

# FOR LEASE

SUITE 200: 2,000 TO 13,540 RSF CONTIGUOUS  
FULLY BUILT-OUT SURGERY CENTER & MEDICAL OFFICE SPACE

RARE OPPORTUNITY AND VACANCY



# 15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA

 SPECTRUM MEDICAL PLAZA

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

 OC  
OFFICE GROUP

# PROPERTY FEATURES

- Premier Medical Office Building in Irvine
- ±43,000 SF Medical Office Building
- Suite 200: 2,000 to 13,540 RSF Contiguous
- Fully Built-Out Surgery Center & Medical Office Space
- Space can be Converted to Smaller Medical Office Suites ±2,000-13,540 RSF
  - Suite A: ±2,000 SF
  - Suite B: ±3,140 SF
  - Suite C: ±8,400 SF
- Extensive Glass Line with Great Natural Light
- Served with Two Elevators
- Easy Access to 405 & 5 Freeways and 133 Toll Road
- Near Hoag and Kaiser Hospitals in Irvine
- Retail Amenities Nearby
- Ample free 5.5:1000 Surface Parking
- Building and Monument Signage Rights
- First Floor Tenants: Quest Labs, G.I. Doctor, Shady Canyon Medical (Primary Care), UMI Imaging, and Choc Pediatrics
- Second Floor Tenants: Plastic Surgeon, Physical Therapy, Dentist, Dermatology, and Ophthalmology
- Lease Rate: \$3.95 NNN (Nets \$0.96 PSF)



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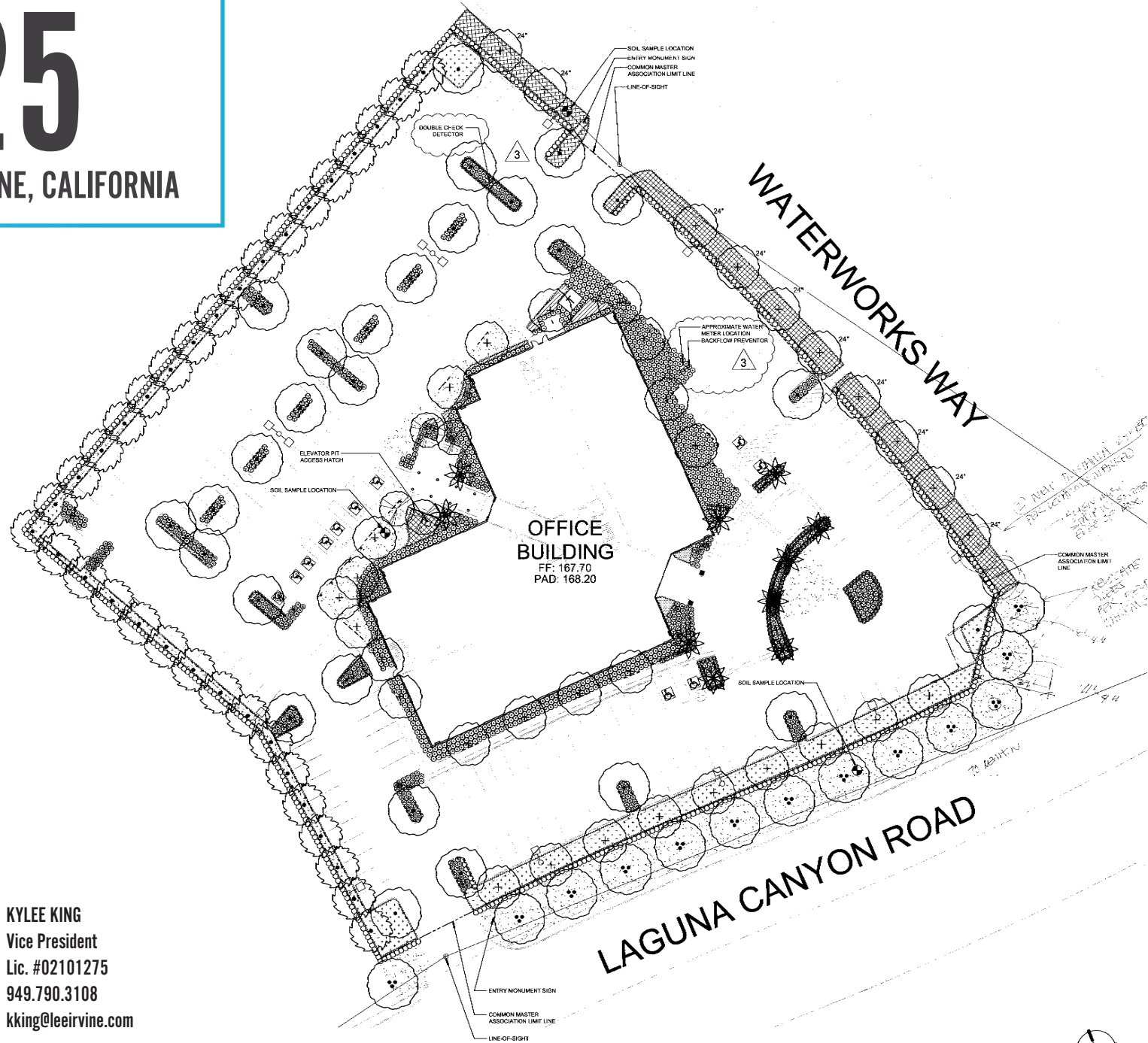


