

# THE SQUARE *at Culver*

## MEDICAL OFFICE CENTER



FOR LEASE | MEDICAL OFFICE SUITES

**MEADOWS**  
ASSET MANAGEMENT



# THE SQUARE *at Culver*

## MEDICAL OFFICE CENTER

14150 Culver Drive, Irvine, CA 92604



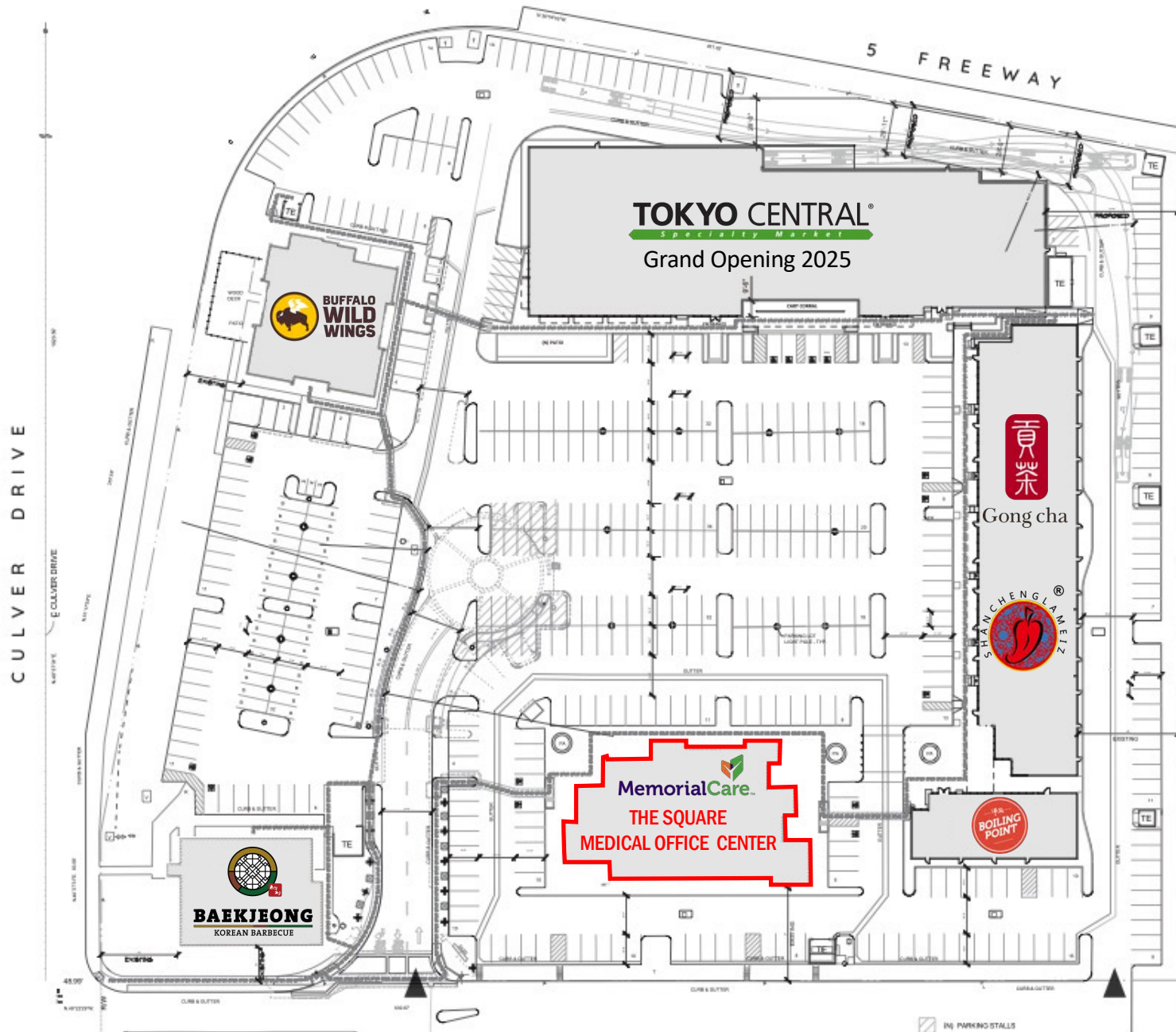
## PROPERTY HIGHLIGHTS

- High-image three-level medical office building with recently renovated interior
- High-traffic location with immediate access to I-5 Freeway ( $\pm 300\text{K}$  CPD) and Culver Dr. ( $\pm 52\text{K}$  CPD)
