

FOR LEASE



1617 E 1st Street

Santa Ana, CA 92701 | Medical & Professional Office Space

PROPERTY OVERVIEW

3

AVAILABLE SUITES

500–1,500

SF RANGE

Modified
Gross

LEASE TYPE

2

STORIES

A mixed-use medical and professional office building on E 1st Street in Santa Ana, offering turnkey, move-in ready suites on the ground floor and second floor. Ideal for medical, health care, med spa, wellness, and general professional office users. Situated in a well-established retail corridor with abundant on-site parking.

Suite A · 1st Floor

500 SF · Medical / Med Spa / Retail

Suite B · 1st Floor

900 SF · Medical

Suite 200 · 2nd Floor

1,500 SF · Professional Office

SUITE A · FIRST FLOOR



Suite A — 500 SF

Use	Condition	Layout
Medical / Med Spa / Retail	Excellent	Mostly Open Plan
Built Out As	Build-Out	Available
Health Care	Full Build-Out	08/08/2026

Turnkey suite on the 1st floor, previously operated as a med spa and delivered in excellent, move-in ready condition. Mostly open floor plan ideal for treatment rooms, consultation areas, or a wellness/aesthetics practice, with a clean, modern finish and plug-and-play infrastructure already in place. Well suited for medical, health care, or spa/wellness users seeking a compact, efficient footprint.

- Ground Floor Medical Retail
- High Parking Availability
- Plug & Play Space

Amenities: Air Conditioning · Plug & Play · Recessed Lighting · Wi-Fi

SUITE B · FIRST FLOOR



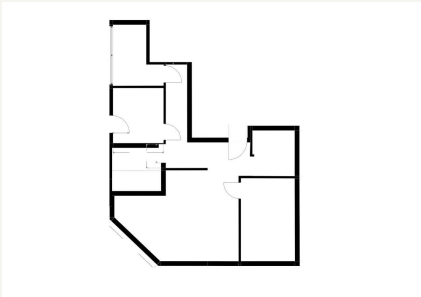
Suite B — 900 SF

Use	Condition	Layout
Medical	Excellent	Private Offices
Built Out As	Term	Available
Standard Medical	3 Years	08/08/2026

Approximately 900 RSF of well-maintained, move-in ready retail medical space with an efficient, functional layout. Includes a built-in reception desk and waiting area, three private exam rooms, multiple sinks, a dedicated break room, and a private in-suite restroom. This second-generation medical suite offers a practical opportunity for a medical, wellness, therapy, chiropractic, or other healthcare-related user seeking an existing build-out with minimal improvements required.

- Private Restroom
- Ground Level
- Abundant Parking & Affordable Rate

Amenities: Air Conditioning · Plug & Play · Recessed Lighting



SUITE B FLOOR PLAN — 900 RSF

SUITE 200 · SECOND FLOOR



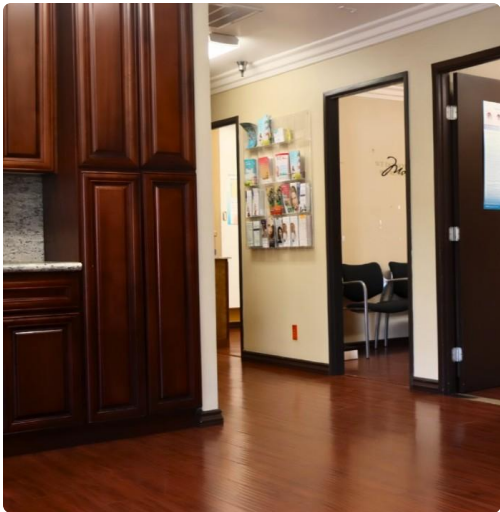
Suite 200 — 1,500 SF

Use	Condition	Layout
Professional Office	Average	Private Offices (6)
Built Out As	Conference Rooms	Fits
Standard Office	1	4–12 People
Build-Out	Available	Term
Full Build-Out	08/06/2026	Negotiable

Approximately 1,500 SF of fully built-out professional office space featuring a functional layout with six private offices, a spacious reception and waiting area, and a private in-suite restroom. The suite also includes new cabinetry with generous built-in storage and countertop space, offering privacy for employees and clients while maintaining a welcoming, professional environment. Ideal for an accounting firm, law office, real estate company, insurance agency, consulting firm, or other professional office user seeking a move-in ready space.

- Move-In Ready Space
- Affordable & Clean Layout
- Turnkey with Abundant Parking

Amenities: Air Conditioning · Open Plan · Plug & Play · Reception · Recessed Lighting · Wi-Fi · After-Hours HVAC Available



Why This Suite Works

- Six private offices plus open reception/waiting area
- New cabinetry with built-in storage & countertop space
- Private in-suite restroom
- After-hours HVAC available for extended office hours
- Fits teams of 4–12 comfortably



Location Overview

1617 E 1st Street sits along a well-traveled commercial corridor in Santa Ana, minutes from the I-5 freeway and the growing Downtown Santa Ana / Metro Crossing area. The surrounding trade area features a strong mix of medical, dental, and retail service uses, with dense residential density nearby supporting consistent patient and client traffic. The property offers gated, on-site parking and convenient access for both patrons and staff.

2

STORIES, NO ELEVATOR

Mixed-Use

MEDICAL & OFFICE

Gated

ON-SITE PARKING

Interested in this property?

Contact us today to schedule a tour or request additional information.

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