

# MEDICAL OFFICE SUITES AVAILABLE FOR LEASE

27871 Medical Center Road, Mission Viejo, CA

## MARGUERITE MEDICAL



**CBRE**

# PROPERTY HIGHLIGHTS

MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA



Move-in ready spaces available from 1,444 to 10,243 square feet



Tranquil landscaped common areas



Free surface parking at 5:1000 ratio



Newly renovated common areas, common area restrooms and elevator



Signage opportunities available



Walking distance to hospital campus



Tenant improvement package available





MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA



# FLOOR PLAN



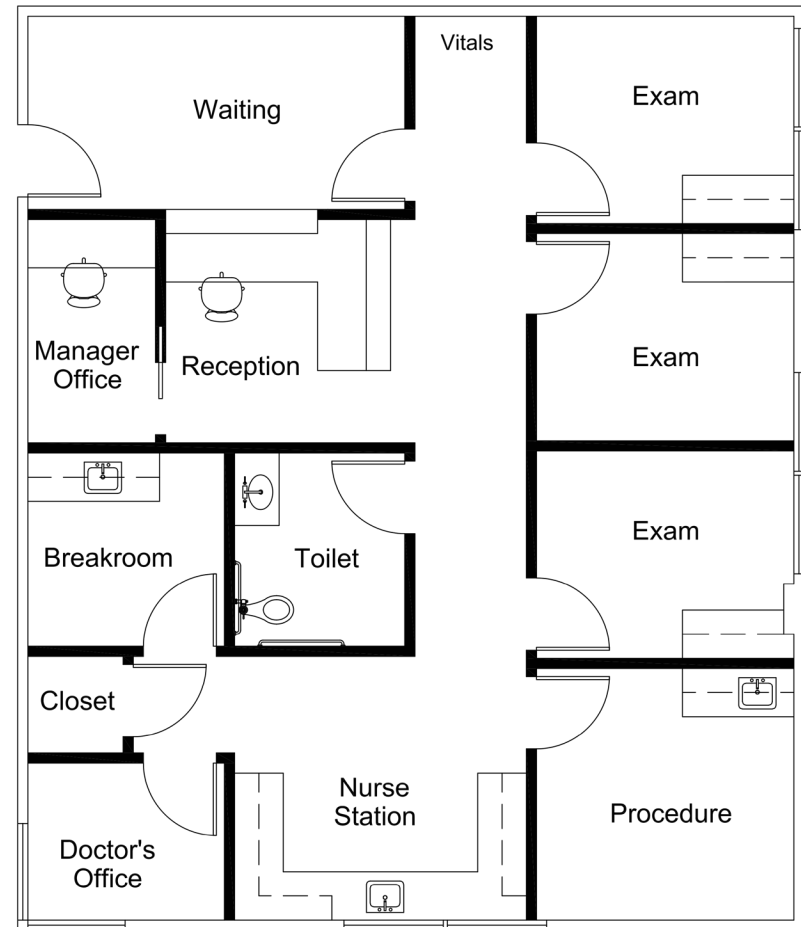
MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA

## Suite 160

- » 1,444 SF
- » Available now
- » Currently in warm shell condition
- » Located on the first floor with direct access to the common area court yard
- » Ready to be built to suit



