

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



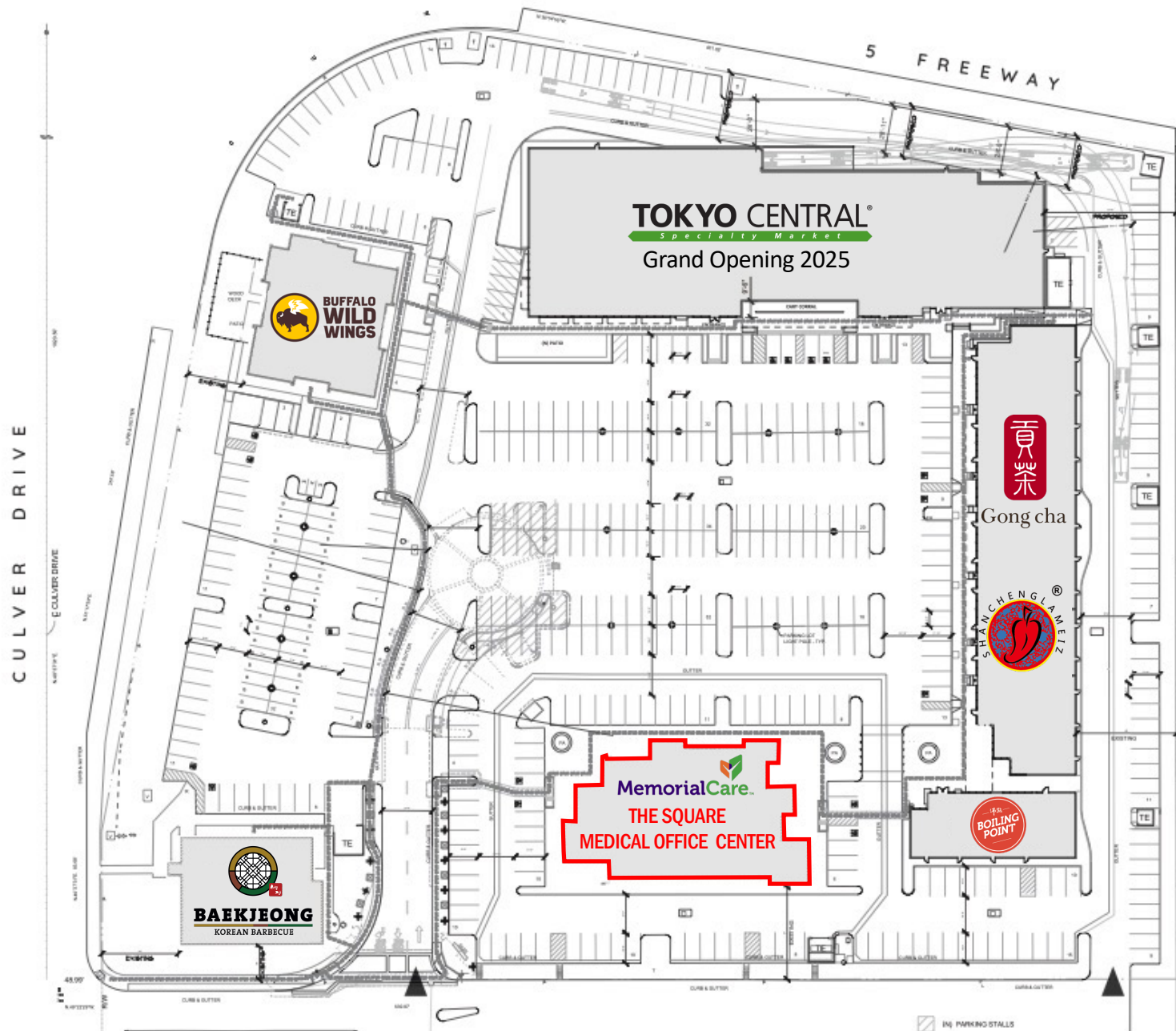
PROPERTY HIGHLIGHTS

- High-image three-level medical office building with recently renovated interior
- High-traffic location with immediate access to I-5 Freeway ($\pm 300K$ CPD) and Culver Dr. ($\pm 52K$ CPD)
- Ample parking (approximately 4:1,000)
- Located in thriving retail corridor serving affluent Irvine trade area with $\pm 400K$ residents within 5 miles
- The Square at Culver is a newly renovated $\pm 88,000$ SF shopping center anchored by a newly constructed Tokyo Central market as well as Baekjeong Korean BBQ and Buffalo Wild Wings

