

MEDICAL OFFICE AVAILABLE FOR LEASE



orange county
OFFICE | GROUP

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2ND FLOOR ALL MEDICAL LARGE PARKING LOT & STREET PARKING

Allen Basso
Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

Eric Darnell
Senior Vice President
CalDRE 01888743
949.460.3681
edarnell@leeirvine.com

Kylee King
Senior Associate
CalDRE 02101275
949.790.3108
kking@leeirvine.com

230 E 17TH STREET, SUITE 203, COSTA MESA | 1,700 - 2,500 SF



230 E. 17TH ST.

COSTA MESA, CA

PROPERTY FEATURES:

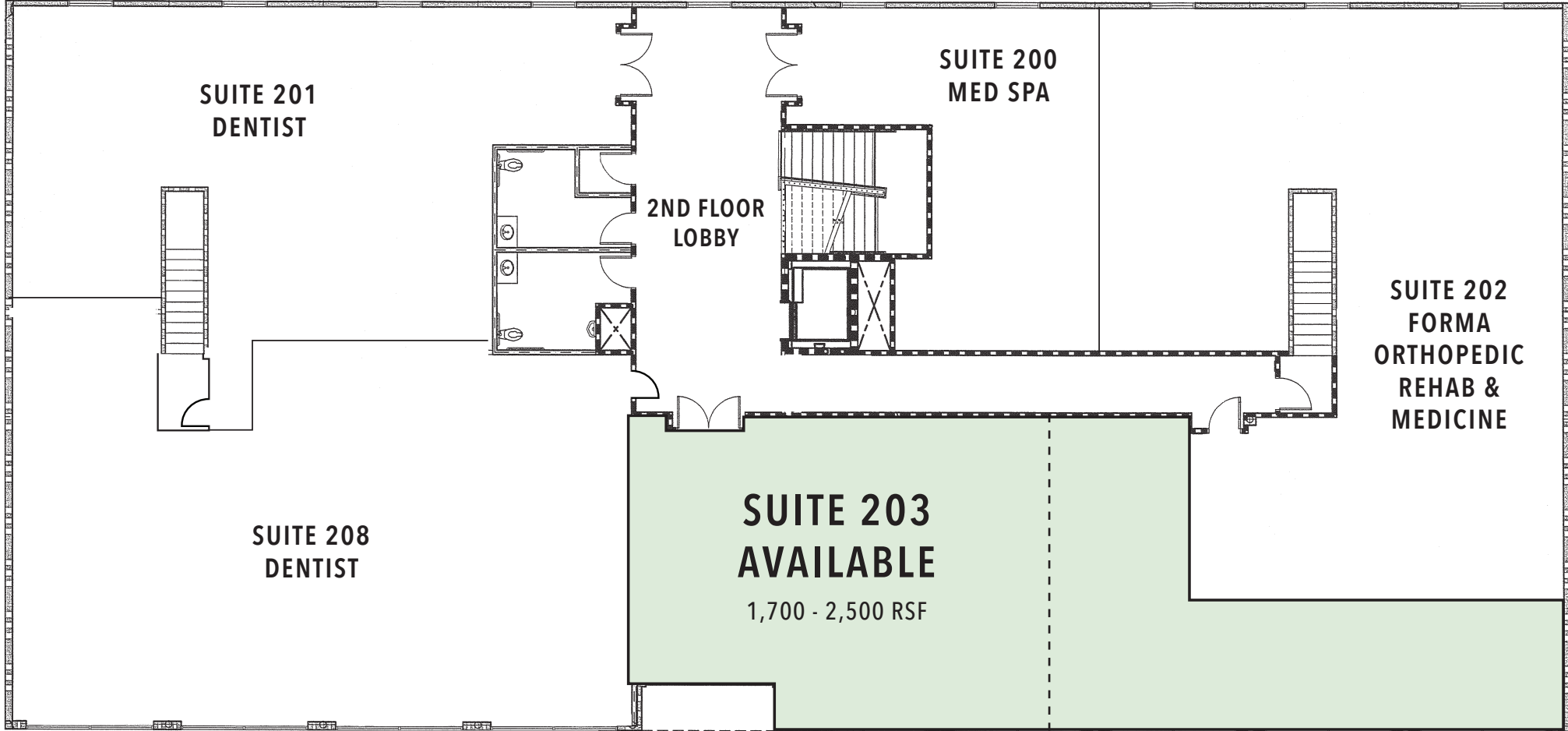
- Prime, highly visible 17th Street location, 2nd floor **medical or dental space** available
- Class A building - 2009 renovated and designed by Ware Malcomb
- 33,000 average daily traffic count
- **Building top signage** on 17th Street available
- Large parking lot with free surface parking plus street parking on 17th Street
- Lease rate: \$3.75 NNN
- Net charges - approximately \$0.80 PSF
- Medical zoned with ample parking
- **Suite 203** - 1,700 - 2,500 RSF
See hypothetical floorplan
- **Available NOW**
- **TI allowance available**
- Another project and property managed by