## Hypothetical Floor Plan



# FLOOR PLAN

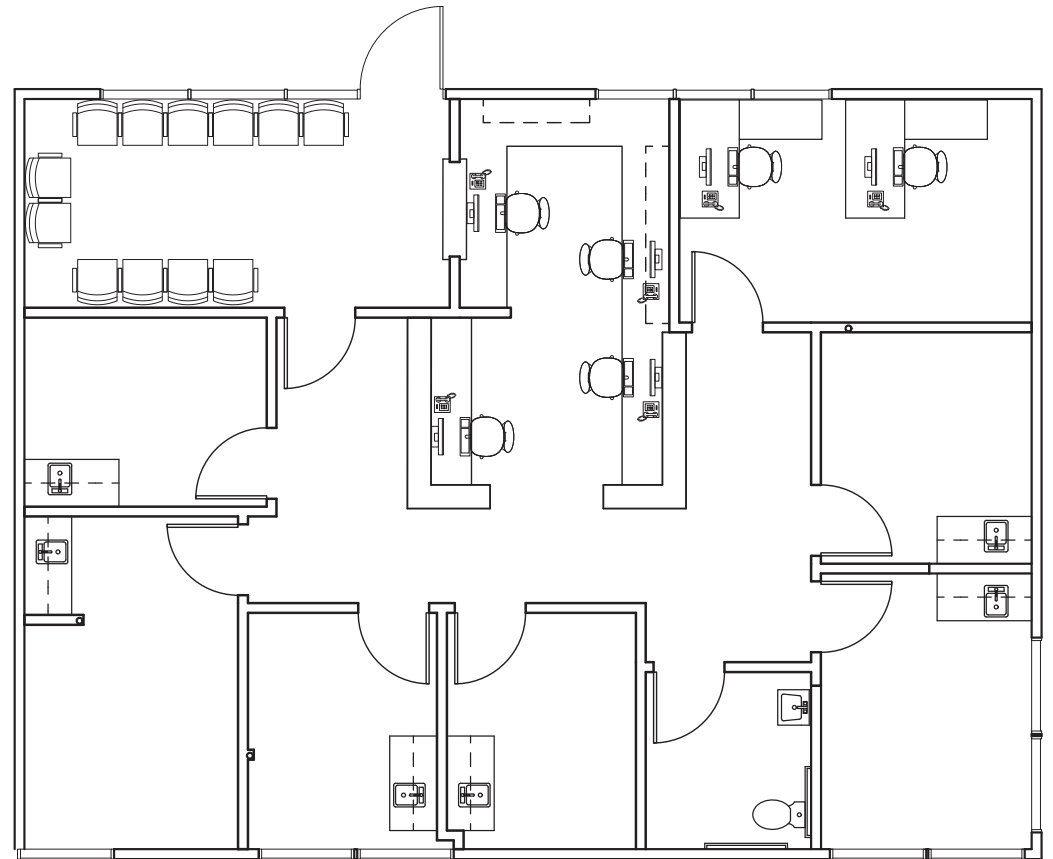


MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA

## Suite 180

- » 1,669 SF
- » Available now
- » Ground floor space with direct access to common area court yard
- » Currently in warm shell condition
- » Ready to be built to suit

