

MEDICAL OFFICE SUITES
AVAILABLE FOR LEASE

27871 Medical Center Road, Mission Viejo, CA

MARGUERITE
MEDICAL



CBRE

PROPERTY HIGHLIGHTS



Move-in ready spaces available from 1,444 to 10,243 square feet



Newly renovated common areas, common area restrooms and elevator



Tranquil landscaped common areas



Signage opportunities available



Tenant improvement package available

MARGUERITE MEDICAL
27871 Medical Center Road, Mission Viejo, CA



Free surface parking at 5:1000 ratio



Walking distance to hospital campus





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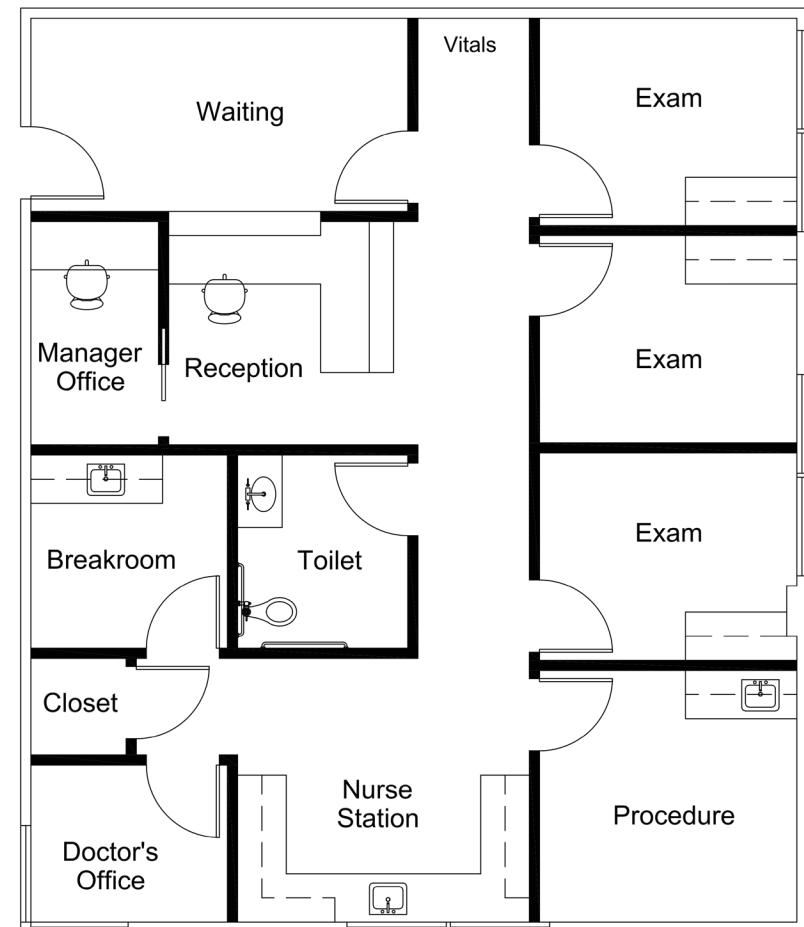


Suite 160

- » 1,444 SF
- » Available now
- » Currently in warm shell condition
- » Located on the first floor with direct access to the common area court yard
- » Ready to be built to suit



