

PRELIMINARY ANNOUNCEMENT

VON KARMAN MEDICAL CENTER

17305 VON KARMAN AVE
IRVINE, CA



IRVINE MEDICAL CONDOS FOR LEASE

[VIEW WEBSITE](#)



HYPOTHETICAL RENDERING



HYPOTHETICAL RENDERING

LEE & ASSOCIATES
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OC
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VON KARMAN MEDICAL CENTER

LOCATION

17305 Von Karman Ave, Irvine, CA 92614
Medical Condos Located in Irvine's
Thriving Medical District

SIZE

Flexible Sizing Options to Suit Your Specific Needs
Ranging from ±1,142 SF to 34,698 SF

RENOVATIONS

Interior and Exterior Renovations Underway

ROOF

High-Quality Roof Installed 2024

LANDSCAPE & IRRIGATION

New Landscape and French Drain Irrigation System

NOTABLE NEIGHBOR

Hoag Irvine, Kaiser Irvine, UCI Health Hospital

PASSENGER ELEVATOR

Elevator Served

PARKING

Ample Parking for Patients and Staff – Surface Free
and Structure with Direct Access to 1st & 2nd Floor

CLOSE PROXIMITY

Minutes from John Wayne Airport, Retail, and
Residential

DIRECT ACCESS

Direct Access to 405, 55, 5, & 261 Freeways

CUSTOMIZATION

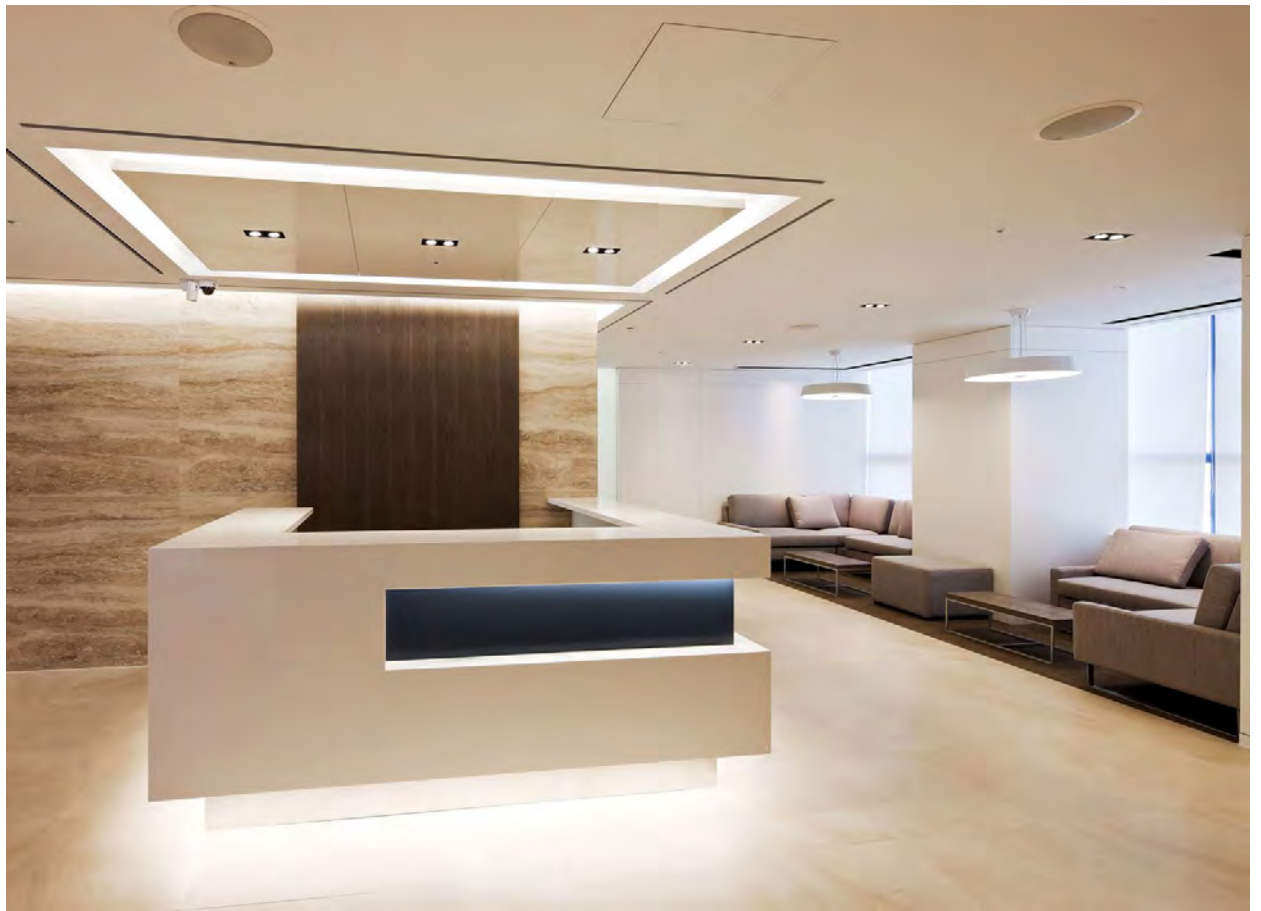
Opportunity for Doctor's Customization of Interior
Layout to Align With Your Practice Requirements

