

MEDICAL OFFICE SUITES AVAILABLE FOR LEASE

27871 Medical Center Road, Mission Viejo, CA

MARGUERITE MEDICAL



CBRE

PROPERTY HIGHLIGHTS

MARGUERITE MEDICAL
27871 Medical Center Road, Mission Viejo, CA



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



Free surface parking at 5:1000 ratio



Walking distance to hospital campus





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FLOOR PLAN



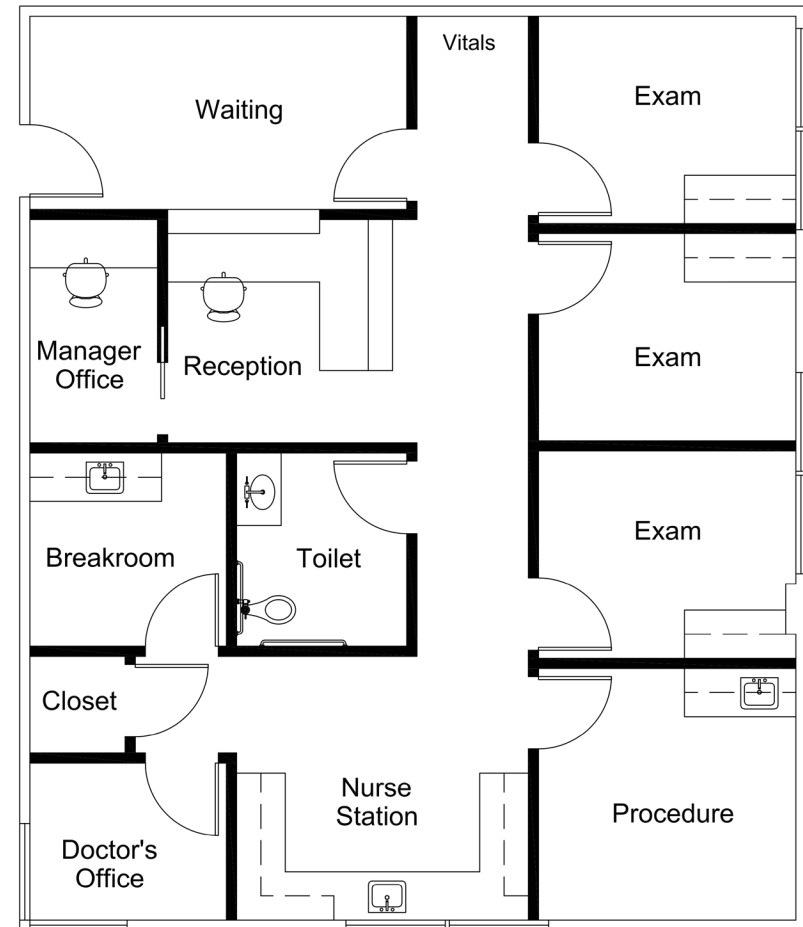
MARGUERITE MEDICAL
27871 Medical Center Road, Mission Viejo, CA