- Ample parking (approximately 4:1,000)
- Located in thriving retail corridor serving affluent Irvine trade area with  $\pm 400\text{K}$  residents within 5 miles
- The Square at Culver is a  $\pm 85,000$  SF neighborhood destination center currently undergoing a complete aesthetic renovation as well as a partial redevelopment for Tokyo Central opening 2025

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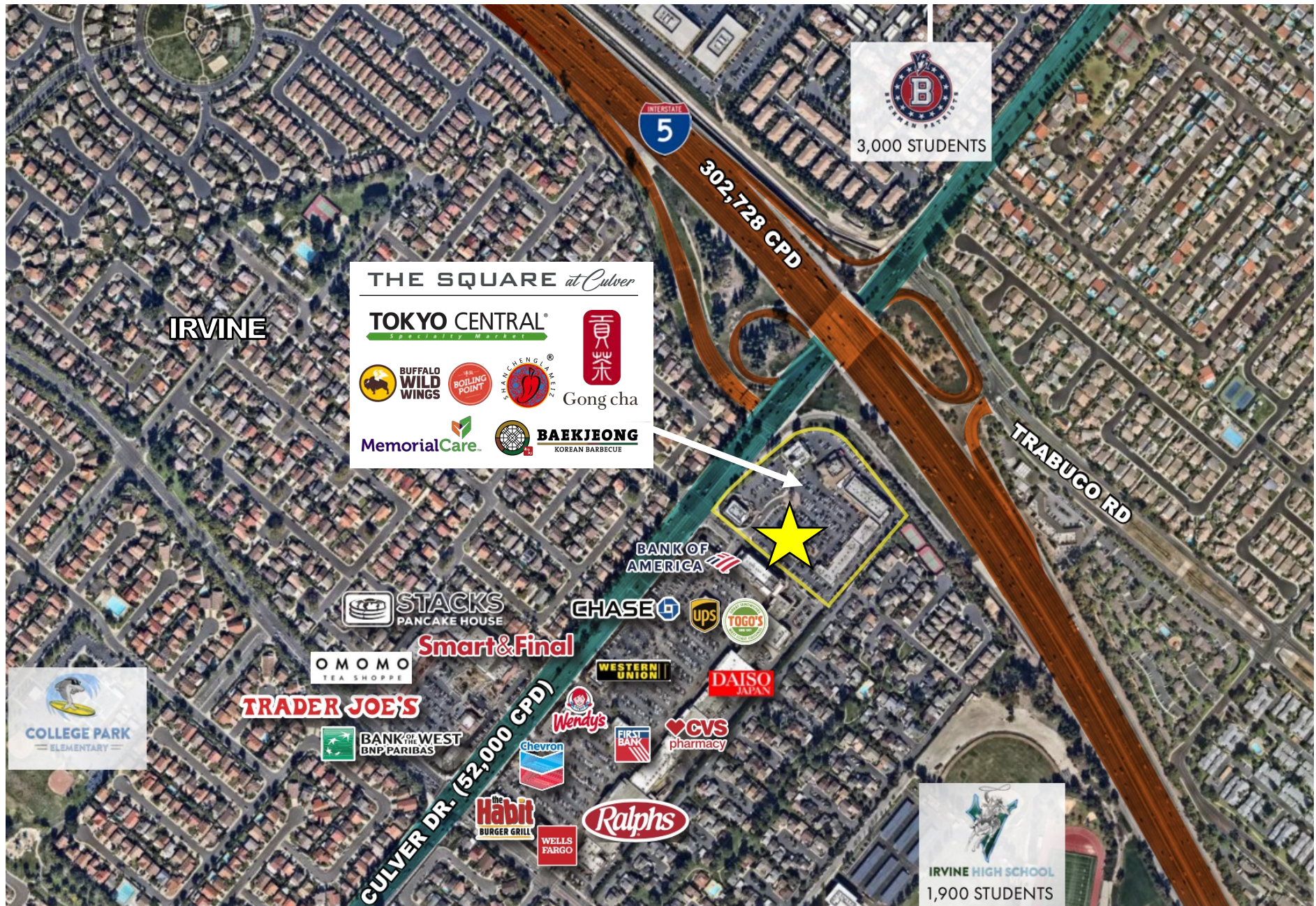




