

FOR SALE OR LEASE

15785 LAGUNA CANYON, SUITE 100 & 105, IRVINE CA 92618

±4,831 SF Ground Floor Medical Office Available in the Irvine Spectrum



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Mathews



This highly visible ground floor space is a one-of-a-kind opportunity rarely available in the Irvine Spectrum.

Exterior Building Eyebrow & Monument Sign Rights Exclusive to the Premises

Located at the main building entrance

Expansive window line featuring glass on three sides

Four (4) points of entry, including a dedicated exterior entrance

One main lobby and one junior lobby – ideal for multi-practice use or leasing to a separate tenant

Perimeter exam rooms fully plumbed with sinks and built-in cabinetry

Three (3) internal restrooms

One (1) X-Ray Room Ready

FLOOR PLAN



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SIDE ENTRANCE FROM LOBBY HALLWAY



JUNIOR LOBBY ENTRANCE



EXCLUSIVE EXTERIOR SIDE ENTRANCE



DIRECT EXTERIOR ACCESS ENTRY/EXIT



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