Suite 160

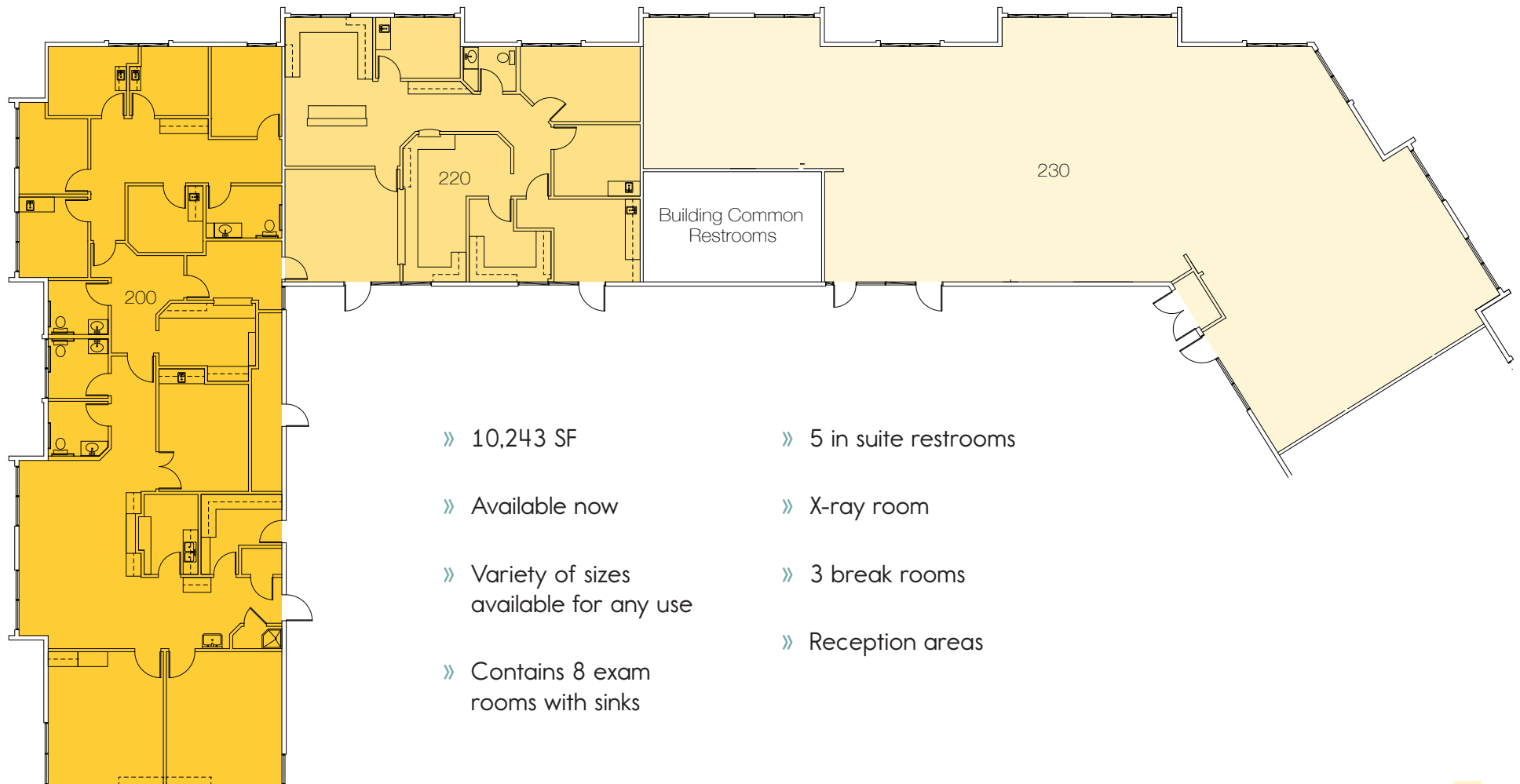
- » 1,444 SF
- » Available now
- » Currently in warm shell condition
- » Located on the first floor with direct access to the common area court yard
- » Ready to be built to suit