LEASE RATE

\$3.75 NNN (Also for Sale)

[VIEW WEBSITE](#)





ORANGE COUNTY

Orange County (OC) is a 948-square-mile coastal community centrally located within Southern California and widely celebrated as the “California Riviera.” Encompassing 34 incorporated cities, this coastline county is one of the most desirable markets in the country. Orange County offers pro-business communities, a robust and entrepreneurial regional economy, an exceptional labor pool supported by first-class universities, a broad infrastructure network and world-class amenities—all the qualities make it a highly sought after commercial location and a great place to live.

IRVINE, CALIFORNIA

The City of Irvine is the heart of Southern California’s “Technology Coast” and has the heartbeat of Orange County’s business community. With state-of-the-art transportation, exceptional real estate and stellar educational institutions, Irvine is renowned for its dynamic business environment and convenient access to a highly educated and skilled labor force. The city also boasts a reputation as one of the nation’s safest communities and offers a full-range of housing opportunities, excellent climate, and a wealth of lifestyle amenities.

Irvine is well-known as one of the nation’s largest master-planned urban communities and encompasses 65 square miles. The City is bordered by Santa Ana, Huntington Beach, Fountain Valley, and Costa Mesa to the north, with Newport Beach, Lake Forest, Laguna Hills, Aliso Viejo and Laguna Beach to the south, and only a 10-minute drive from the Pacific Ocean. With its proximity to the Pacific Coast, Los Angeles and San Diego, Irvine’s central location provides residents and businesses alike easy access to world markets, a quality labor supply, plentiful executive housing and first-class entertainment. Irvine is located approximately 40 miles southeast of downtown Los Angeles and 85 miles north of downtown San Diego. Inland Empire’s industrial clusters are within a 30-minute drive from Irvine.

