

Move-In Ready Surgery Center & Medical Clinic Opportunity



Centrum South - 1120 W La Veta Avenue, Orange, CA 92868



Building Profile

3rd Floor
PREMISES

22,212 RSF
TOTAL SF AVAILABLE

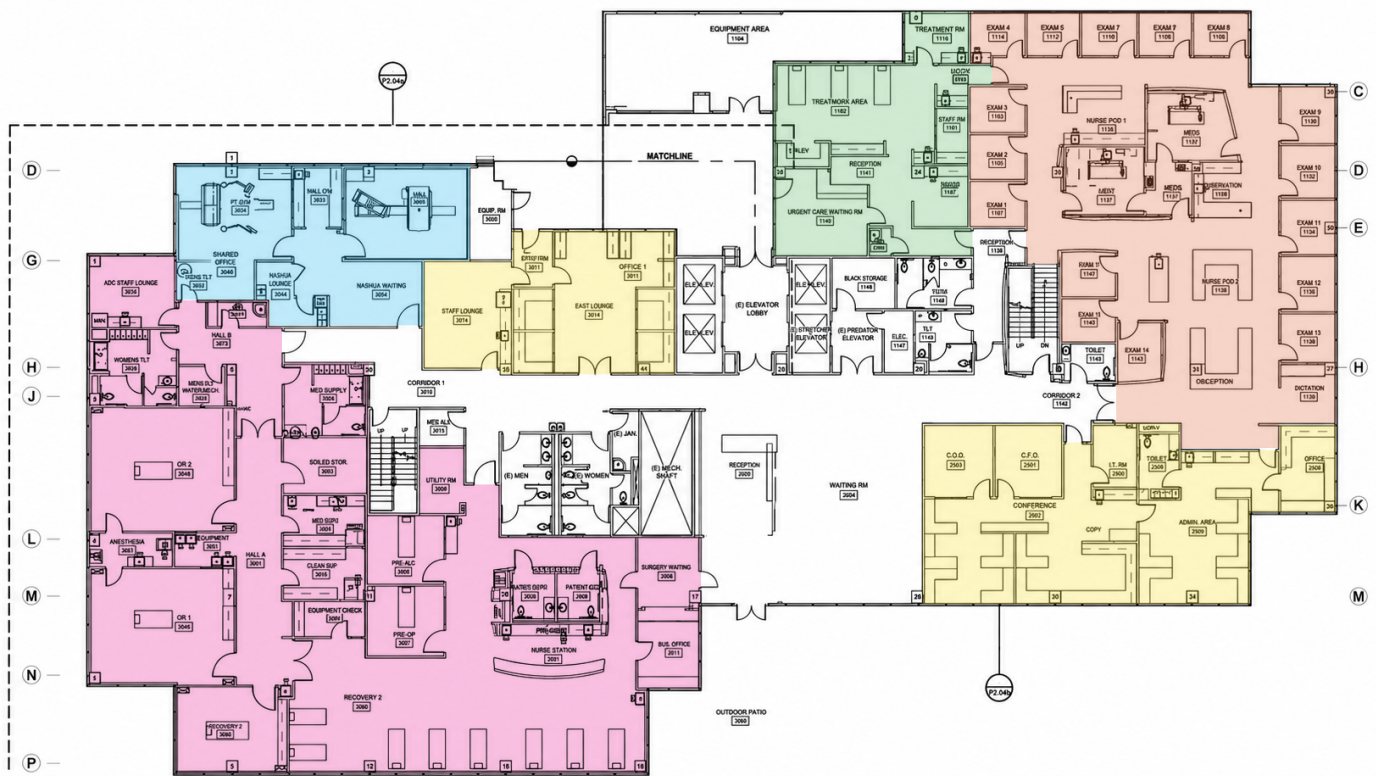
Withheld
ASKING LEASE RATE PER SF

Negotiable
TERM

Q2 2027
OCCUPANCY

KEY HIGHLIGHTS

- Centrum North at 1120 W. La Veta Avenue offers a premier Class A medical and professional office environment within the heart of Orange County's renowned healthcare corridor.
- Adjacent to major medical institutions including Children's Hospital of Orange County (CHOC) and near UC Irvine Health.
- Building signage facing La Veta Avenue.
- Immediate access to the Orange (57), Santa Ana (5), and Garden Grove (22) Freeways.
- Please call to schedule tour.