Hypothetical Floor Plan



Suite 200-230



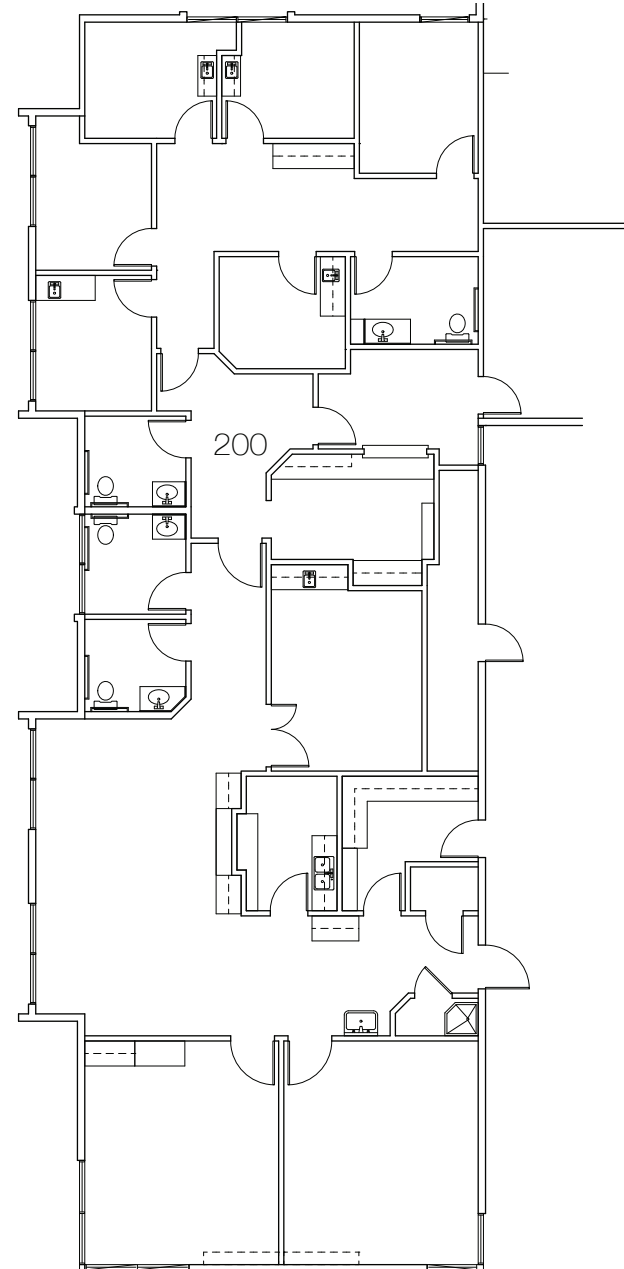
FLOOR PLAN



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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



