



MOLLIE MITCHINER

714-321-6241

MollieM@SevenGables.com

SevenGables.com

DRE #01844533

Contact me today to schedule a tour and see how this exceptional space can cater to your specific business needs.

SG||RE
COMMERCIAL

Seven Gables Real Estate DRE #00745605. Information deemed to be reliable although not guaranteed. This is not intended to be a solicitation of another broker's listing. Any numerical statements regarding square footage, room dimensions and/or lot size are APPROXIMATIONS ONLY and have not been verified by Seller or Broker. Buyer is advised to investigate the condition and suitability of all aspects of the property, including but not limited to the foregoing.



615 E CHAPMAN AVE

ORANGE



This beautifully maintained Craftsman-style office building has approx. 3000 square feet & is ideally located just six blocks from the highly desirable Old Towne Orange Plaza. Positioned on a high-traffic street & close to freeways and a few miles from CHOC & St. Joe's Hospital, the property offers excellent visibility and accessibility for both clients and staff. This building is well-suited for a medical or dental practice, as well as a wide range of professional office uses. This 1914 building was remodeled in approx. 2014-2016 from the ground up including a new HVAC system, insulation, plumbing & electrical systems, providing modern infrastructure to support today's operational needs. An elevator was installed which enhances accessibility and functionality, making the layout convenient for multi-level use. Exterior features include outdoor lighting, rain barrels, landscaping and a custom water fountain. The Seller has invested approx. \$1.2 million in a comprehensive interior remodel thoughtfully customizing both the first and second floors to support a high-volume medical practice. The first floor features a spacious lobby with an oversized round reception desk accented with teak wood and luxury vinyl plank floors throughout. A conference room enclosed by beveled glass walls adds a modern touch, along with four well-appointed exam rooms, a laboratory & private office, IV room -also suitable for surgical use enhances the medical functionality of the space. Two beautifully finished bathrooms complete the level, featuring glass tile accents & quartz countertops. The finished basement and attic have plenty of room for storing extra supplies. The second floor features one bathroom, five exam rooms, nurse's work station, a surgery room with storage cabinets, a laboratory with plenty of countertop space & a private office that opens to the outdoor deck. This property is on the coveted MILLS ACT contract which gives the owner a significant savings on annual property taxes!!

PROPERTY OVERVIEW:

- **Exceptional Medical/Professional Office opportunity In Old Towne Orange!**
- **Two floors with an elevator and stairs**
- **10 exam rooms, 3 private offices and more**
- **MILLS ACT**
- **11 Parking Spots**


 3,000 Sqft
 8,712 Lot Sqft

OFFERED AT \$4,100,000



