

PACIFICA MEDICAL TOWER

CLASS A MEDICAL OFFICE SPACE
FOR LEASE



18800 DELAWARE STREET
HUNTINGTON BEACH, CA

Up to $\pm 18,727$ SF Available

CBRE

Property Overview



Flexible Suite Sizes Including Full Floor Opportunities Up to 7,621 SF Contiguous



Recently Renovated Lobby



Abundant Surface and Covered Structure Parking



Convenient Elevator Access For Patient Drop-Off & Pick-Up



Located in a Premier Condo Project

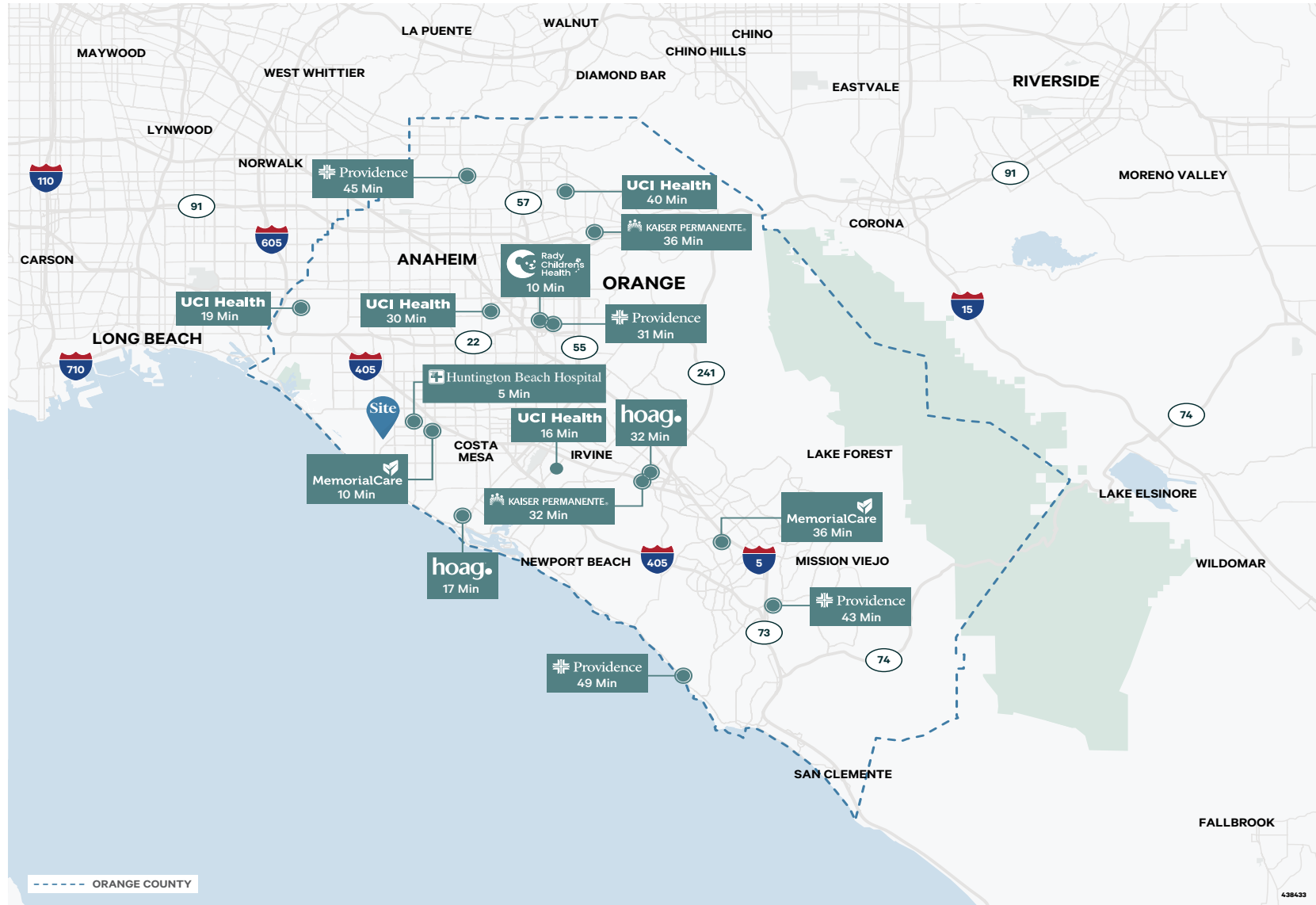


Ideally Located in the Heart of Huntington Beach at Beach Boulevard and Main Street, Offering Easy Access to Surrounding Hospitals, Retail, and Restaurant Amenities







18800 DELAWARE STREET, HUNTINGTON BEACH, CA

Hospital Drive Time Map



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Availabilities

Suite	SF	Asking Rate	Comments
200 	2,000-7,621	\$3.00/SF NNN	Full floor availability. Can be demised up to 3,800 square feet. Multiple exam rooms, restrooms, offices, and break room.
302-310 	3,141	\$3.00/SF NNN	Ready for customization.
400 	2,000-7,051	\$3.00/SF NNN	Full floor availability. Can be demised up to 3,500 square feet. Multiple exam rooms, restrooms, offices, and break room.
670 	914	\$3.00/SF NNN	Waiting room, reception, 2 exam rooms, Dr. Office, in suite restroom.