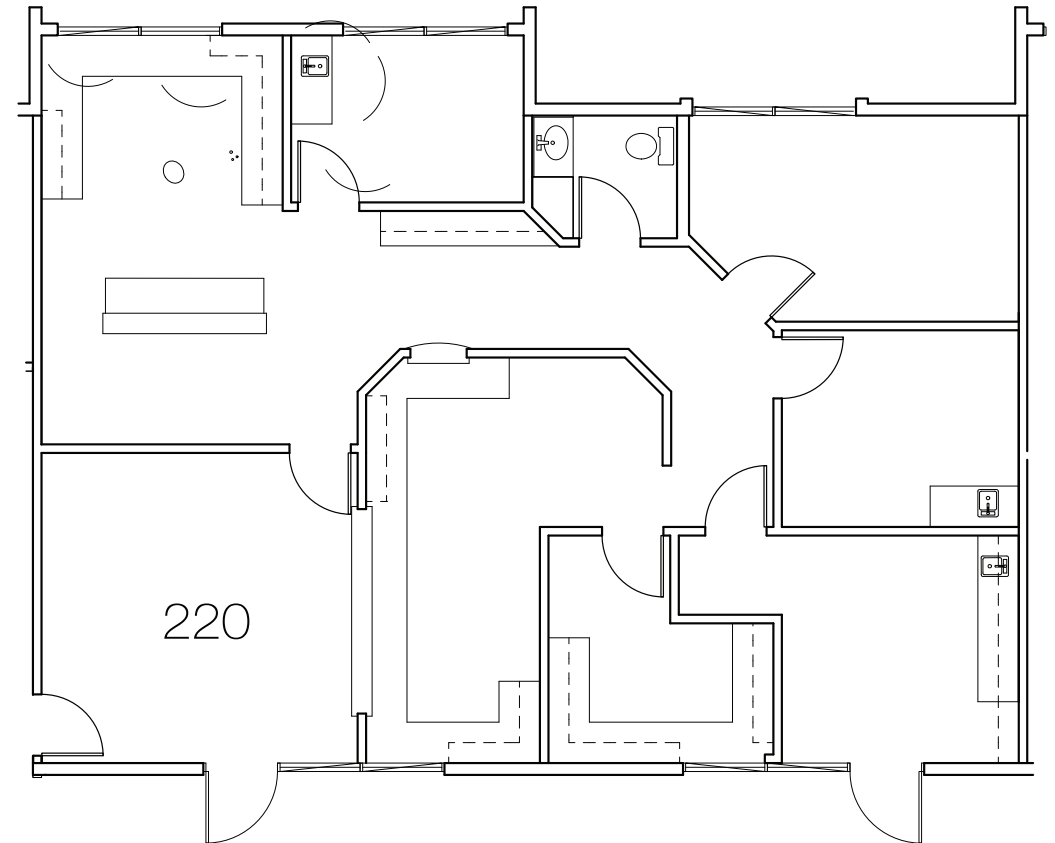
FLOOR PLAN



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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