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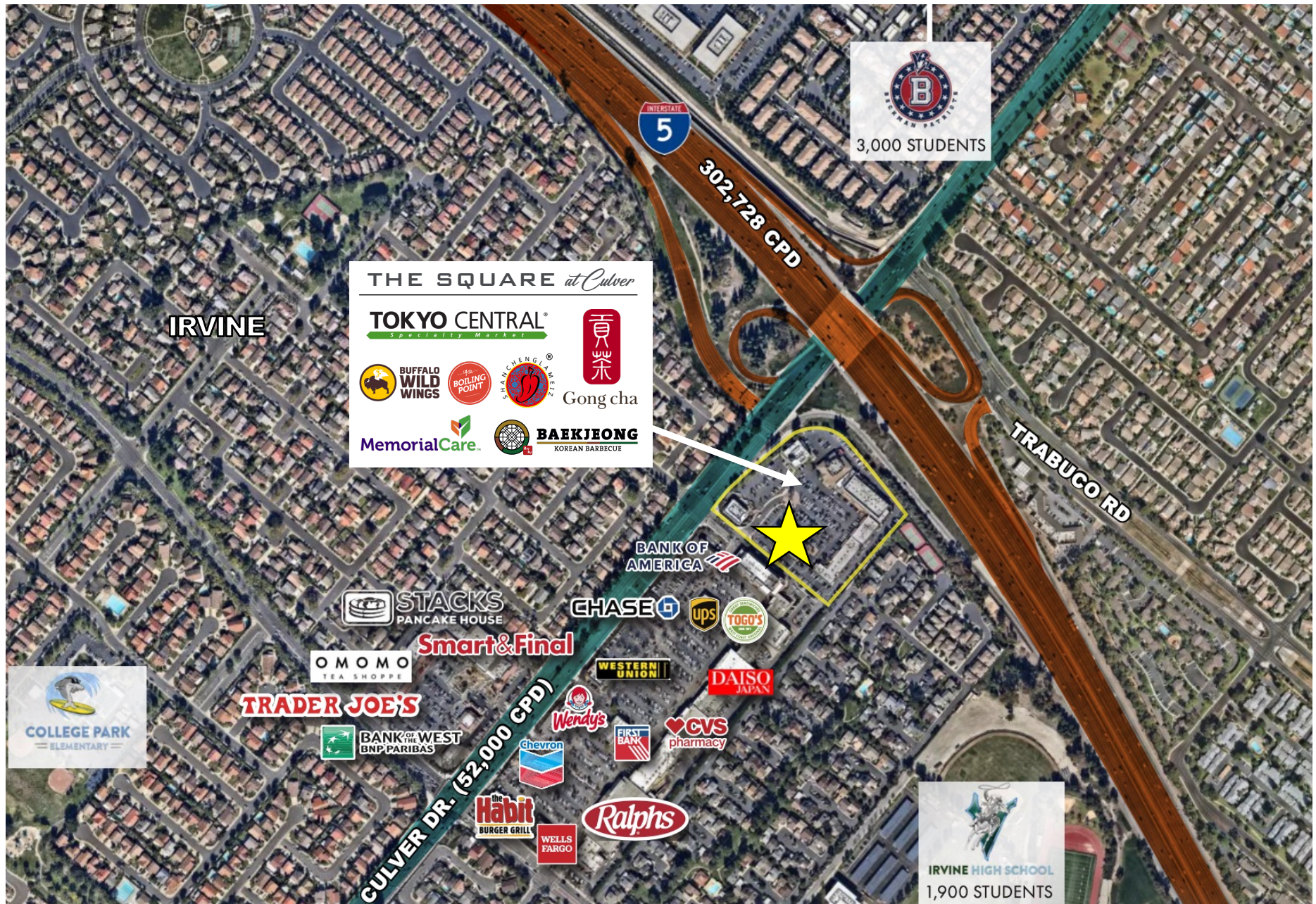
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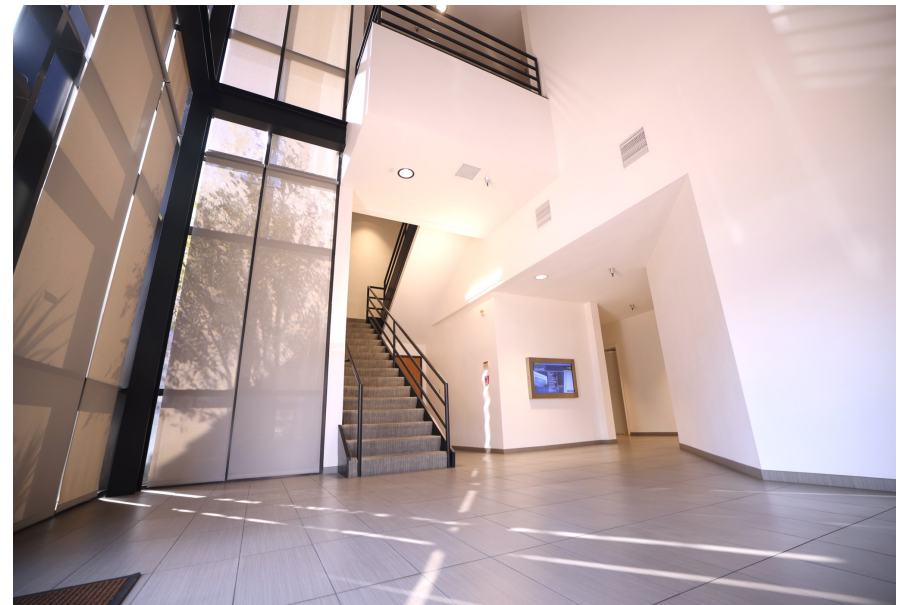
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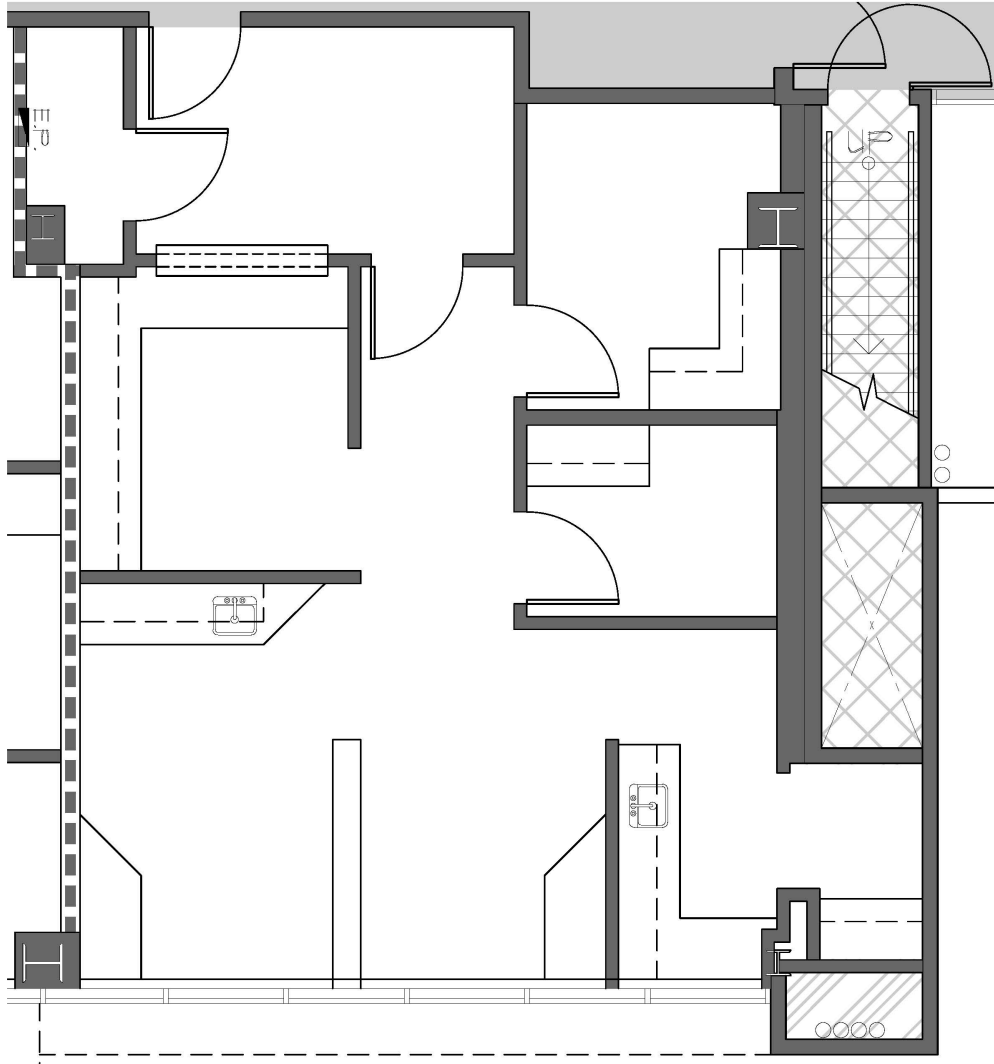
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Suite: 303

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

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MEADOWS
ASSET MANAGEMENT

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