

17742

BEACH BLVD, HUNTINGTON BEACH

FOR LEASE



MEDICAL OFFICES AVAILABLE - RANGING FROM ±641-1,300 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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PROPERTY FEATURES

- ±55,734 SF Class B Medical Office Building
- Dramatic Atrium Lobby Entrance & Pharmacy on 1st Floor
- Free Covered Parking
- 5.7:1 Parking Ratio
- Located on Campus of Huntington Beach Hospital at Intersection of Newman Ave. & Beach Blvd.
- Convenient Access to 405 Freeway

AVAILABILITY

- **SUITE 250:** ±1,300 SF Medical Office Suite - Rec/Lobby, 2 Exam Rooms, Break Room, Doctors Office and Courier Room
 - Available 12/1/26 and Potentially Sooner
- **SUITE 227:** ±1,068 SF Medical Office Suite (See Spec Plan)
- **SUITE 227A:** ±641 SF - Reception, Waiting Area, Two Exam Rooms, and Doctor's Office
- **SUITE 227B:** ±391 SF - Open Area w/Restroom, Potential Storage for Doctors

LEASE RATE: \$3.00 PSF FSG



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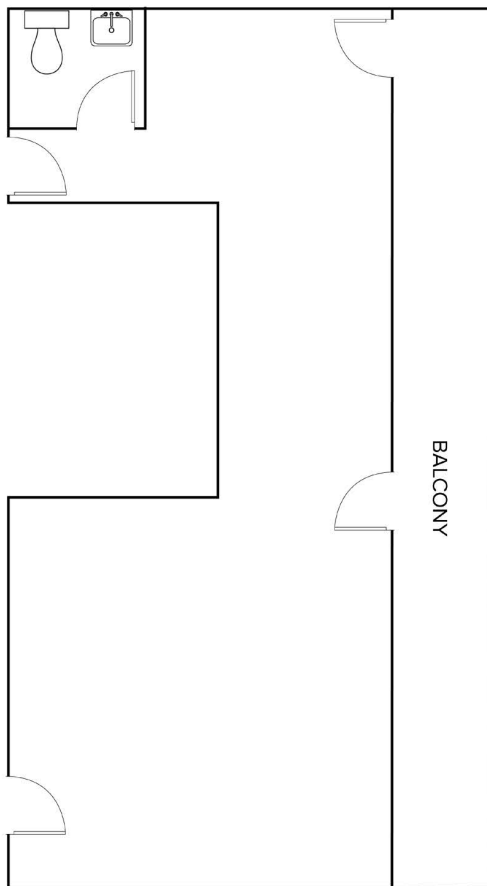
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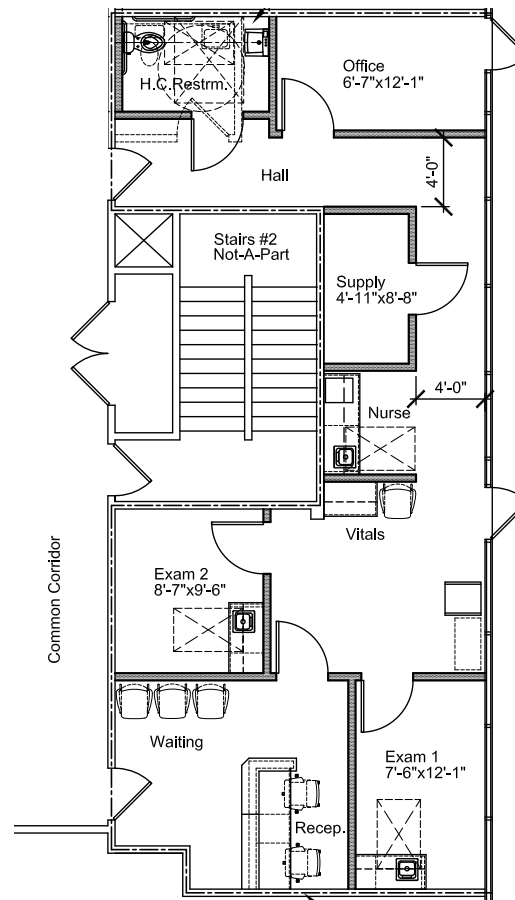
SUITE 227

