



Karen Sunday

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Broker ID #00870655

23 Corporate Plaza Drive | Suite 150 | Newport Beach | CA 92660



**KAREN SUNDAY
& ASSOCIATES, INC.**

LIFE IS FULL OF LEASING, I NEGOTIATE WELL!

1501 Superior Avenue, Suite 300, Newport Beach 92663

Professional Medical Building- for Lease

Very close to Hoag Hospital- Fully leased bldg. except this suite- good starter for Hoag doctors-

Other doctors may lease, med spa, plastic surgeon, dental, Medical specialty, Exceptional building w common area restrooms and Hands on Landlord. Space plan available, Free Unreserved Parking

Available ASAP- Medical or Dental space for lease – Floorplan and more photos next pages

Type: Medical Office- built out ready to occupy- can move in by September 1, 2023-

Square Feet: 1,148 rentable sq. ft.

Asking rent: \$4.25-\$4.50 modified gross ft. Tenant pays electric which is separately metered.

Tenant Improvements: Landlord will add additional sinks and modify if necessary.

Configuration: Reception, waiting room, medical suite has 2 entrances, restroom, 4 Exam rooms- (can be made into 5 exam rooms) and has a doctor's office- Very efficient- -Bldg. has 2 surgery centers for use one on the 3rd floor near the suite, can rent for Surgery cases.

Lease Term available: 2 year lease or 3- 5 yr. or 10 yr. lease with renewal options Suite available: ASAP

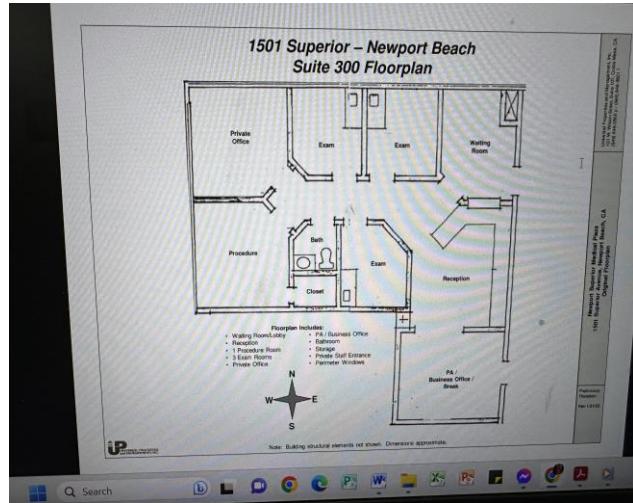
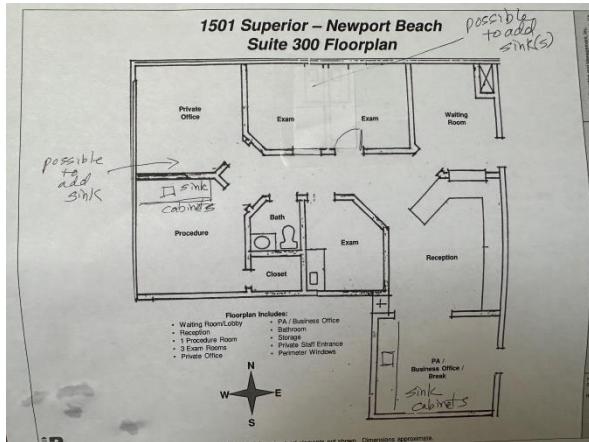
Parking: Free surface and/or Reserved parking available, also valet parking available for clients to park.

Call Karen Sunday Cell is (949)632-7727 CA DRE-01883124 Karen@karensunday.com [Call to tour.](#)

[Suite is on a lockbox](#)



To view additional listings visit www.KarenSunday.com



Current floorplan on the left consists of 3 sinks with cabinets- two entrances, reception and waiting room,

Large procedure room that can be divided– reception and waiting room- large restroom, 4 exam rooms, doctors office

Can be made into the suite on the right total of 6 rooms and a restroom .

There are common area restrooms in the bldg. on each floor.



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