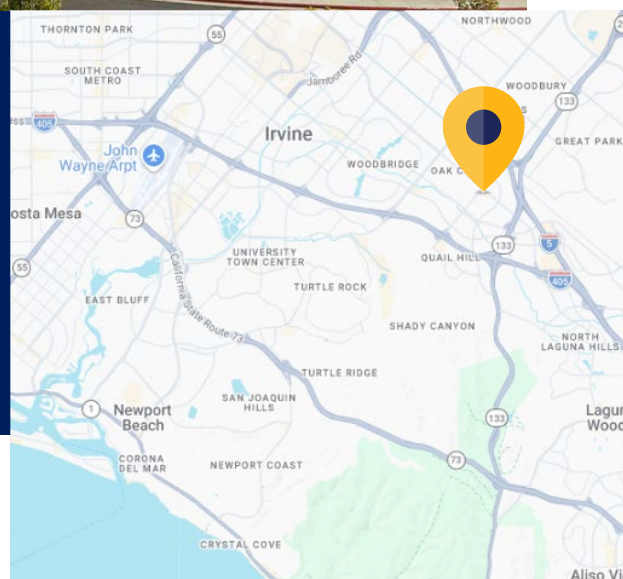




PLUG & PLAY AMBULATORY SURGERY CENTER

Sand Canyon Professional Center
15500 SAND CANYON
Irvine, California 92618



OVERVIEW

SQUARE FOOTAGE:	12,031 SF Total
PREMISES:	Suite 100
FEATURES:	Professional medical center Ample surface parking Monument signage available Convenient freeway access
LEASE STRUCTURE:	NNN
LEASE RATE:	Negotiable
AVAILABLE:	Immediately
SUBLEASE THROUGH:	12/31/2029 (Longer Term Available)

CONTACT



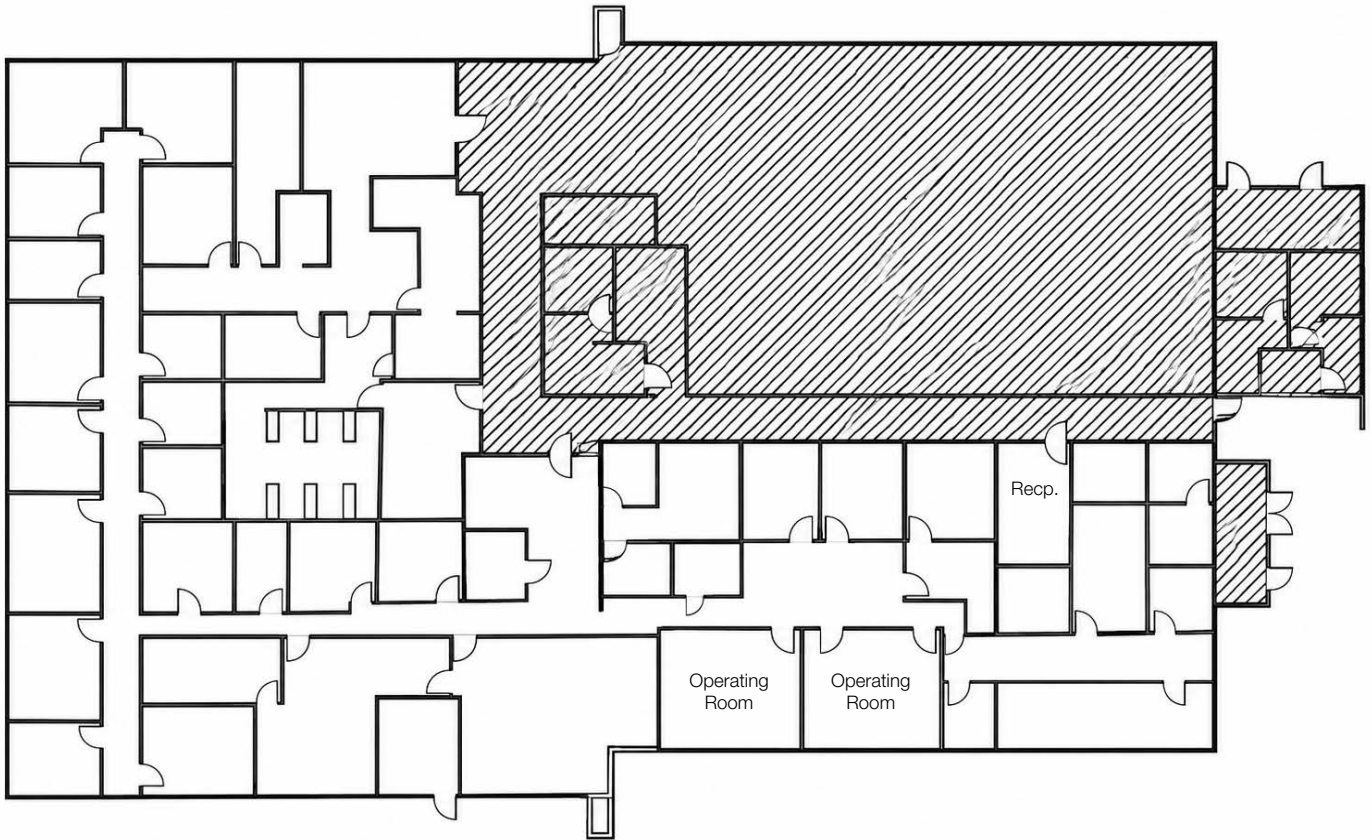
GLENN FRIEDRICH
858.922.5503 direct
gfriedrich@cresa.com
DRE#: 00961346

Suite Amenities:

- Three (3) doctor consultative offices
- Two (2) operating rooms
- Complete separate waiting area
- Backup generator for emergency power
- 4-bed pack for post anesthesia recovery
- Fully functional medical office space with 4 exam rooms
- Procedure room
- Waiting room
- Medical records room
- Conference room
- Designated lab area

15500 SAND CANYON AVENUE

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FOR SUBLEASE

Suite 100
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Plug and Play Ambulatory
Surgery Center

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