



1101

1101 BAYSIDE DRIVE, CORONA DEL MAR CA

5,271-10,933 SF

FULLY IMPROVED SURGERY CENTER
MEDICAL OFFICE SPACE
FOR SUBLEASE



CBRE

Property Overview



CBRE is pleased to offer for sub-lease a fully improved medical office and 3 OR surgery suite in the heart of coastal Newport Beach. 1101 Bayside is a one-of-a-kind waterfront, mixed-use medical and professional center. This highly appointed, turn-key medical office property is offered with flexible options including shared occupancy of the clinical space and surgery center access/equity participation. The subject premises occupies two elevator served floors, with unobstructed harbor views, comprised of a 2,548 SF fully accredited, 3-OR surgery center; and 3,114 SF of highly improved clinical and administrative office space located on the first floor. The second floor offers an additional 5,271 SF of clinical exam, office and conference space with dedicated lobby. We encourage interested parties to inquire about additional details and information regarding sub-lease structures and offerings.

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Property Features



Recently
Renovated Lobby



Abundant
Surface Parking



Convenient Elevator
Access For Patient
Drop-Off & Pick-Up



Building Signage
Opportunities



Enjoy Close Proximity
To Balboa Island, PCH &
Newport Center Amenities

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CLINIC SPACE

SURGERY CENTER

1st Floor

FLOOR PLAN



5,662 SF
CLINIC SPACE

3,114 SF, "Plug & play" furniture & medical equipment. **Dedicated reception, (3) patient rooms (with sinks), (6) exam rooms / private offices, (1) kitchen/break room, (1) storage closet, (2) in-suite restrooms.**

SURGERY CENTER

2,548 SF, "Plug & play" furniture / medical equipment. **(3) fully equipped multi-specialty operating rooms, (8) preoperative / recovery beds, kitchenette, (3) in-suite restrooms, washer & dryer. Multi-specialty surgical staffing is in place.**

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1st Floor

INTERIOR



5,662 SF

**MEDICAL OFFICE SPACE
FOR SUBLEASE**

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2nd Floor

FLOOR PLAN



5,271 SF

“Plug & play” furniture & medical equipment.

Dedicated reception and large waiting room with bay views!

(8) patient rooms (with sinks), (4) exam/consult rooms, (2) private offices,
(1) kitchen/break room, (1) storage closet, (3) in-suite restrooms (1 with shower).

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2nd Floor

INTERIOR



5,271 SF

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