## Hypothetical Floor Plan





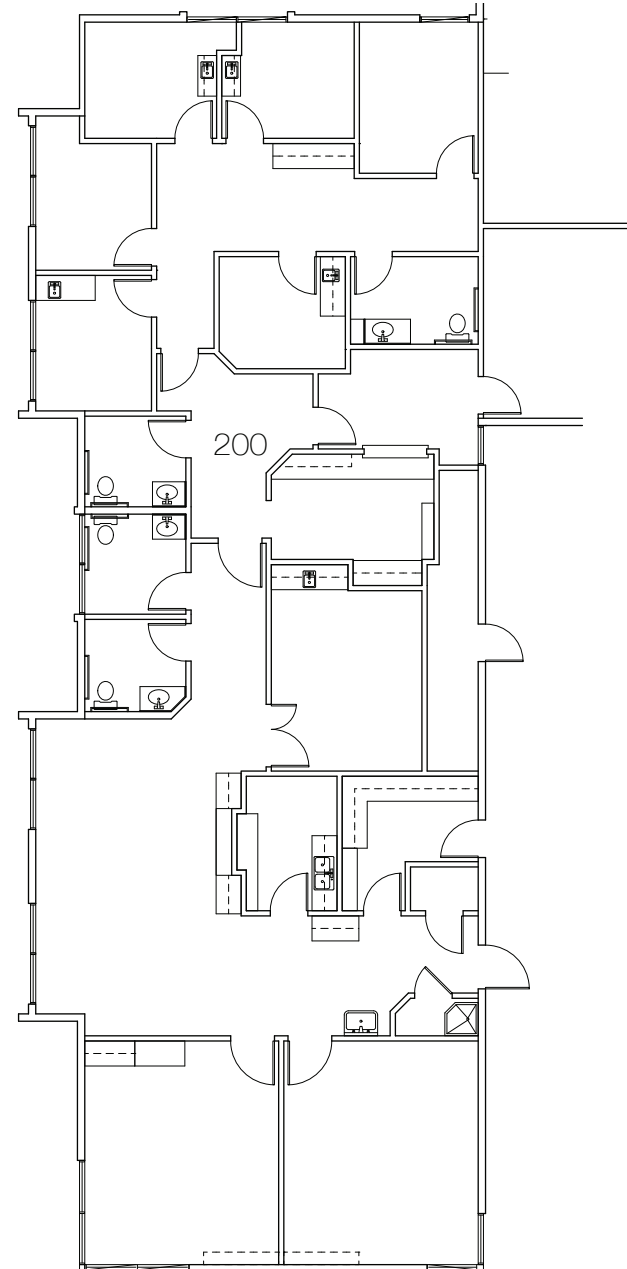
## Suite 200-230





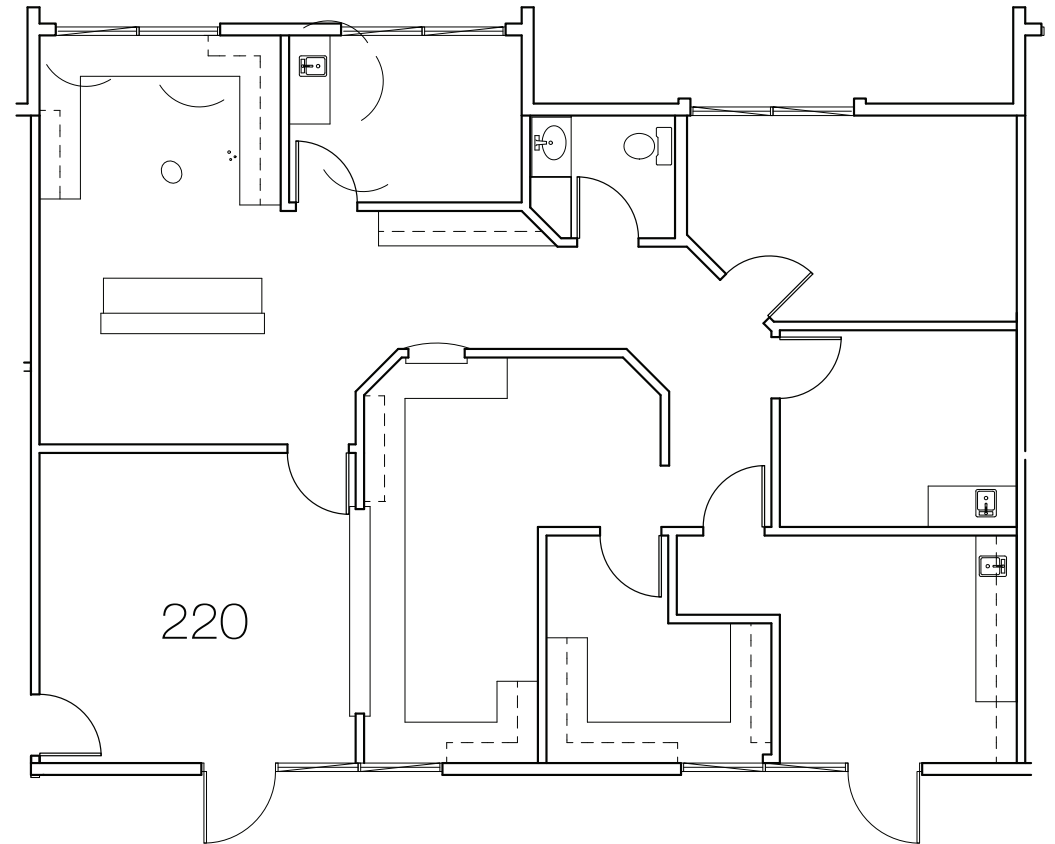
## Suite 200

- » 3,890 RSF
- » Available now
- » Turn-key GI Surgical Suite
- » 3 Full size procedure rooms with medical gas
- » X-ray room
- » Pre and post op areas
- » Independent reception
- » Multi-point gurney access
- » Internal restrooms
- » Sterilization room