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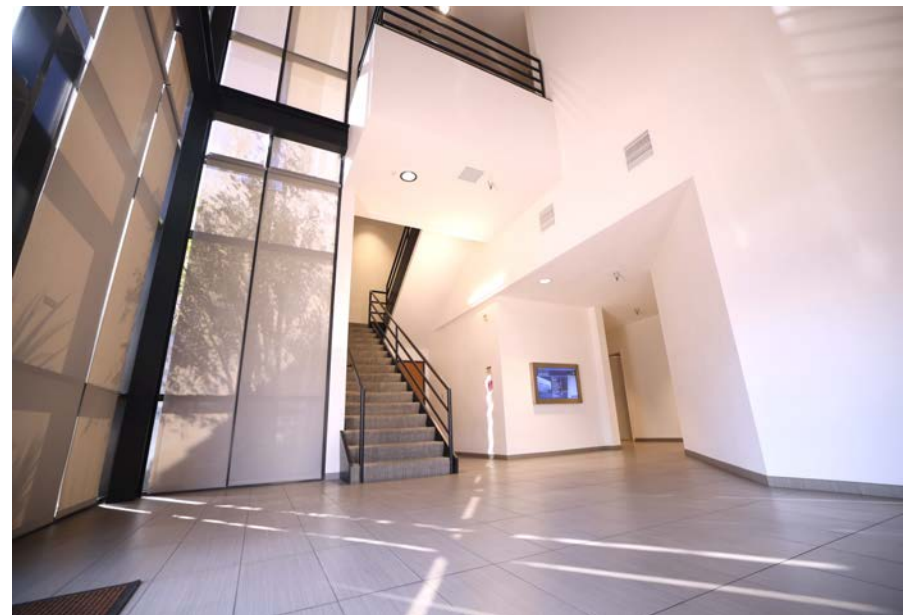




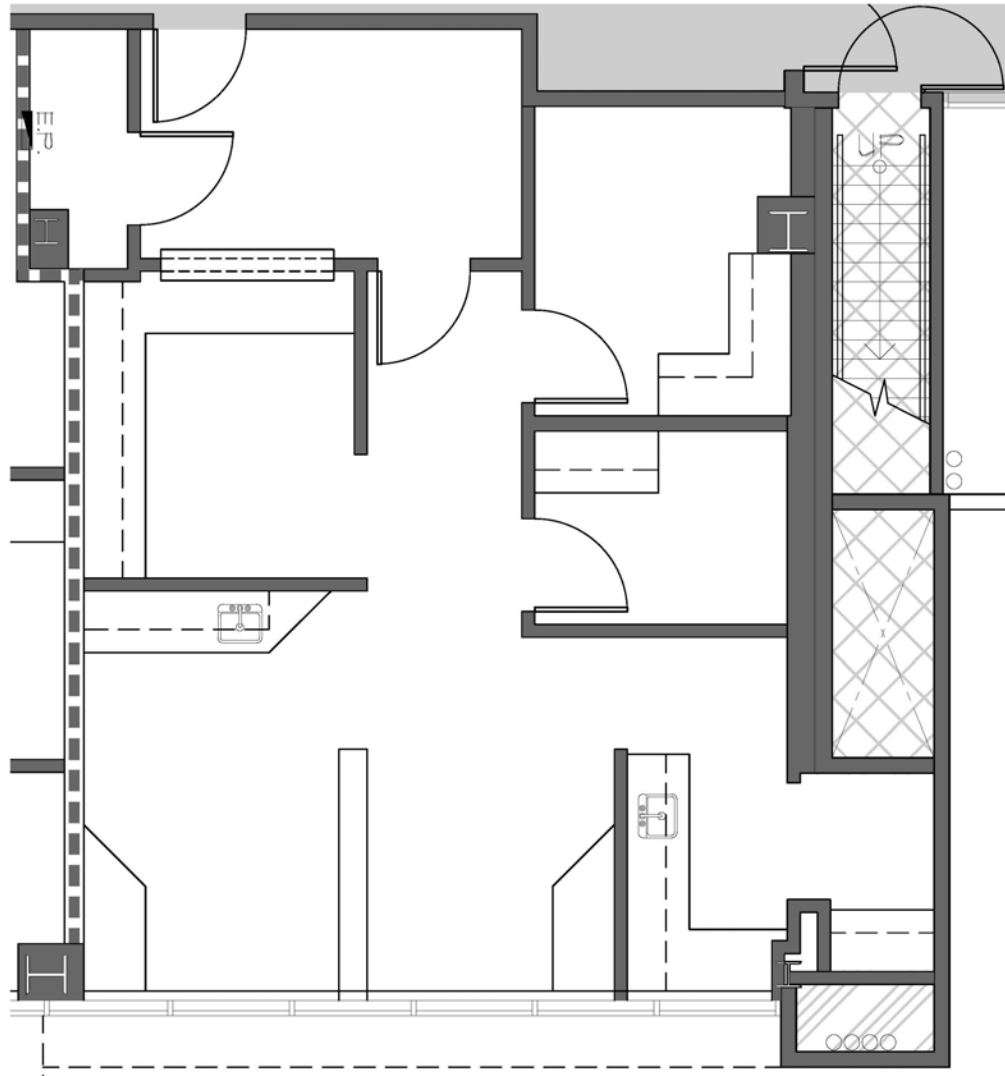
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**Suite:** 303