FLOOR PLAN

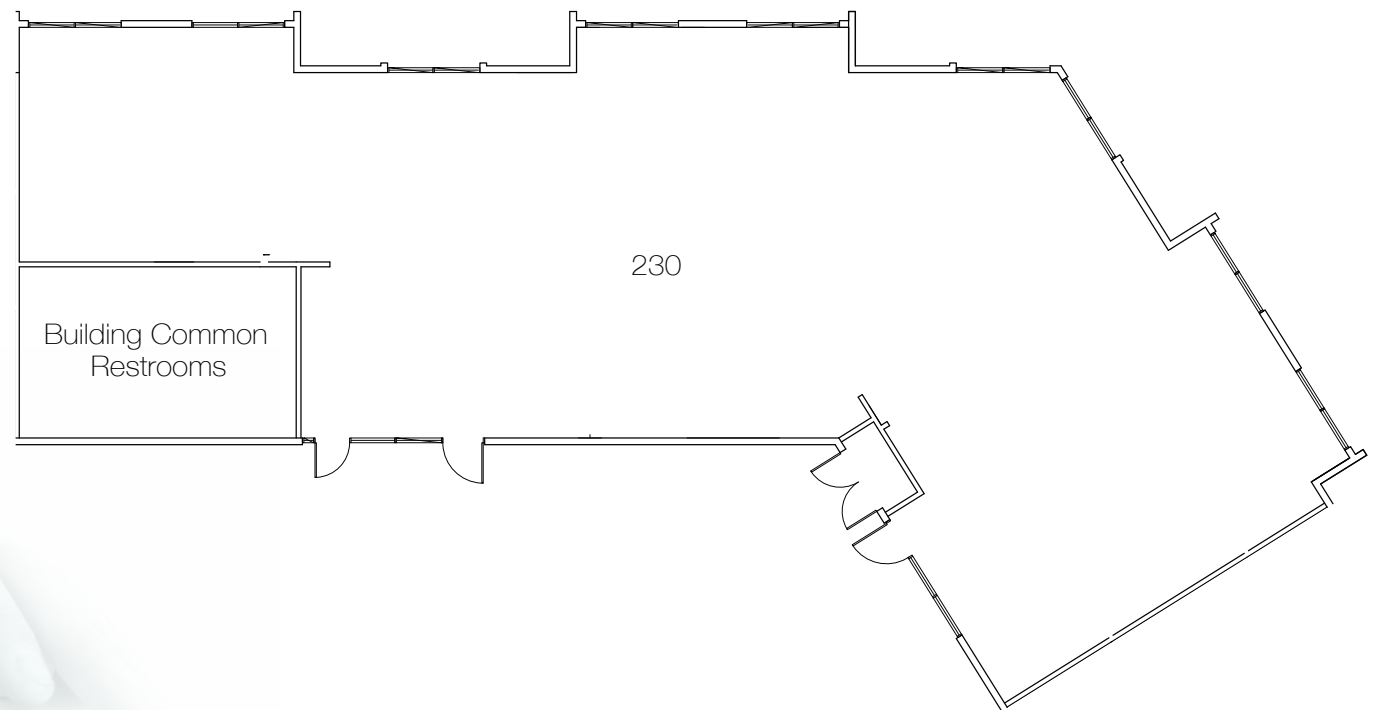


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Suite 230

» 4,393 RSF

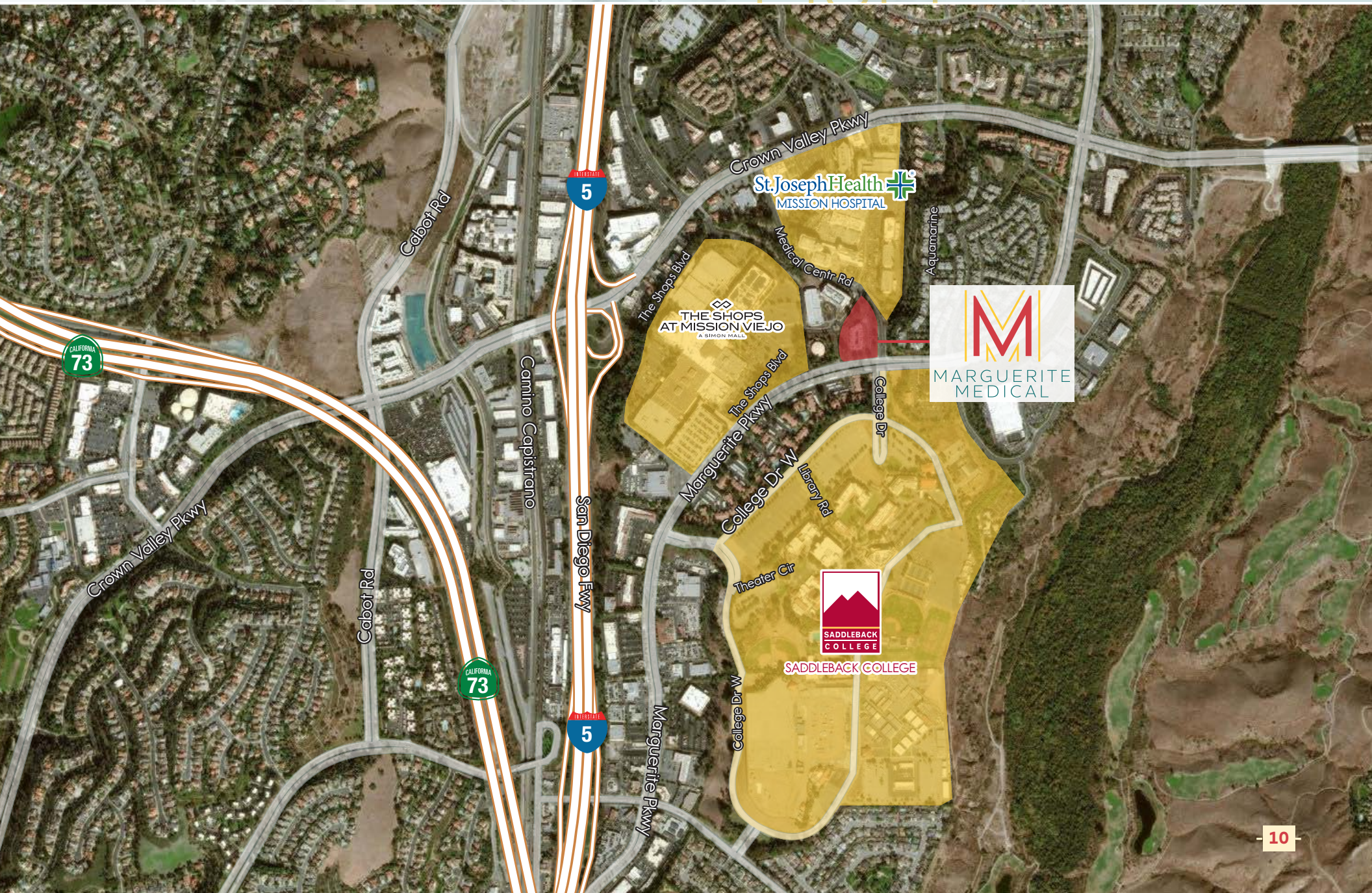
» Shell condition



THE AREA



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