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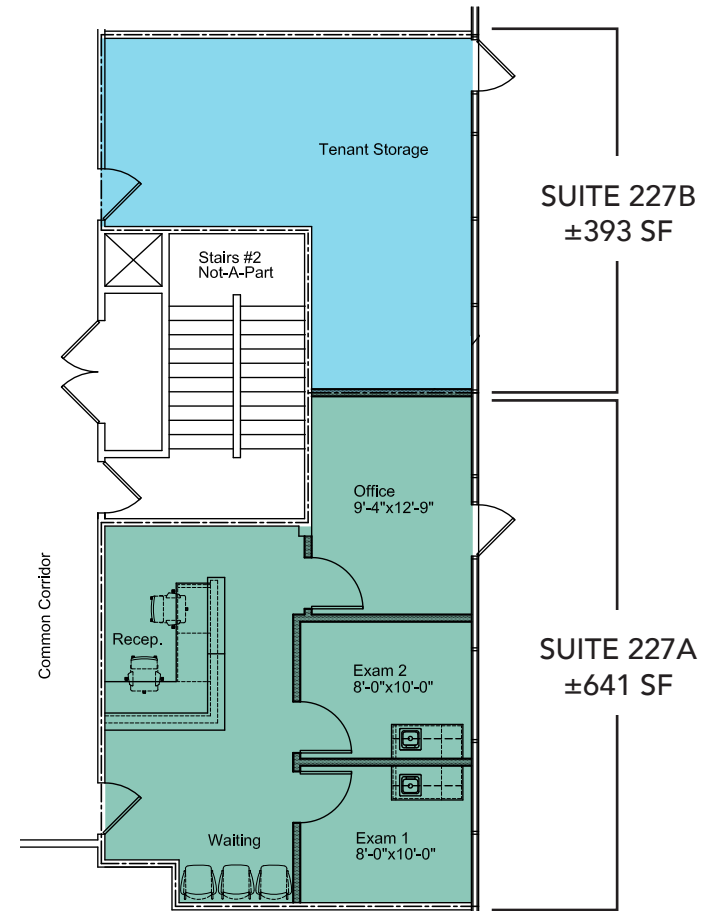
FLOORPLAN



SUITE 227: ±1,067 SF
EXISTING LAYOUT



HYPOTHETICAL LAYOUT



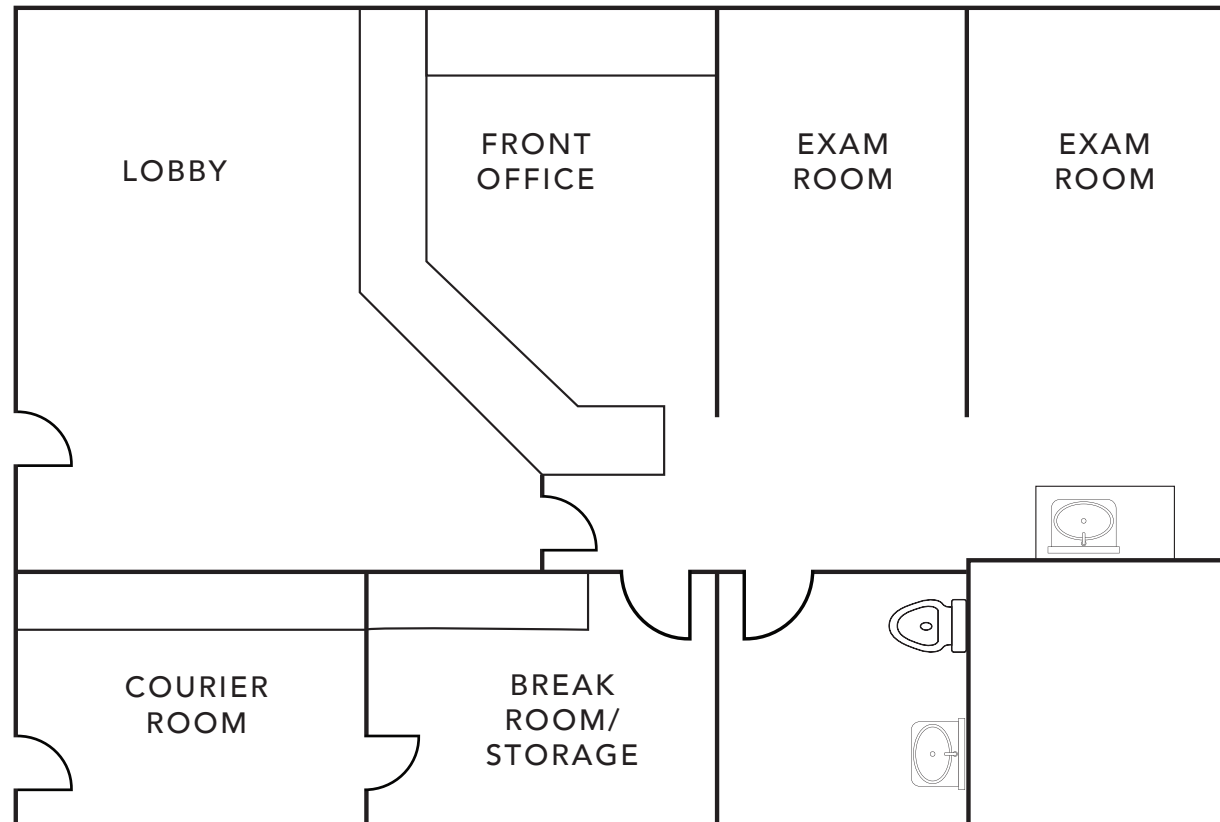
HYPOTHETICAL LAYOUT

SUITE 250

2ND FLOOR | ±1,300 SF MEDICAL OFFICE

17742 BEACH BLVD

FLOORPLAN



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AERIAL

5 POINT PLAZA

sweetgreen **TRADER JOE'S**
Bank of America. **VANS**
TILLYS yogurtland

the
Habit
BURGER GRILL

 KAISER PERMANENTE



BEACH BLVD

Walmart



IN-N-OUT
BURGER



HUNTINGTON BEACH HOSPITAL