303,051

2023 POPULATION

\$114,027

2023 MEDIAN
HOUSEHOLD INCOME

83

BIKE SCORE

50

WALK SCORE

32

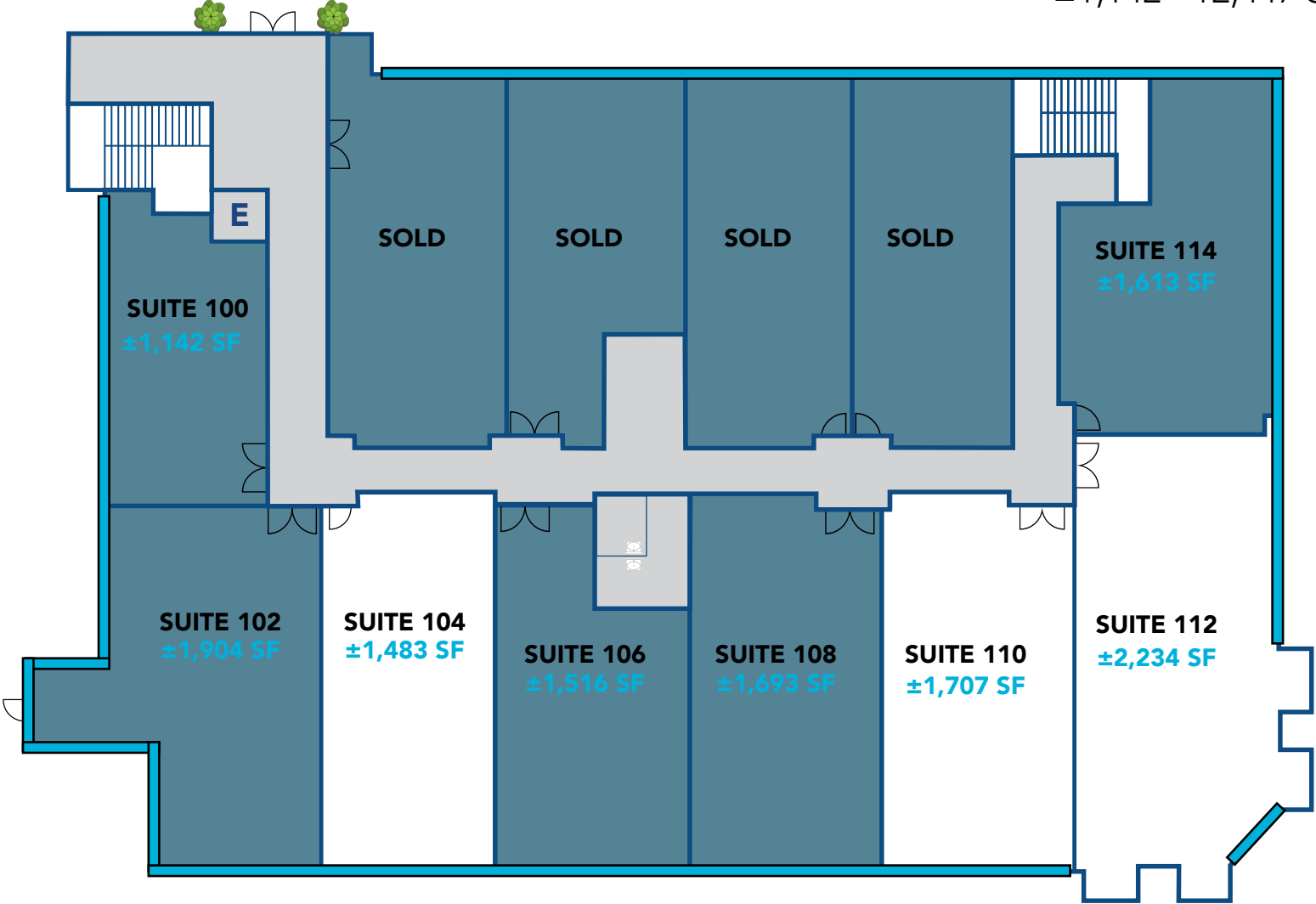
TRANSIT SCORE

[VIEW WEBSITE](#)

FIRST FLOOR HYPOTHETICAL FLOORPLAN

MEDICAL SUITES AVAILABLE

±1,142 - 12,447 Sq. Ft.



HYPOTHETICAL PROPERTY FLOOR PLAN



Common Area



Sold Suites



In Escrow

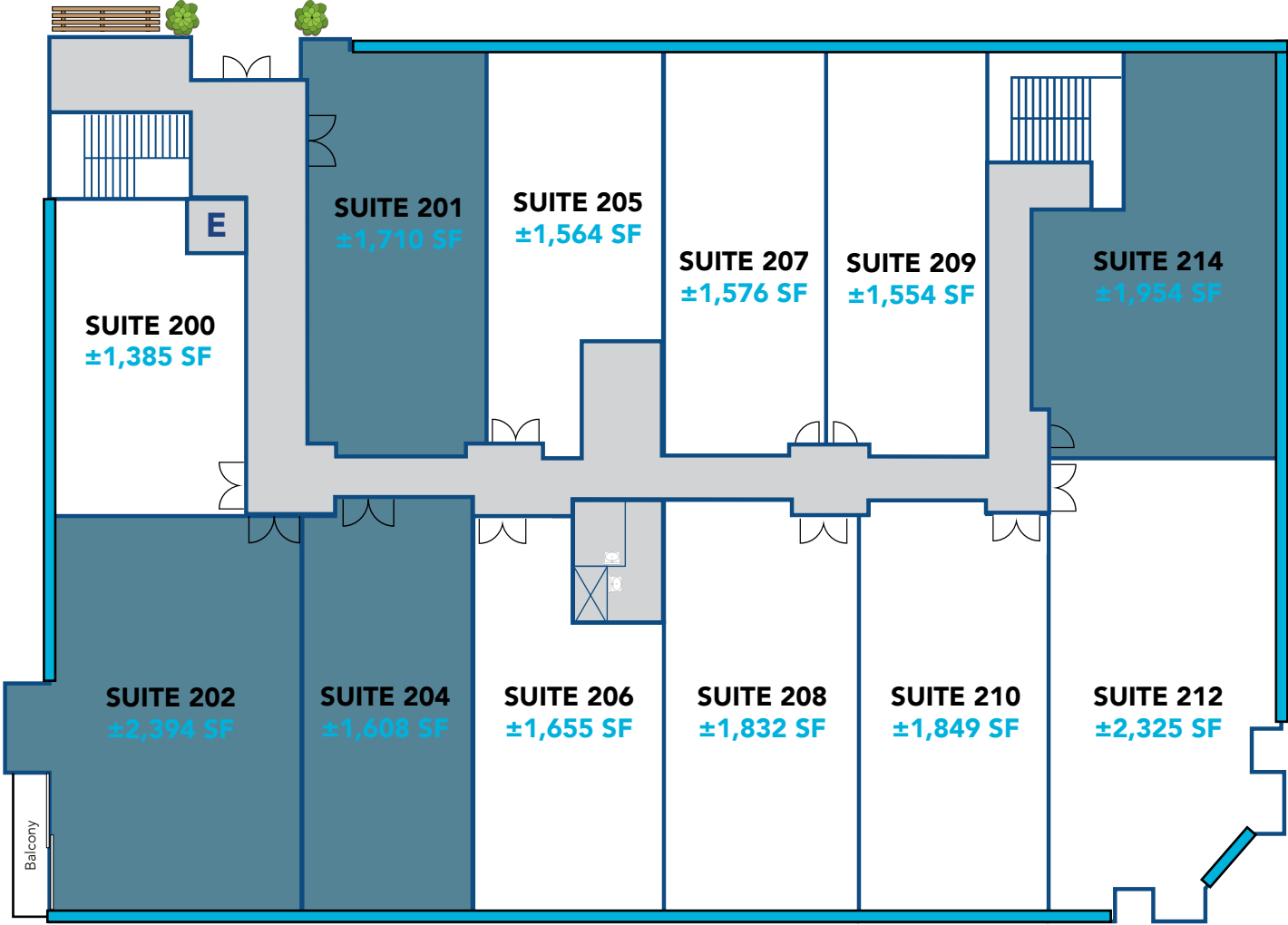
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SECOND FLOOR HYPOTHETICAL FLOORPLAN