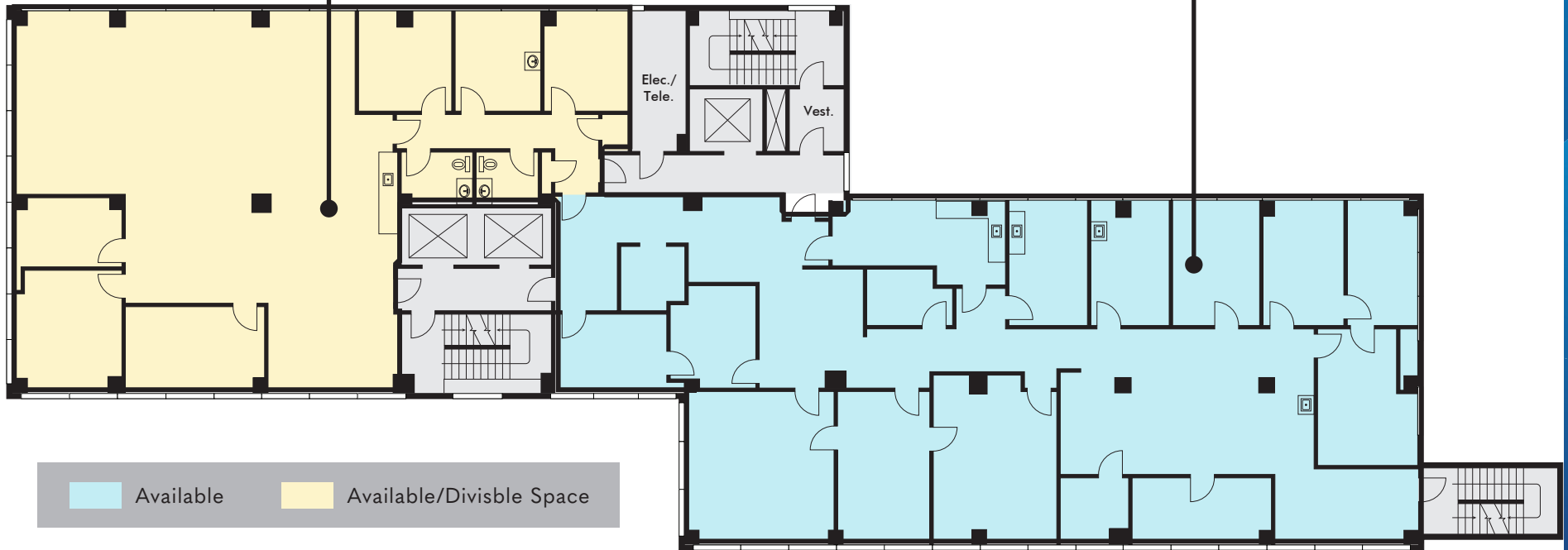


18800 DELAWARE STREET, HUNTINGTON BEACH, CA

Second Floor



Suite 200
7,621 SF (Divisible)



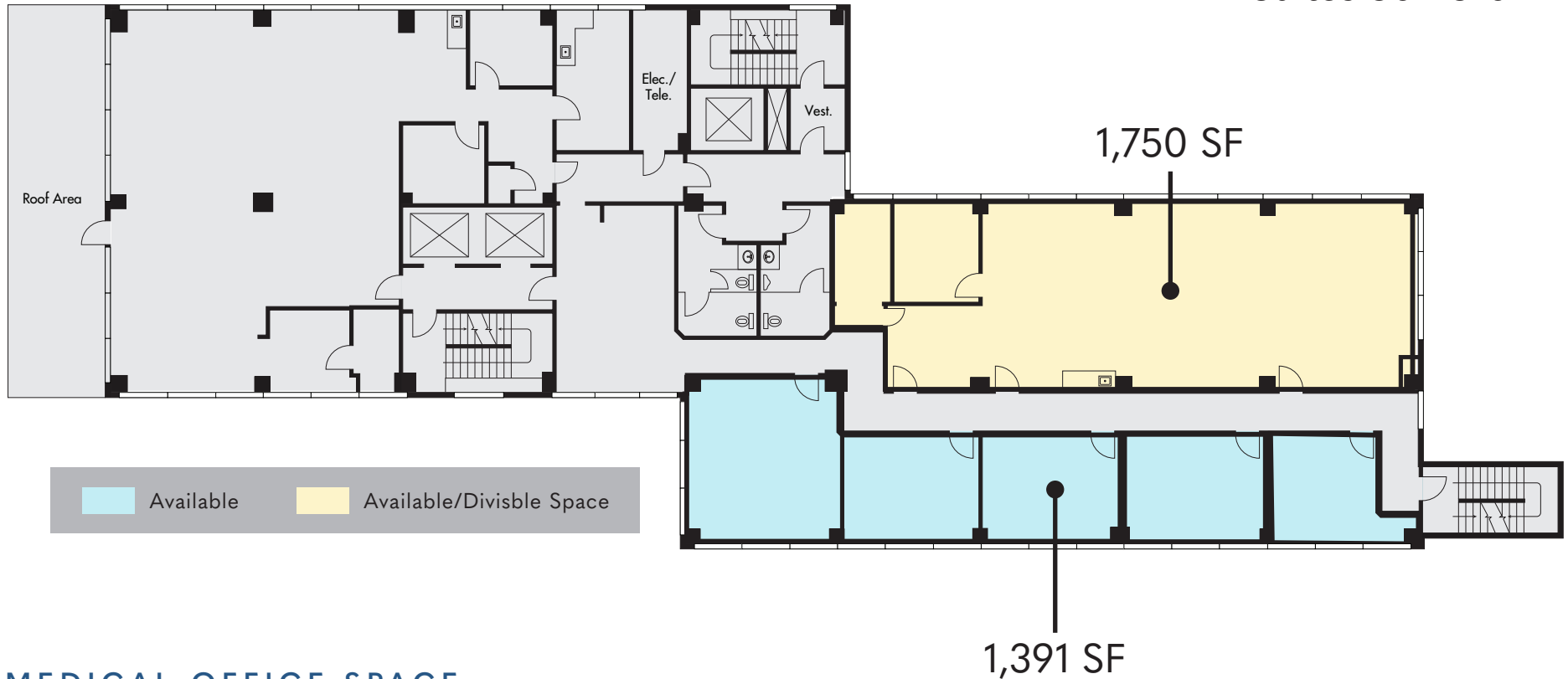
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Third Floor