Hypothetical Floor Plan



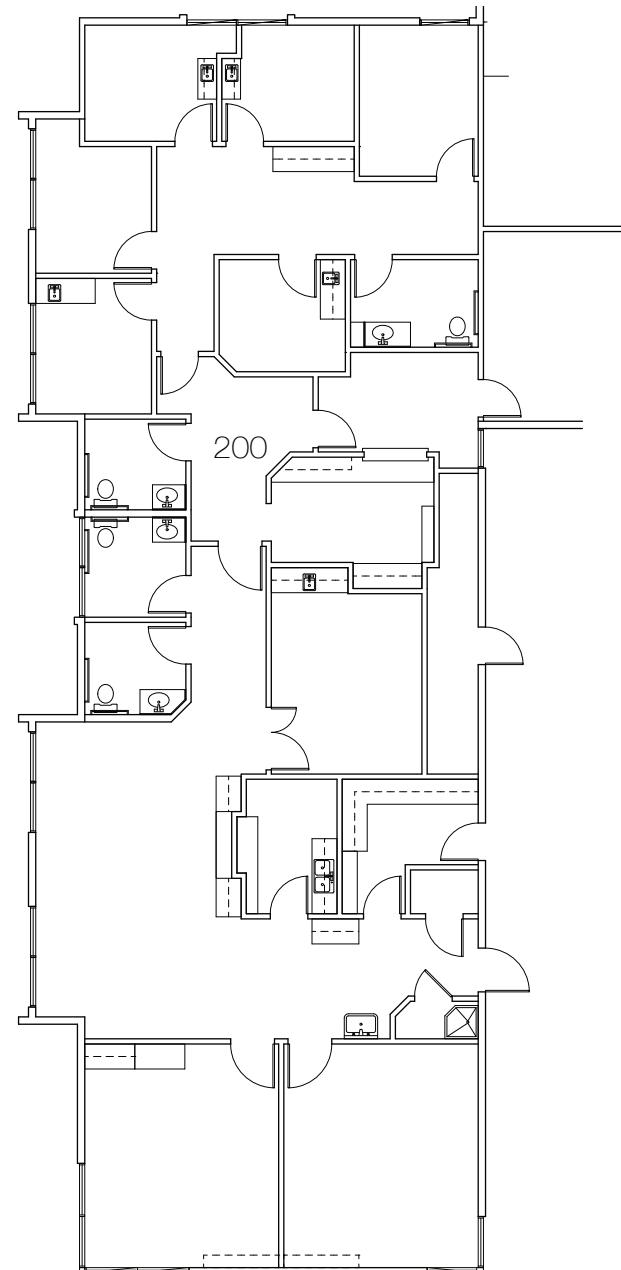
Suite 200-230





Suite 200

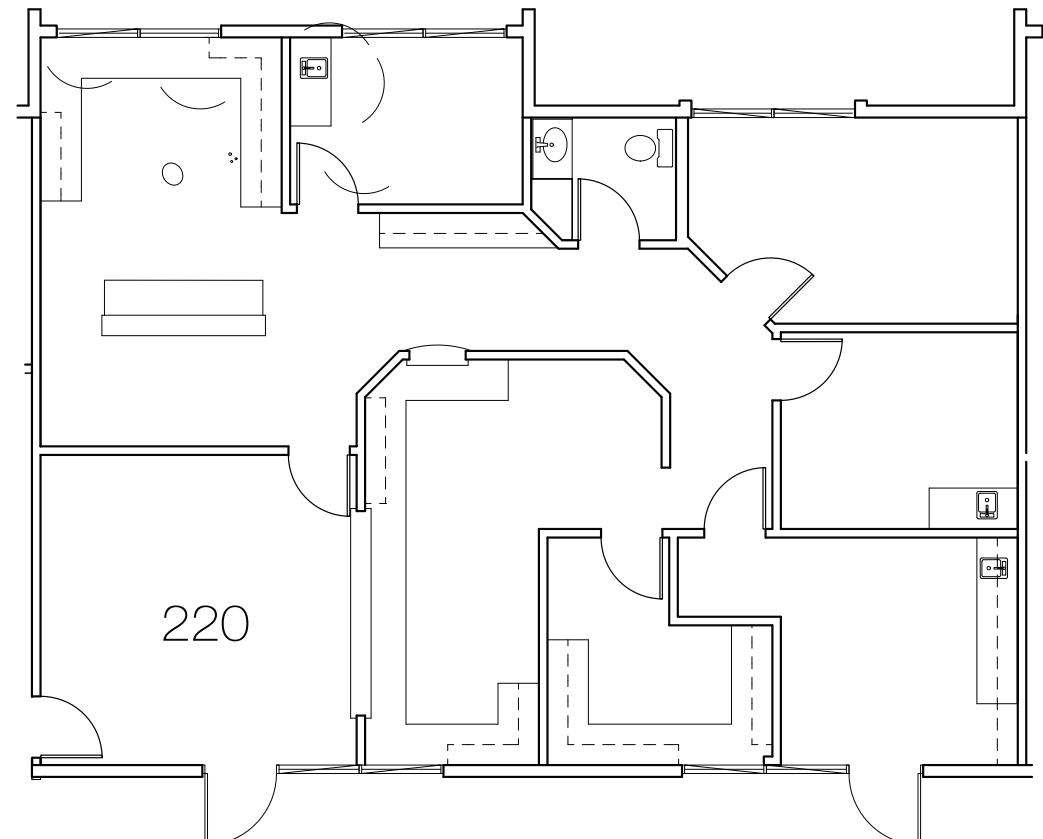
- » 3,890 RSF
- » Available now
- » Turn-key GI Surgical Suite
- » 3 Full size procedure rooms with medical gas
- » X-ray room
- » Pre and post op areas
- » Independent reception
- » Multi-point gurney access
- » Internal restrooms
- » Sterilization room