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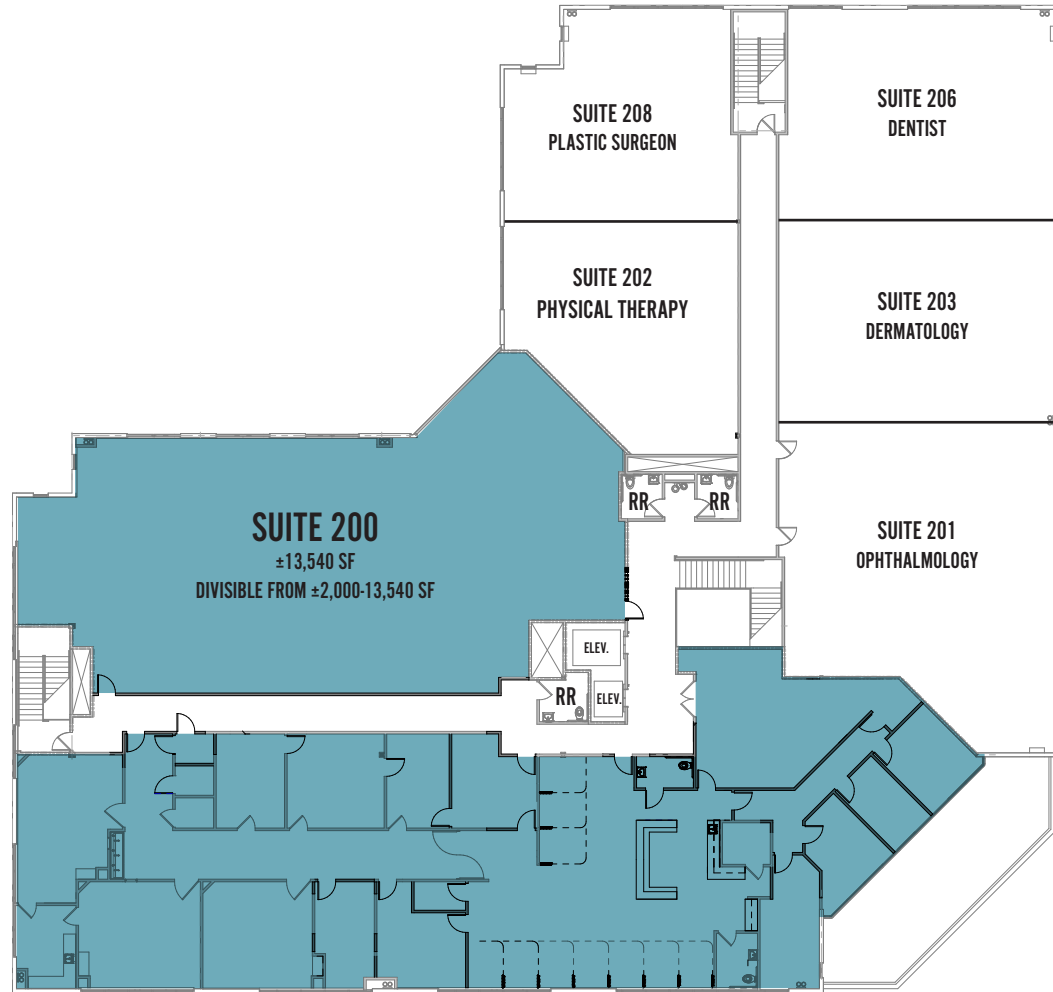
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SITE PLAN

# SECOND FLOOR

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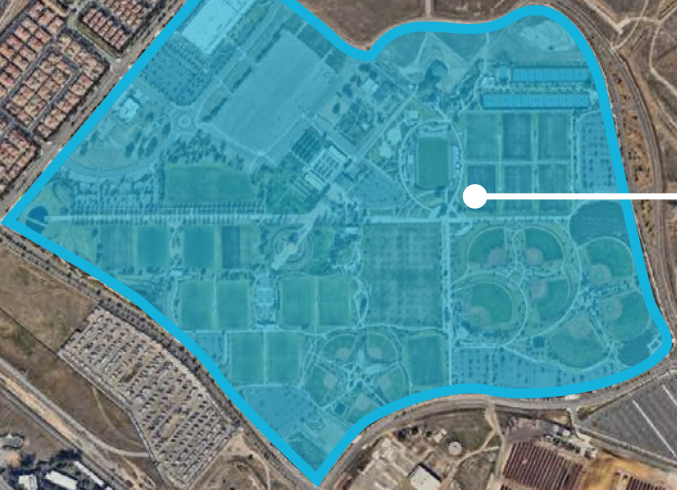
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FLOOR PLAN







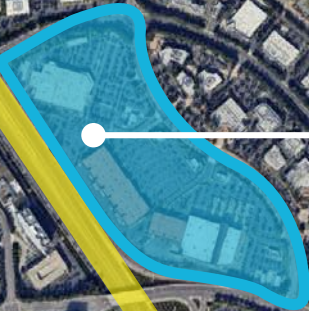
WATERWORKS WAY

SAND CANYON AVE

LAGUNA CANYON RD



IRVINE CENTER DRIVE



BARRANCA PKWY

# LOCAL HOSPITAL DISTANCE MAP

## IRVINE & SOUTH ORANGE COUNTY

**MemorialCare** 0.5 Miles

**hoag** 1.4 Miles

**City of Hope** 1.4 Miles

**KAISER PERMANENTE** 1.6 Miles

**UCI Health** 6.8 Miles

**Providence** Mission Hospital Laguna Beach 18.3 Miles

## ORANGE

**CHOC Children's** 12.1 Miles

**Providence** Saint Joseph Medical Center 12.3 Miles

**UCI Health** 12.3 Miles

## NEWPORT BEACH

**hoag** 6.6 Miles

**City of Hope** 9.8 Miles