**Sq. Ft.:** 941

**Type:** Medical Suite

**Floor:** 3rd

**Rate:** \$4.75/SF  
Modified Gross - Tenant  
pays electric + janitorial

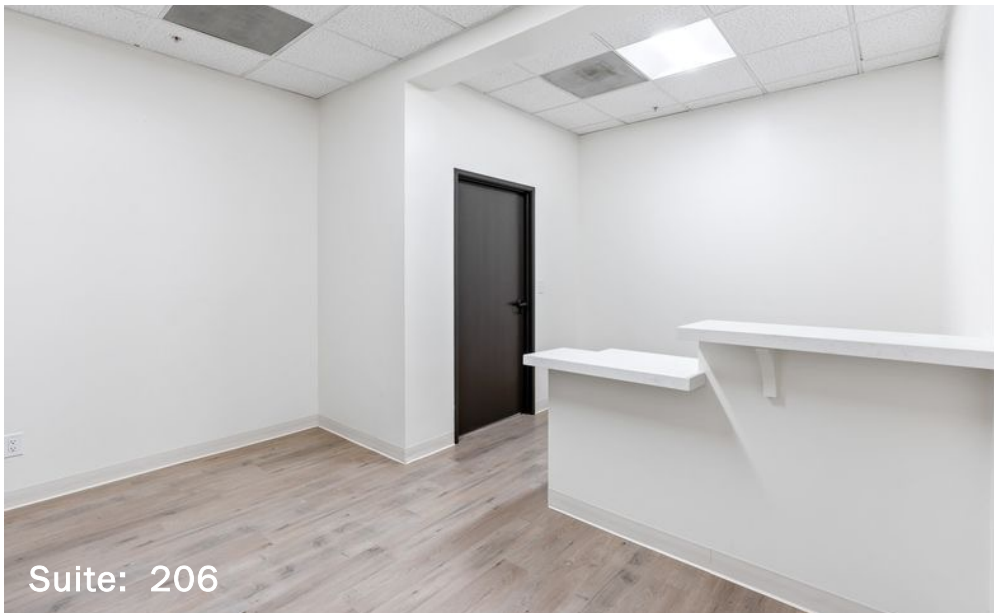
**Available:** Now

**Condition:** Entire suite  
newly renovated

# THE SQUARE *at Culver*

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14150 Culver Drive, Irvine, CA 92604



Suite: 206





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**MEADOWS**  
ASSET MANAGEMENT

**Kyle Desmet**  
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