

9

CORPORATE PARK, IRVINE

FOR LEASE

\$0.99/SF
TEASER RATE
1ST 6 MONTHS



MEDICAL SUITES FOR LEASE IN VIBRANT MEDICAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
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PROPERTY FEATURES

- Medical Suites For Lease in a Vibrant Medical Building
 - Suite 120: ±1,325 - 2,650 SF
 - Suite 250: ±1,605 SF
- Surface Free Parking
- Excellent Windowline
- Walking Distance to Coffee Dose
- Close Proximity To a Variety of Retail, Restaurants, and John Wayne Airport
- Easy Access to the 405, 261, & 55 Freeways
- Occupied Households: 61,000 within a 3 Mile Radius
- Household Projection: 61,000 within a 3 Mile Radius
- **LEASE RATE:**
 - **\$0.99/SF Teaser Rate for 1st 6 Months**
 - **Suite 120:** \$3.75 NNN, Nets \$1.10/SF (Medical)
\$3.00 NNN, Nets \$1.10/SF (Office)
 - **Suite 250:** \$3.25 NNN, Nets \$1.10/SF (Medical)
\$2.60 NNN, Nets \$1.10/SF (Office)



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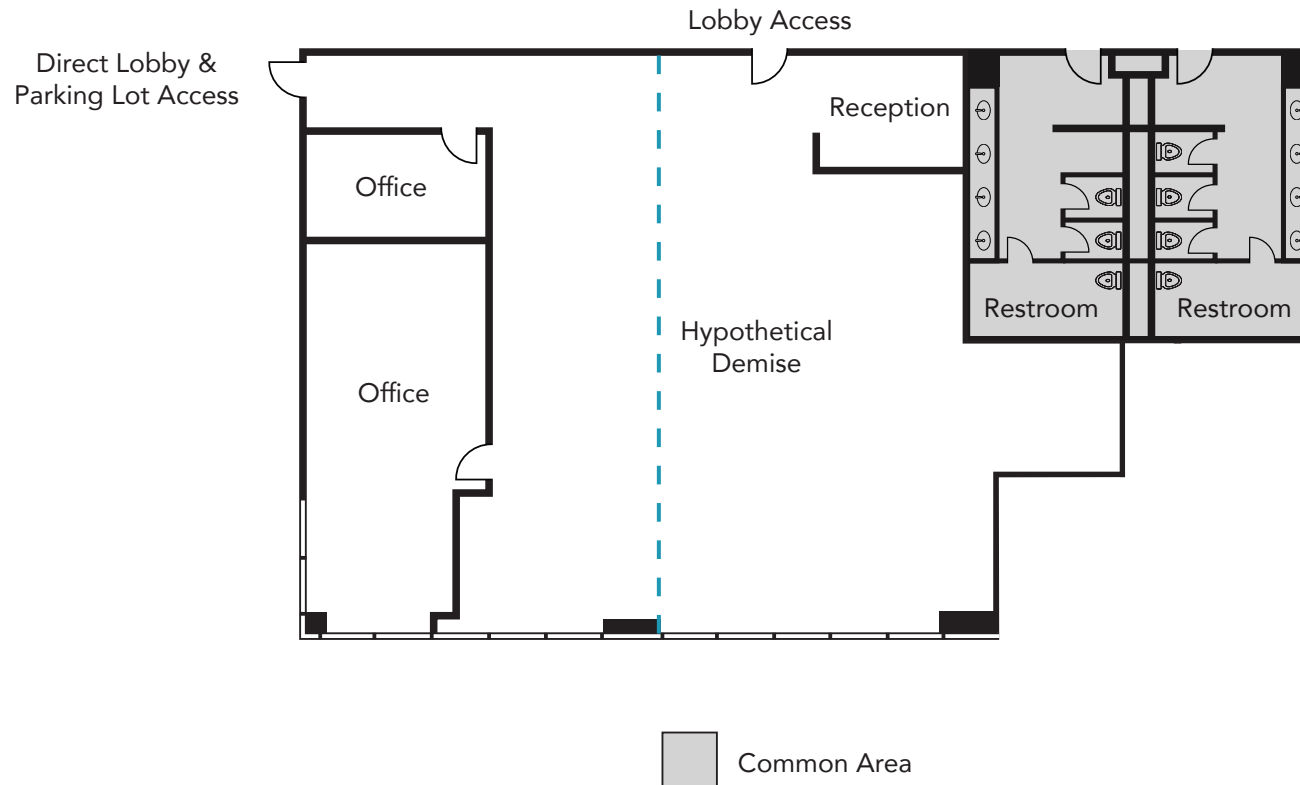
PROPERTY IMAGES



9 CORPORATE PARK

SUITE 120 FLOOR PLAN

±1,325 - 2,650 SF

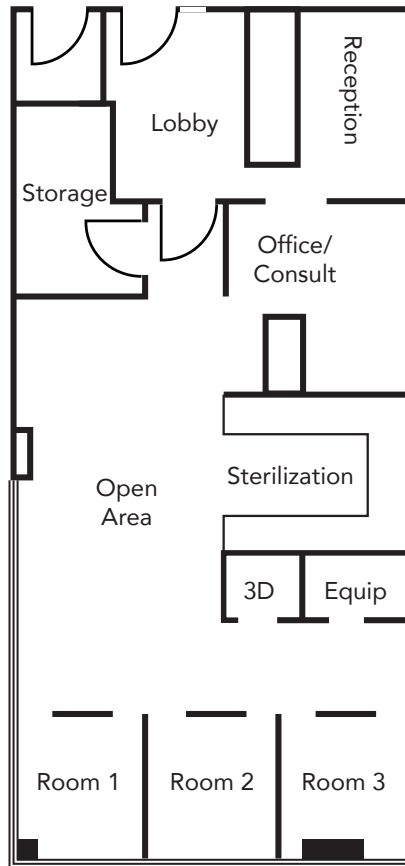


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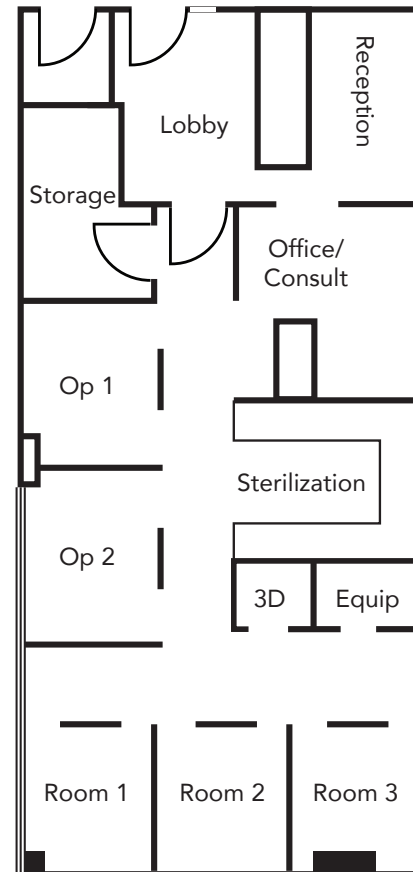
SUITE 250 | CURRENT & HYPOTHETICAL FLOOR PLAN

±1,605 SF

CURRENT FLOOR PLAN



HYPOTHETICAL DENTAL FLOOR PLAN



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TUSTIN LEGACY



BARRANCA PKWY

JAMBOREE RD

