



## Medical Office Sublease Opportunity

1-3 Private Exam / Treatment Rooms Available  
Rancho Cucamonga, California

### Property Overview

Rare opportunity to sublease one to three private medical rooms within a beautifully built-out, approximately 2,000 square foot medical suite currently operating as a high-end medical spa. This shared medical environment provides a turnkey, professional setting ideal for physicians or complementary medical practices seeking flexibility and reduced overhead.

### Suite Features

- 1-3 private medical exam or treatment rooms available
- Approximately 2,000 SF total shared suite
- Large waiting room with professional reception
- Front desk and check-in area
- Kitchenette / staff break area
- Modern medical build-out with upscale finishes
- Clean, quiet, professional environment
- Ample parking and convenient access

### Ideal Uses

- Dermatology (medical or cosmetic)
- Primary Care or Concierge Medicine
- Medical Weight Loss
- Wellness or specialty medical services
- Satellite or part-time physician office

### Lease Structure

Flexible sublease terms available. Rent is based on the number of rooms and usage. Shared access to common areas and amenities provides a cost-effective alternative to leasing an entire medical suite.

### Location Highlights

Rancho Cucamonga location serving a strong and established demographic with ongoing demand for medical, wellness, and aesthetic services. Easily accessible with ample parking.

### Showings & Inquiries

Tours available by appointment only.

Please contact the Chad Sparks at [chad@honsand.com](mailto:chad@honsand.com) or (310)351-1999.