LEGACY MEDICAL REALTY

230 E. 17TH STREET | COSTA MESA, CA

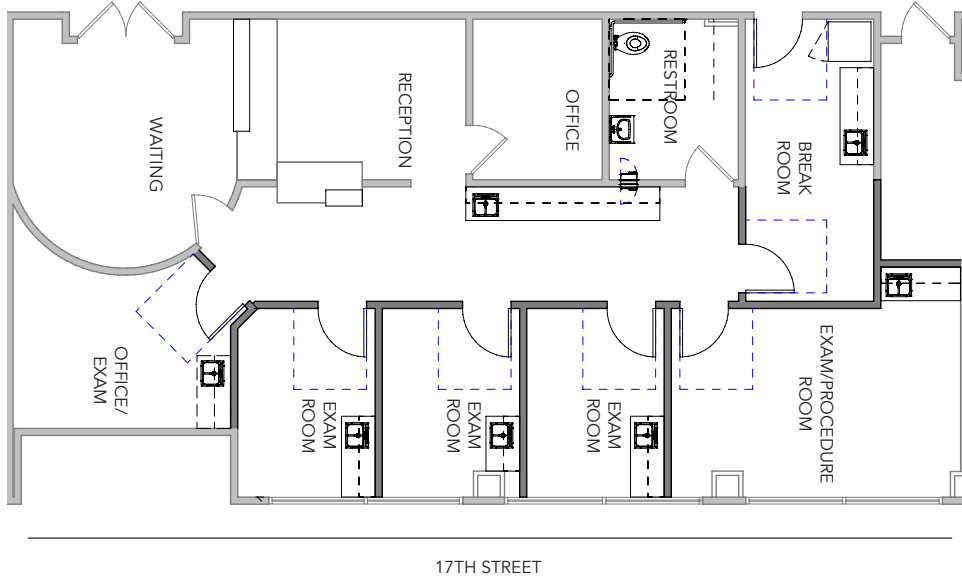
SECOND FLOOR OVERALL PLAN LAYOUT



17TH STREET

HYPOTHETICAL MEDICAL OFFICE

±1,700 SF FLOORPLAN

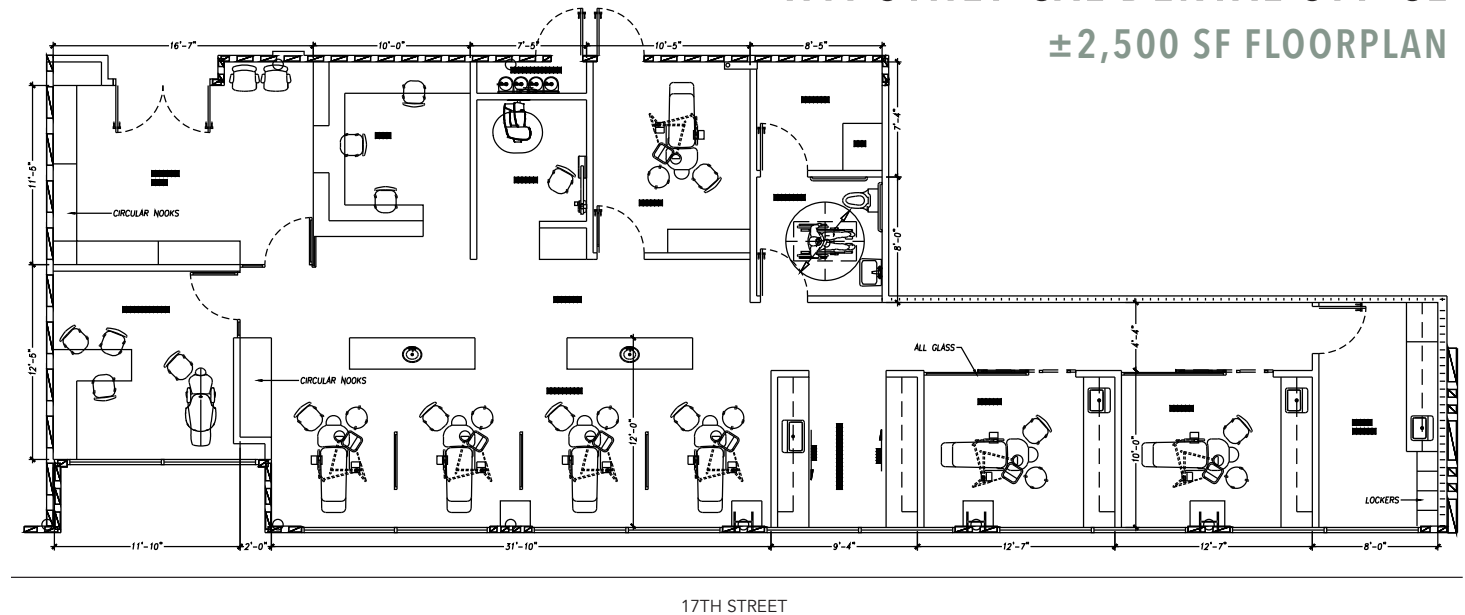


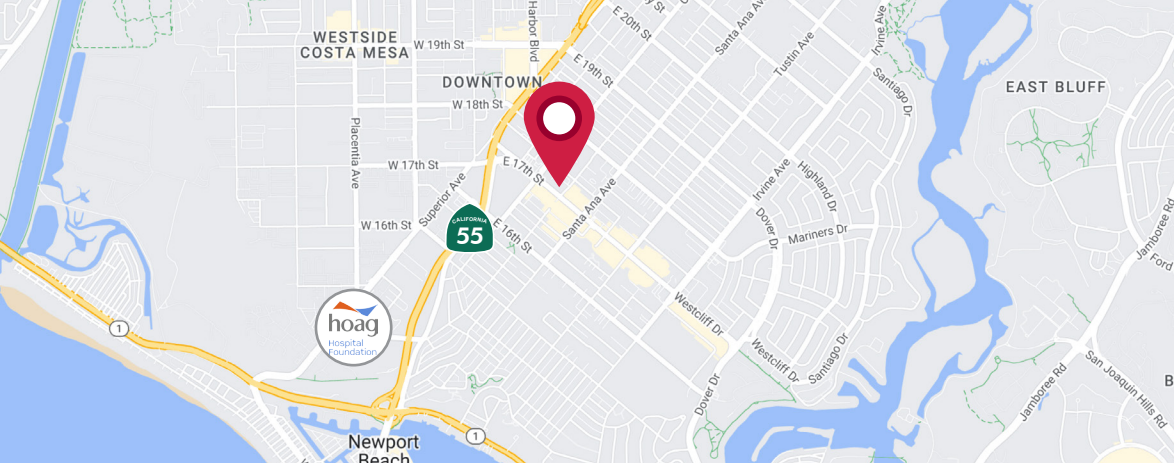
SECOND FLOOR HYPO SPACE PLANS

SUITE 203 - 1,700 - 2,500 RSF

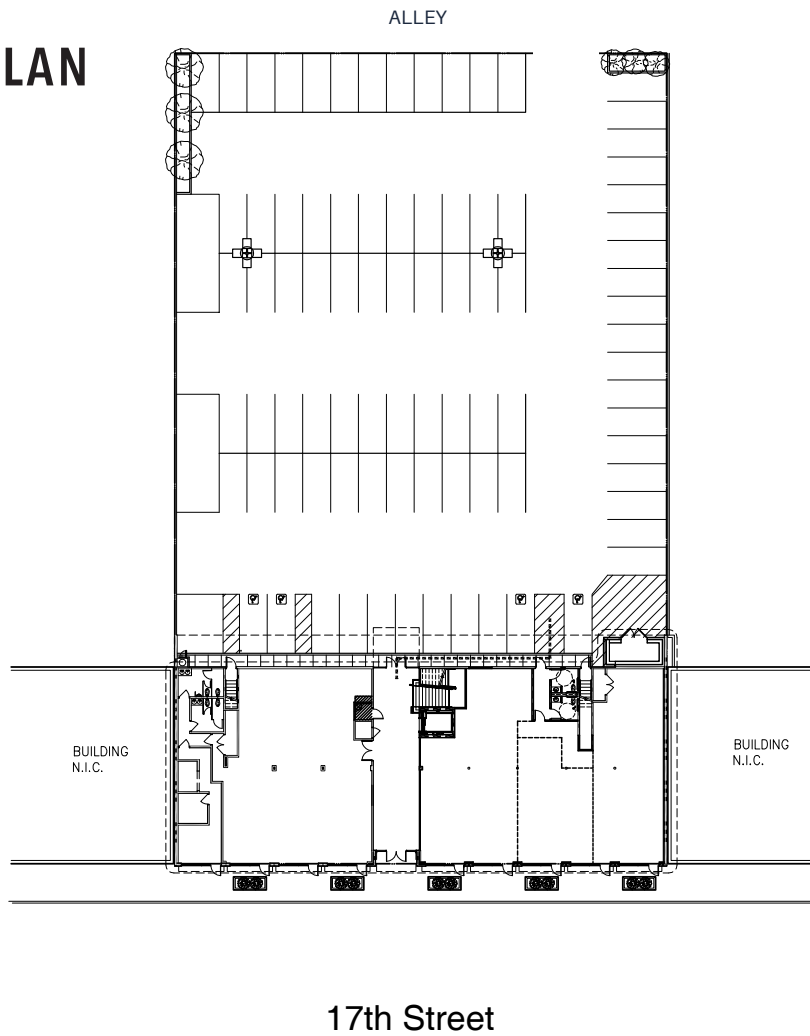
HYPOTHETICAL DENTAL OFFICE

±2,500 SF FLOORPLAN





SITE PLAN



FOR MORE INFORMATION, CONTACT

Allen Basso
Senior Vice President
CalDRE 01298152
949.790.3130
abasso@leeirvine.com

Eric Darnell
Senior Vice President
CalDRE 01888743
949.460.3681
edarnell@leeirvine.com

Kylee King
Senior Associate
CalDRE 02101275
949.790.3108
kking@leeirvine.com

230 E. 17TH STREET | COSTA MESA, CA