ASC
 Imaging
 Office
 Clinic
 Urgent Care

Suite Notes:

- Current orthopedic clinic and surgery center
- 3 operating rooms
- 16 exam rooms
- 2 private outdoor patios
- Office administration area
- 2 X-Ray rooms
- Large imaging with CT + MRI rooms
- Urgent care + Treatment area
- * *Currently undergoing OSHPD 3 compliance survey*

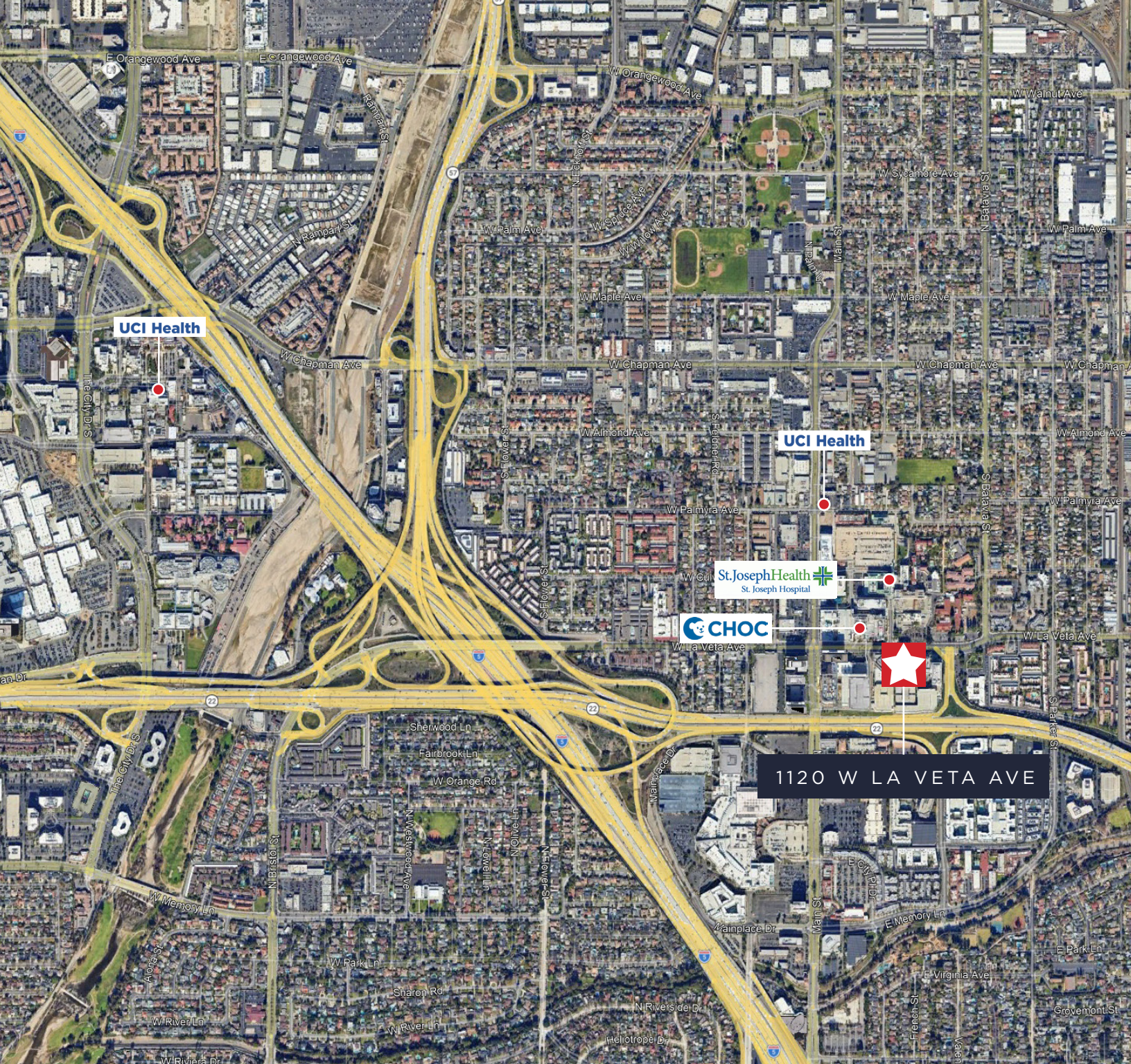
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