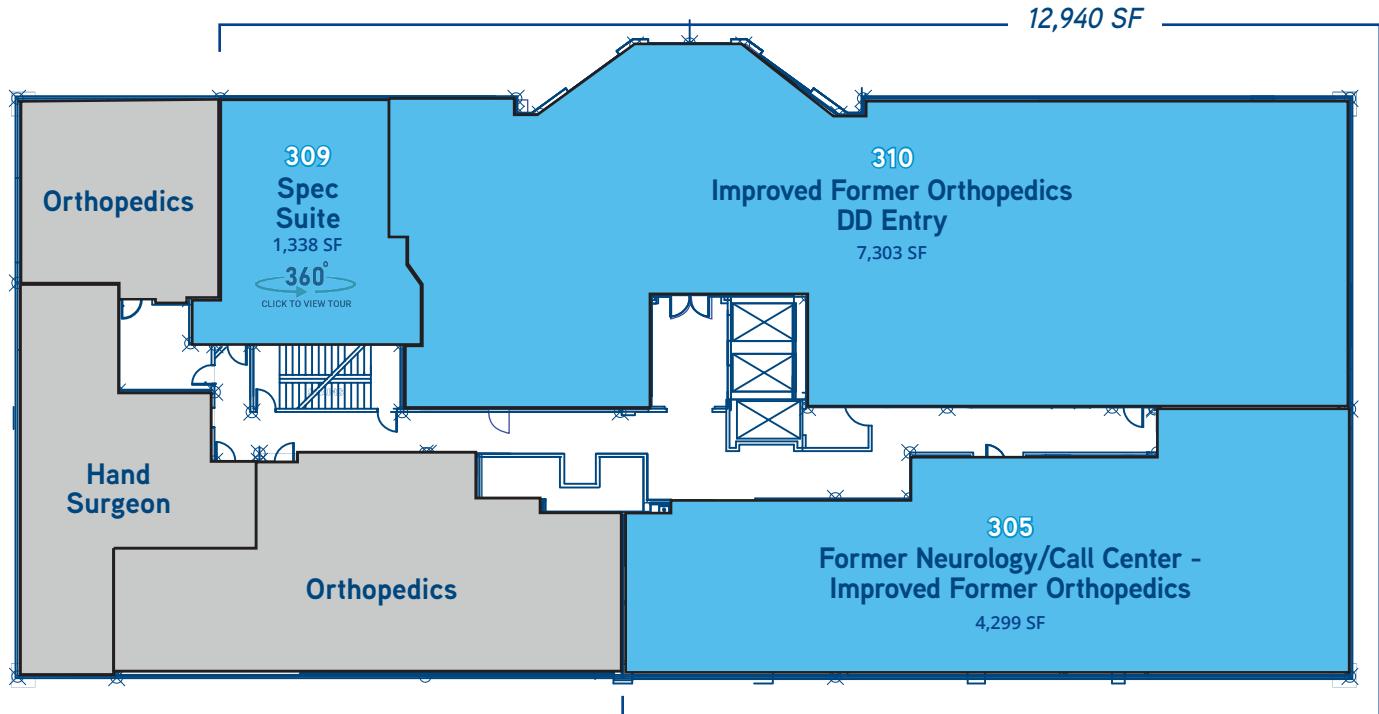
Aaron Phillips
First Vice President
License No. 01769480
P: +1 949 724 5562
aaron.phillips@colliers.com

Fountain Valley
Medical Center



Floor Plans

Third Floor



Fourth Floor

