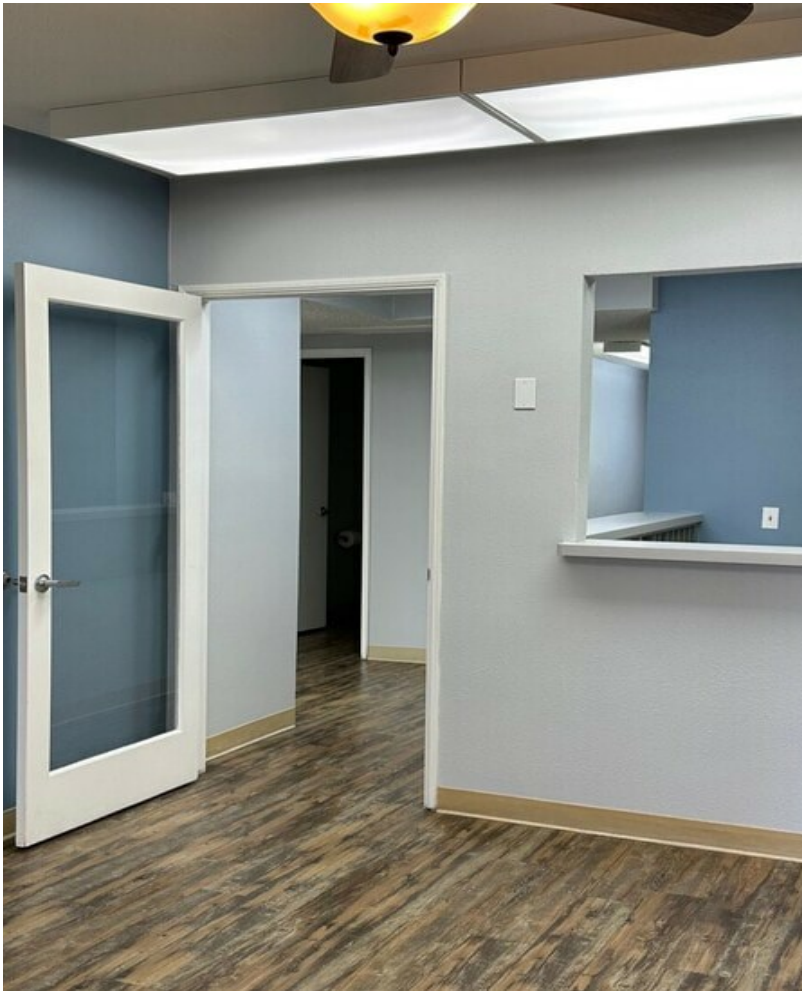# Valleydale Professional Center

9092 Talbert Ave, Fountain Valley, CA 92708

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Valleydale Professional Center

$30.00 /SF/YR

• Minutes from the 405 Freeway
• Surrounded by retail, dining, and residential neighborhoods
• Ideal for businesses seeking a central Orange County location...

• Dental, Orthodontic or Specialty Use

Rental Rate:	$30.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	10,035 SF
Year Built:	1959
Walk Score ®:	73 (Very Walkable)
Transit Score ®:	27 (Some Transit)
Rental Rate Mo:	$2.50 /SF/MO