Suite 220

- » 1,960 RSF
- » Available now
- » Move-in ready
- » 3 exam rooms,
reception, break room
and nurses station
- » 1 in suite restroom
- » Dedicated waiting room
and reception area
- » Multi-door access

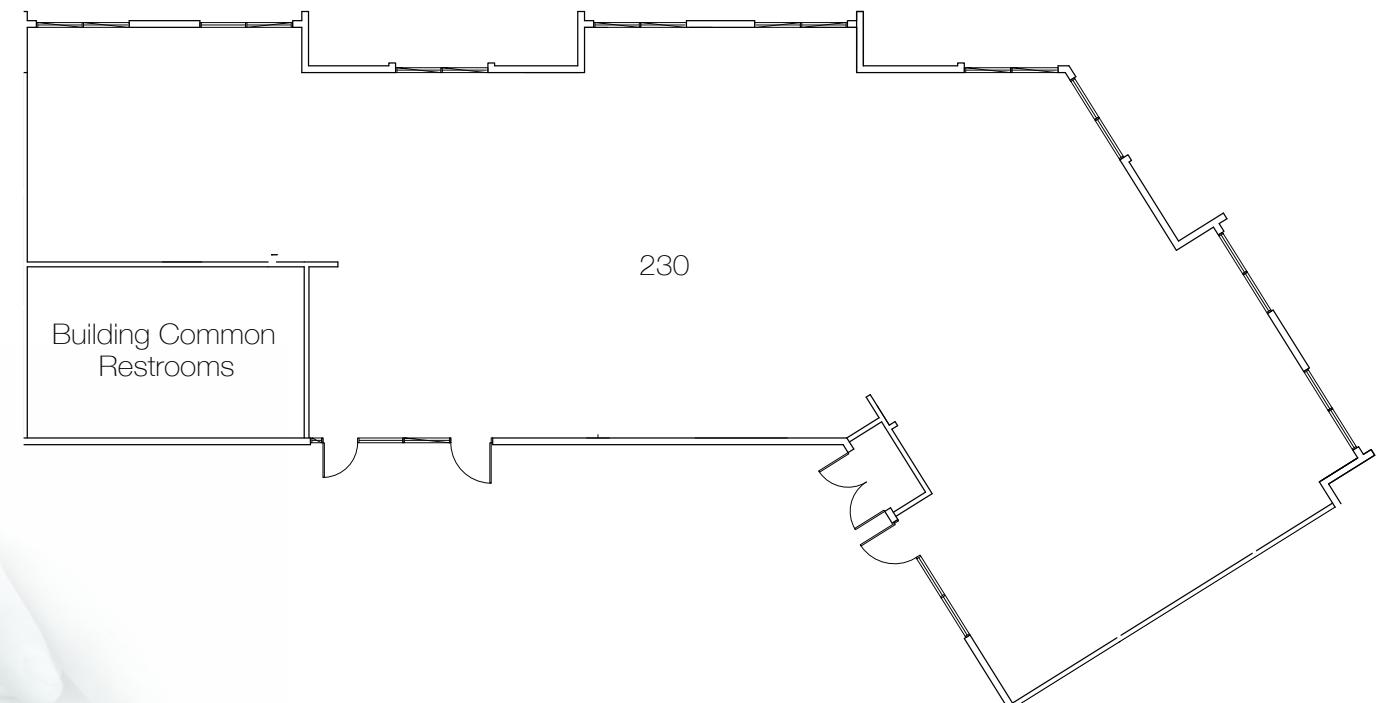




Suite 230

» 4,393 RSF

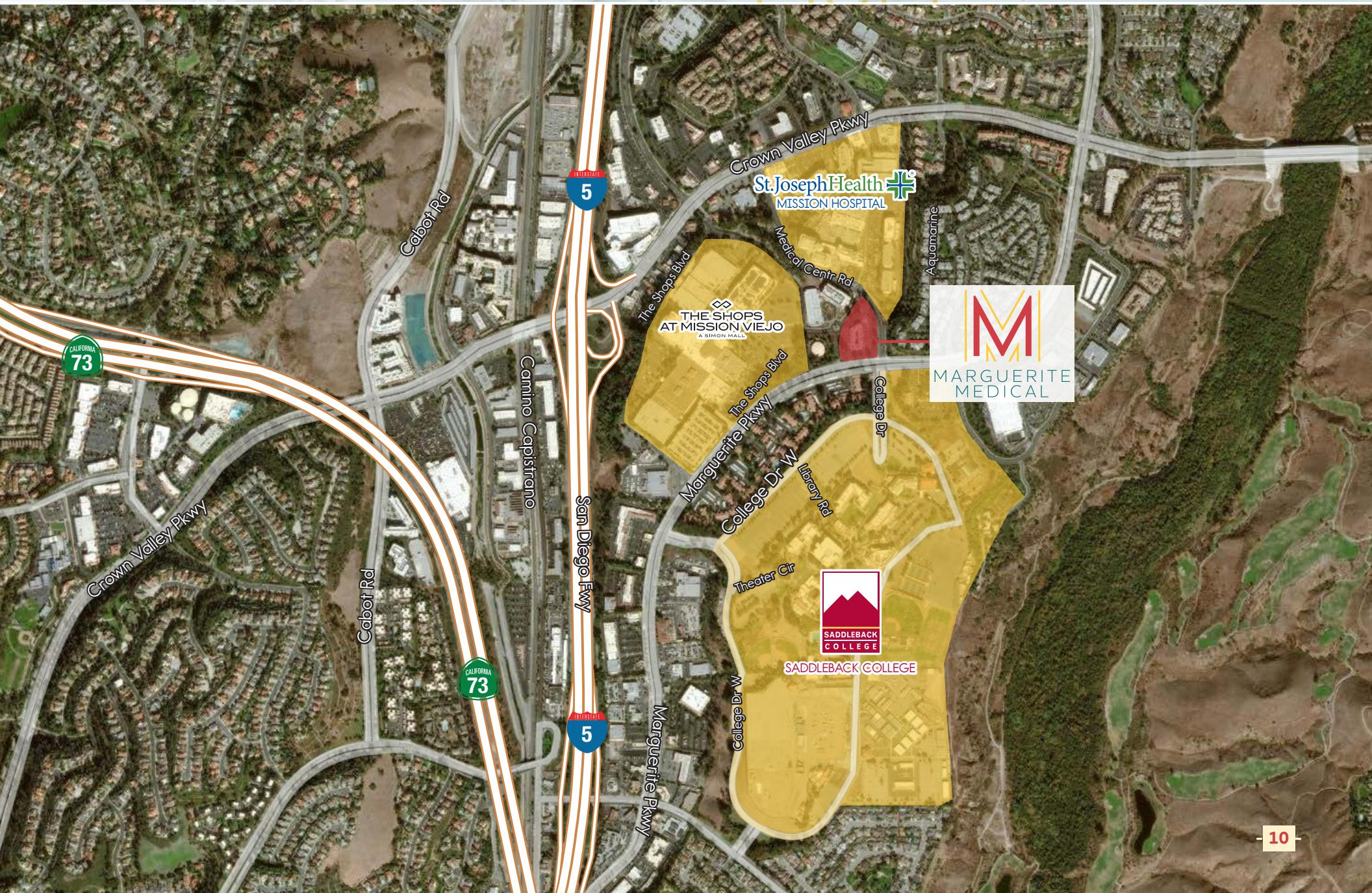
» Shell condition



THE AREA



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For More Information, Please Contact:

John Scruggs

First Vice President

Lic. 01796826

+1 949 725 8592

john.scruggs@cbre.com

Daniel Nabavi

Senior Associate

Lic. 02069315

+1 714 225 7429

daniel.nabavi@cbre.com

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