## Suite 220

- » 1,960 RSF
- » Available now
- » Move-in ready
- » 3 exam rooms, reception, break room and nurses station
- » 1 in suite restroom
- » Dedicated waiting room and reception area
- » Multi-door access





# FLOOR PLAN

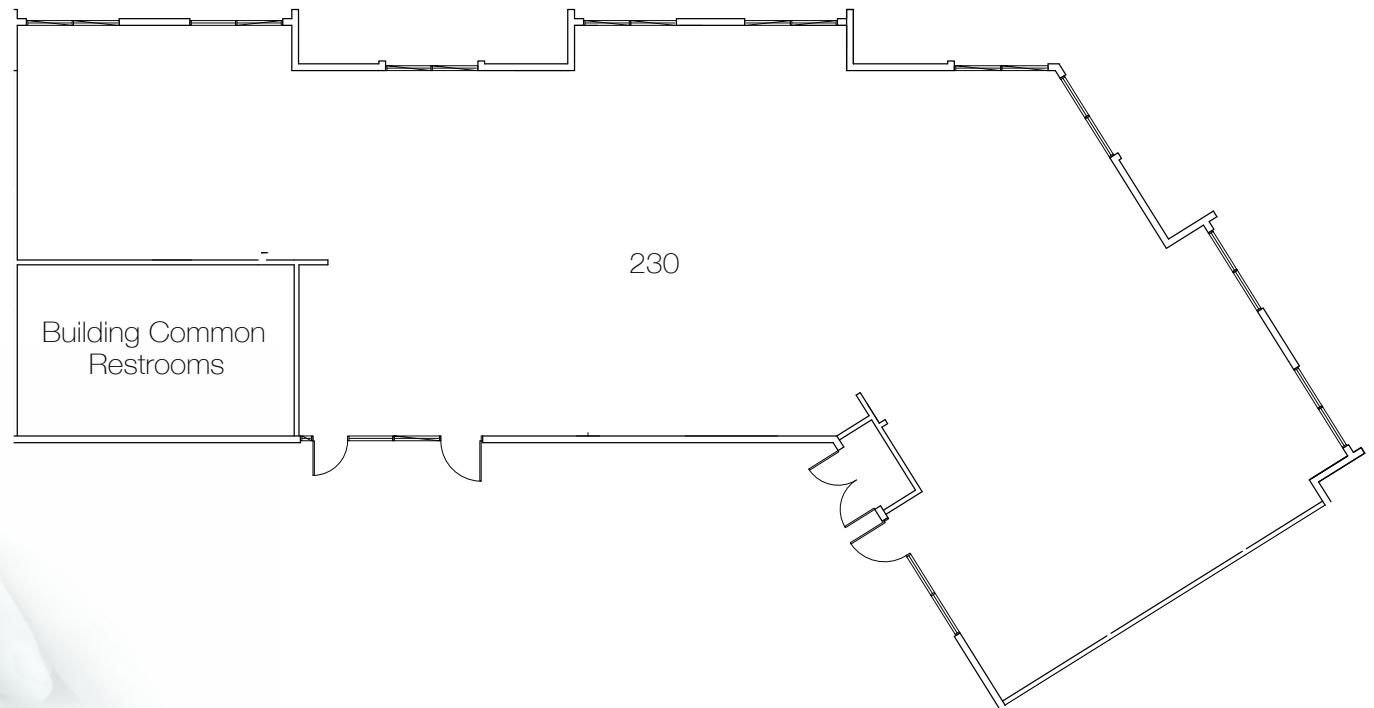


MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA

## Suite 230

» 4,393 RSF

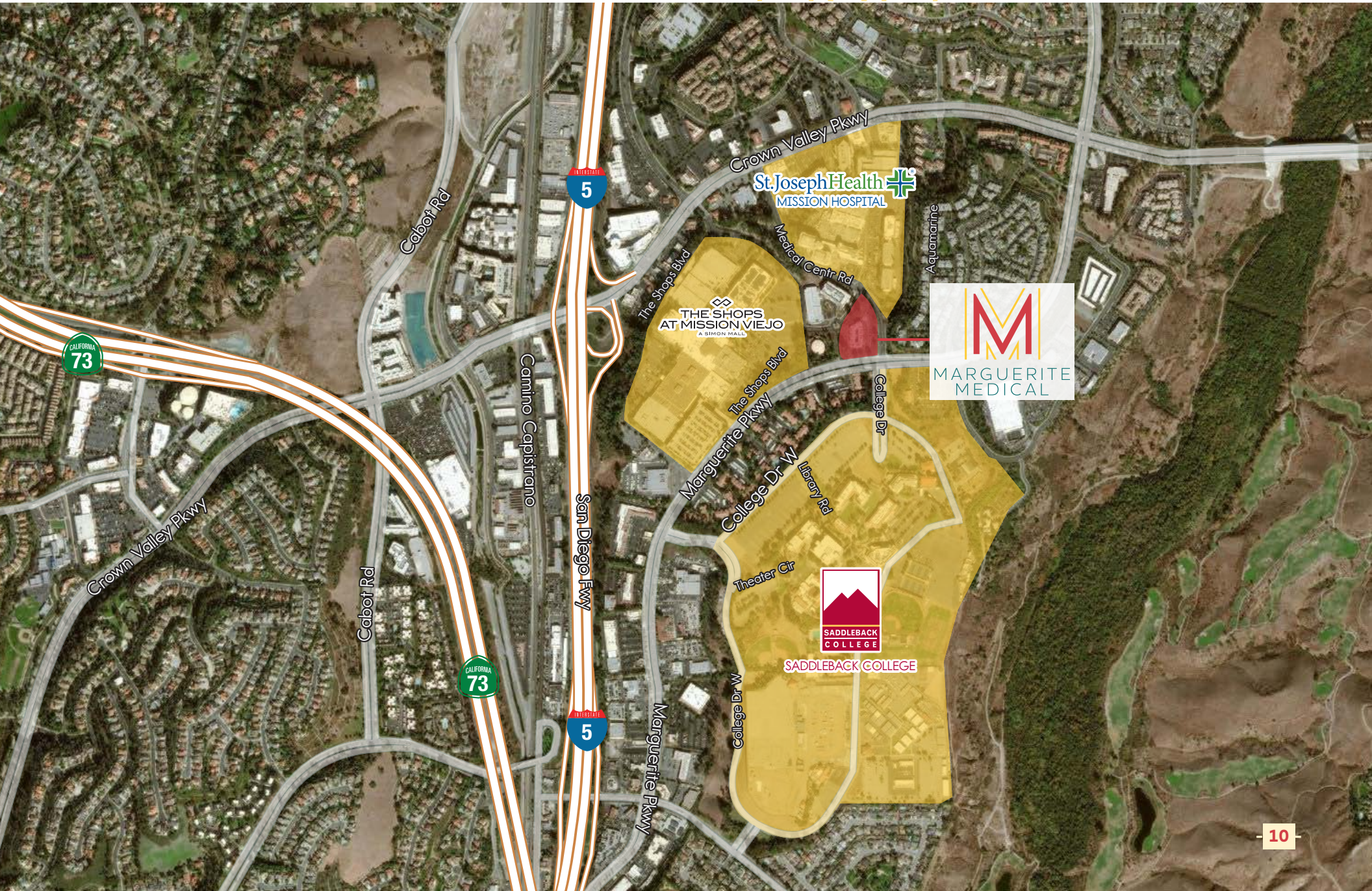
» Shell condition



# THE AREA



MARGUERITE MEDICAL  
27871 Medical Center Road, Mission Viejo, CA



27871 Medical Center Road, Mission Viejo, CA

# MARGUERITE MEDICAL



# CBRE

For More Information, Please Contact:

**John Scruggs**

First Vice President

Lic. 01796826

+1 949 725 8592

[john.scruggs@cbre.com](mailto:john.scruggs@cbre.com)

**Daniel Nabavi**

Senior Associate

Lic. 02069315

+1 714 225 7429

[daniel.nabavi@cbre.com](mailto:daniel.nabavi@cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.