1

1st Floor Ste 14

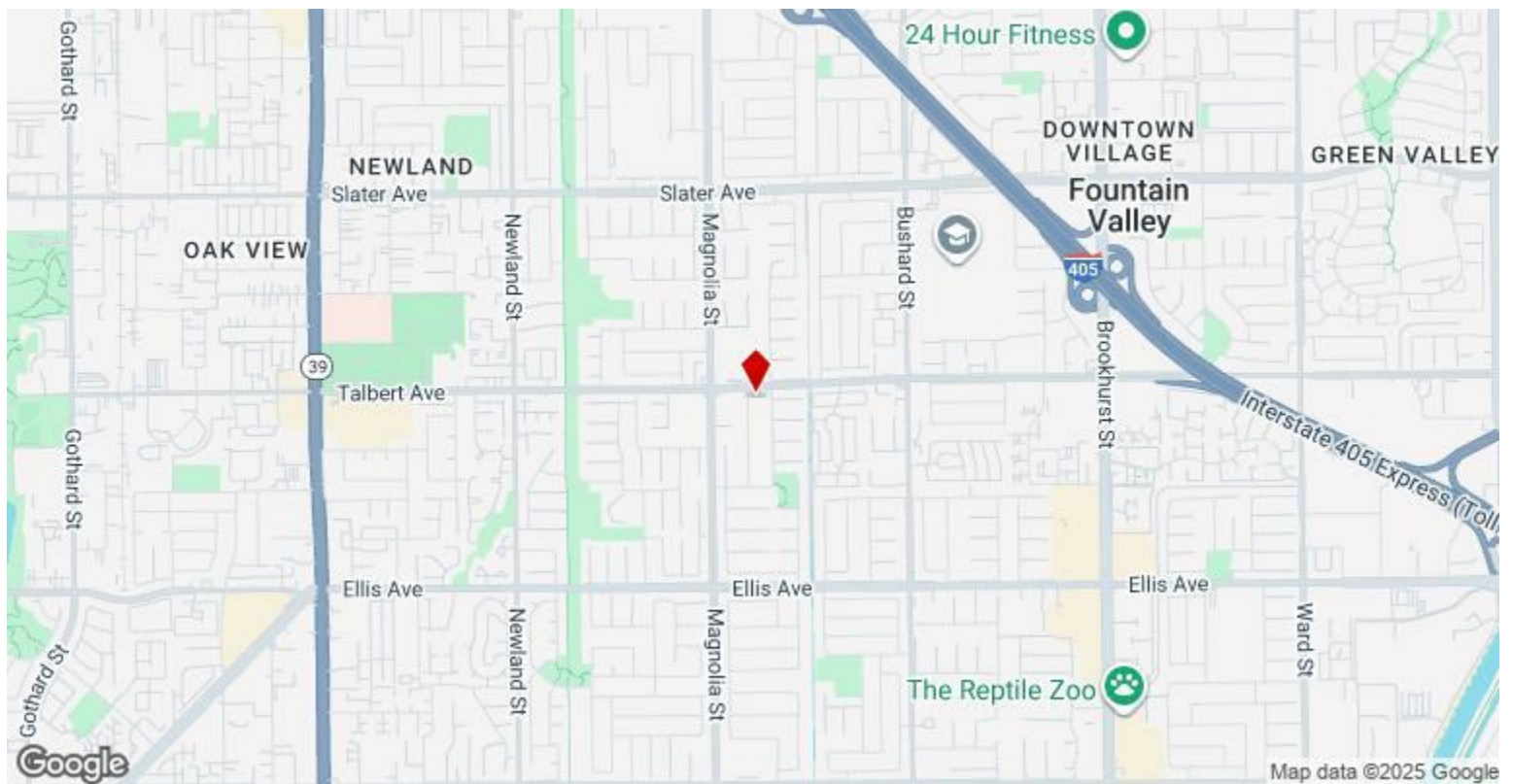|	
Space Available	1,600 SF
Rental Rate	$30.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Dental
Space Type	Relet
Space Use	Medical
Lease Term	3 - 5 Years

This professionally designed ±1,600 square foot suite is tailored for dental, orthodontic operations or specialty use, offering a clean, cohesive layout with built-in functionality. Welcoming Reception with pass through window and Office Work Area. Spacious Operatory Zone set up for six dental chairs, with plumbing and electrical in place. Two Private Restrooms. Dual-Sink Utility Room with cabinetry and full mirror. Utility Wall with washer/sink plumbing and electrical setup. Second Utility Area with sink, cabinetry and electrical setup. Two Private Offices. Separate file and storage areas.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bct Enterprise LLC	-	
CB Enterprises Plus, Inc.	-	
Chinese Acupuncture	-	
Fountain Valley Acupuncture	-	
Idida's Style	-	
National Background Security	-	
Oriental Art Garden	-	
Richmond Chiropractic	-	

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Property Photos

IMG_5529

IMG_5520

Property Photos

IMG_5522

Building Photo

Property Photos

Building Photo