Direct Access From
Parking Structure

MEDICAL SUITES AVAILABLE

±1,385 - 21,406 Sq. Ft.



HYPOTHETICAL PROPERTY FLOOR PLAN



Common Area



Sold Suites



In Escrow

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UCI HEALTH IRVINE

The medical campus, which will complement the flagship UCI Medical Center in Orange, will include a 144-bed general acute care hospital with a 24-hour emergency department. It will also feature the Chao Family Comprehensive Cancer Center and Ambulatory Care building and the Joe C. Wen & Family Center for Advanced Care.

The new medical campus will focus on advanced clinical programs, including:

- Oncology
- Neurology
- Neurosurgery
- Orthopedics
- Digestive health

HOAG IRVINE

Hoag Hospital Irvine opened in September 2010 and provides a wide range of inpatient and outpatient services, including a fully staffed emergency room. Located on Sand Canyon Avenue and Alton Parkway, just off the 405 freeway, this campus is an extension of Hoag's services in Newport Beach and its six Hoag Health Centers throughout Orange County. [View the Hoag Hospital Irvine Campus Map.](#)

Hoag is dedicated to creating the best experience possible for our patients. This visitor information area provides information to help you and those close to you during a hospital stay. Hoag Hospital Irvine has joined Hoag Hospital Newport Beach as a designated Cardiovascular Receiving Center (CVRC), awarded by the Orange County Emergency Medical Services (OCEMS). With this designation, Irvine/South County residents can be taken to Hoag Hospital Irvine for emergency cardiac care. Hoag Infusion Center in Irvine offers services for cancer and non-cancer patients in Irvine and the surrounding community.

KAISER PERMANENTE IRVINE

Health care should never be one-size-fits-all. At Kaiser Permanente, patients get care from teams of experts who take time to truly get to know them. Proactive preventive care that's proven to keep patients healthy, and world-class treatment if they do get sick. And high-quality, personalized care designed to help patients spend more healthy years doing more of what they love. Located off Alton Parkway in Irvine, Kaiser specializes in Neonatal Intensive Care, Cardiology Testing, Occupational Therapy, and Diagnostic Imaging.



LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY

UCI Health 3.5 Miles

 **KAISER PERMANENTE** 6.4 Miles

 **hoag** 6.4 Miles

 **City of Hope** 6.6 Miles

 **MemorialCare** 12 Miles

 **Providence**
Mission Hospital Laguna Beach 18.8 Miles

ORANGE

 **Providence**
Saint Joseph Medical Center 6.2 Miles

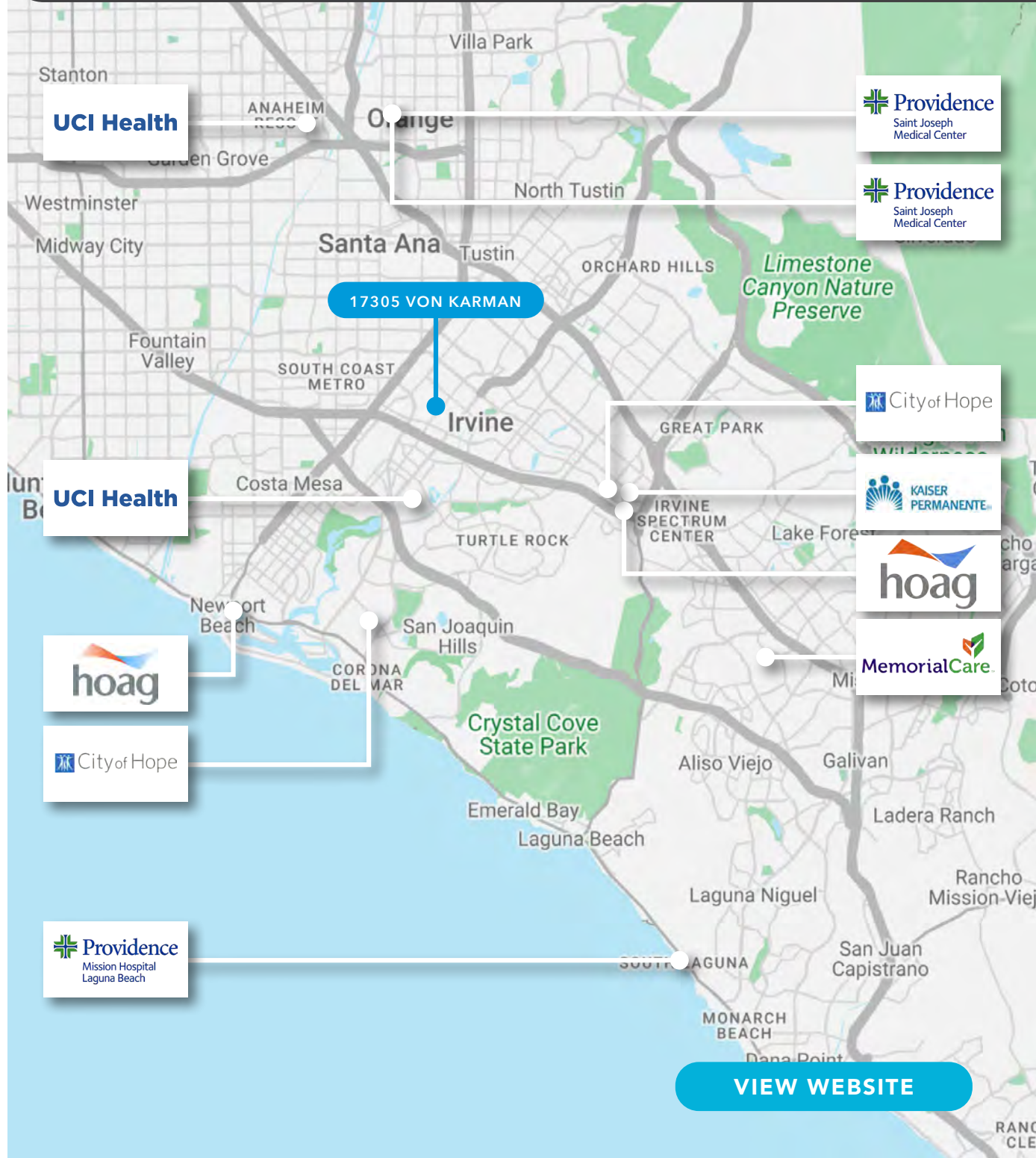
 **CHOC Children's** 8.8 Miles

UCI Health 10.4 Miles

NEWPORT BEACH

 **City of Hope** 6.4 Miles

 **hoag** 8.5 Miles



UCI Health

 **Providence**
Saint Joseph Medical Center

 **Providence**
Saint Joseph Medical Center

UCI Health

 **City of Hope**

 **KAISER PERMANENTE**

 **hoag**

 **MemorialCare**

 **hoag**

 **City of Hope**

 **Providence**
Mission Hospital Laguna Beach

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VON KARMAN MEDICAL PLAZA



JOHN WAYNE AIRPORT (SNA)

UCI Health