Suites 302-310



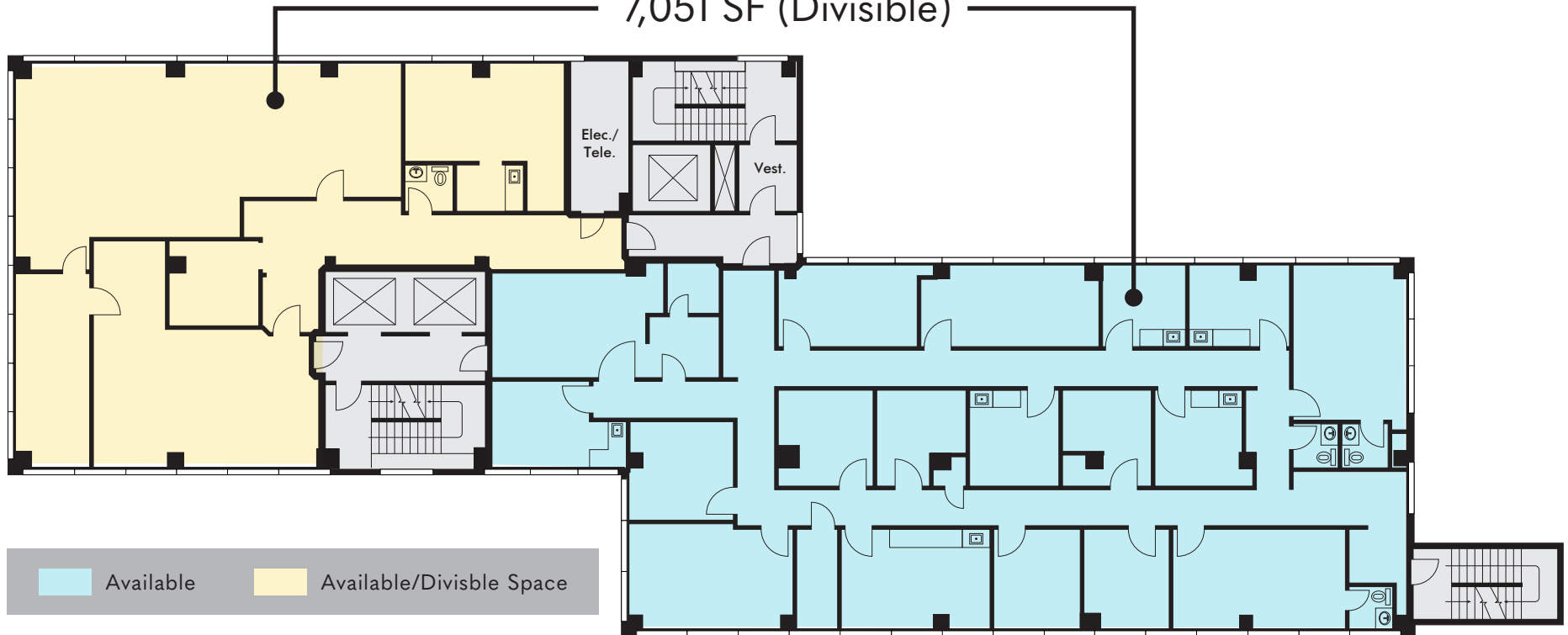
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Fourth Floor



Suite 400
7,051 SF (Divisible)



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Sixth Floor



Available

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Suite 670
914 SF

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