

4501 Birch Street

Newport Beach, CA 92660



Bryan McKenney
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

Casey Immel
(949) 339 - 1875 | LIC#01312850
Casey@MedWestRealty.com

**Surgery Center
for Lease**

4501 Birch Street

Newport Beach, CA 92660



FEATURES:

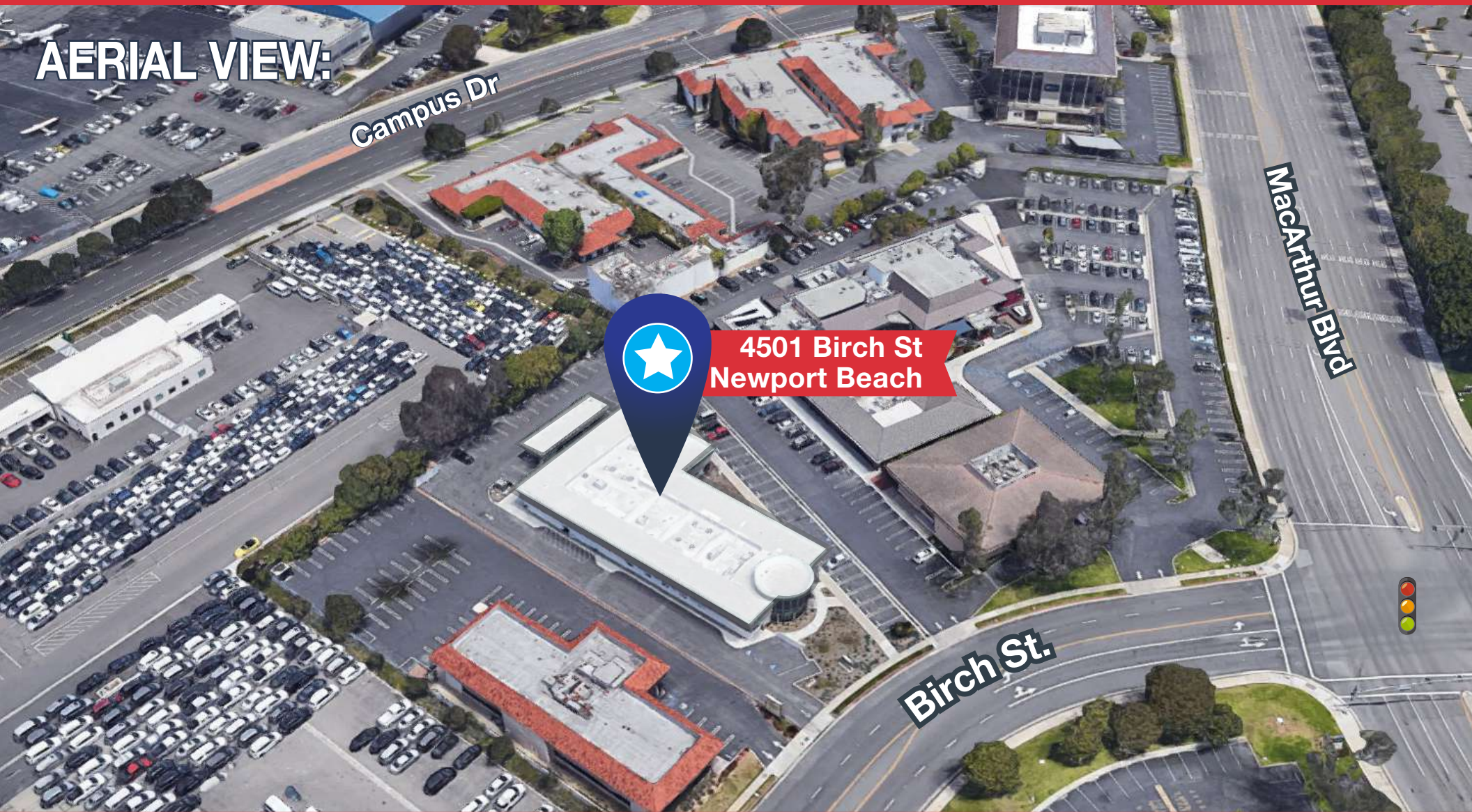
- Shared Space
- Surgical Space Available
- 3 Operating Rooms Available
- 1 Story Medical Office Building
- For Lease
- Highly Desirable Location near John Wayne Airport
- Surface Parking
- Retail Amenities in Walking Distance
- Easy access to 73, 55 and 405 Freeways



4501 Birch Street

Newport Beach, CA 92660

AERIAL VIEW:



Bryan McKenney
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

Casey Immel
(949) 339 - 1875 | LIC#01312850
Casey@MedWestRealty.com

**Surgery Center
for Lease**

4501 Birch Street

Newport Beach, CA 92660

SITE PLAN:



4501 Birch Street

Newport Beach, CA 92660

SUITE A - SURGERY SPACE

5,000 SF
(Divisible)

SUITE DESCRIPTION:

- 101 Surgery Lobby
- 103 Office
- 107 Patient Prep/Preop/Postop
- 109 Procedure Staff/Nursing Station
- 114 Office/Medical Storage
- 118 Medical Supply Storage
- 121 Procedure Room
- 123 Medical Supply Storage
- 125 Procedure Room
- 132 Surgery Reception
- 133 Office/Medical Storage
- 134 Office/Medical Storage

LEASE RATE:

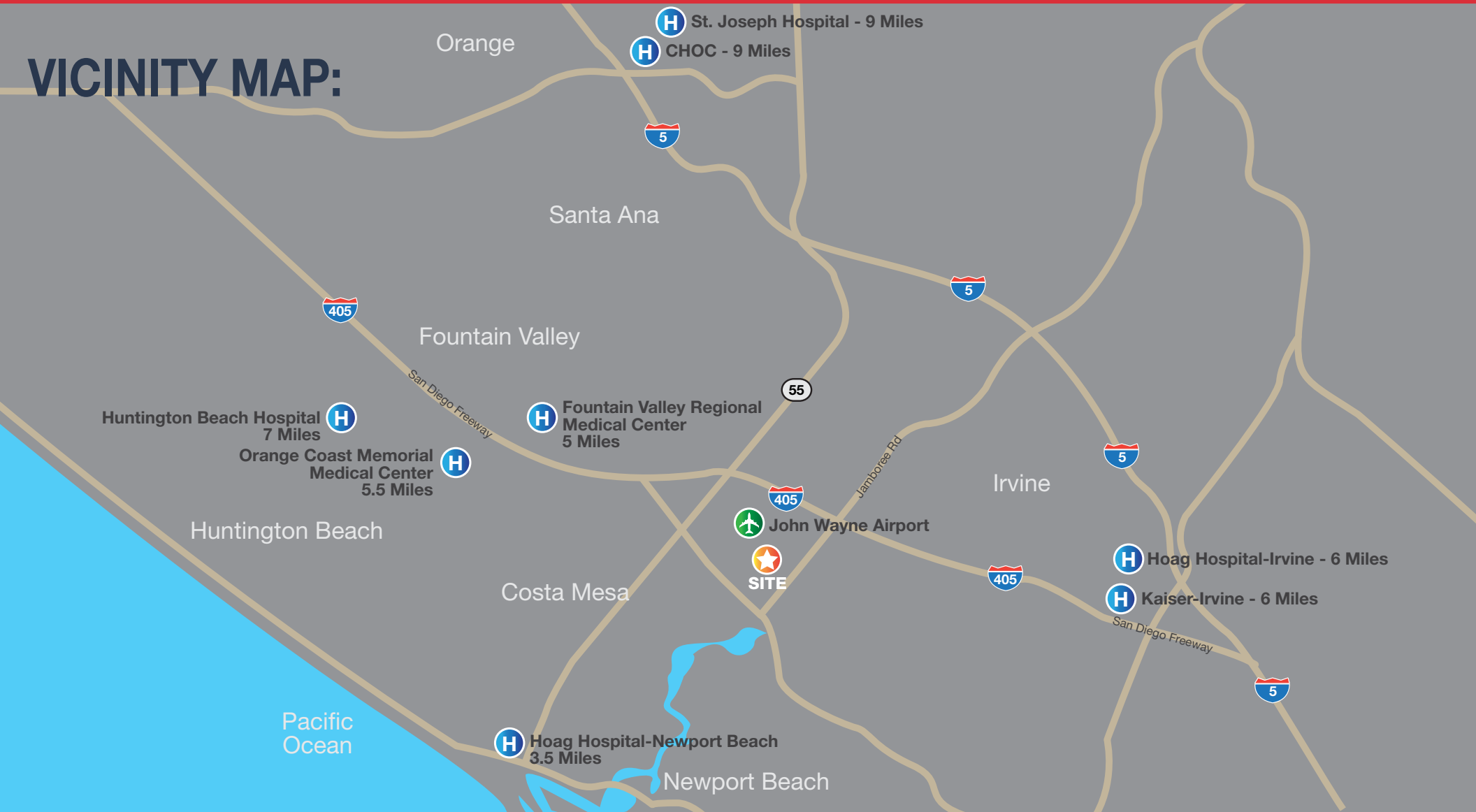
\$4.00 NNN



4501 Birch Street

Newport Beach, CA 92660

VICINITY MAP:



4501 Birch Street

Newport Beach, CA 92660



DRIVE TIME ANALYSIS

