



Saddleback Medical

23961 Calle De La Magdalena
Laguna Hills, CA



Availabilities

High-Profile Building Campus Adjacent

First Floor

Suite	Size	Condition	Availability
143	2,542 SF	Clean Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
412	2,528 SF 	Turn-Key Spec Suite	Immediate
425	829 SF	Former Psychiatry	Immediate
431	827 SF	Former Primary Care	Immediate
445	3,385 SF 	Clean Shell (Divisible)	Immediate

4,212 SF

Fifth Floor

Suite	Size	Condition	Availability
503	1,423 SF	Clean Shell	Immediate
504	4,216 SF	Clean Shell	Immediate
530	5,377 SF	Former Sleep Lab/Pulmonology	Immediate

5,648 SF



For more information or to schedule a property tour, please contact:

John Wadsworth
Senior Vice President
License No. 01177404
P: + 1 949 724 5528
john.wadsworth@colliers.com

Aaron Phillips
First Vice President
License No. 01769480
P: + 1 949 724 5562
aaron.phillips@colliers.com

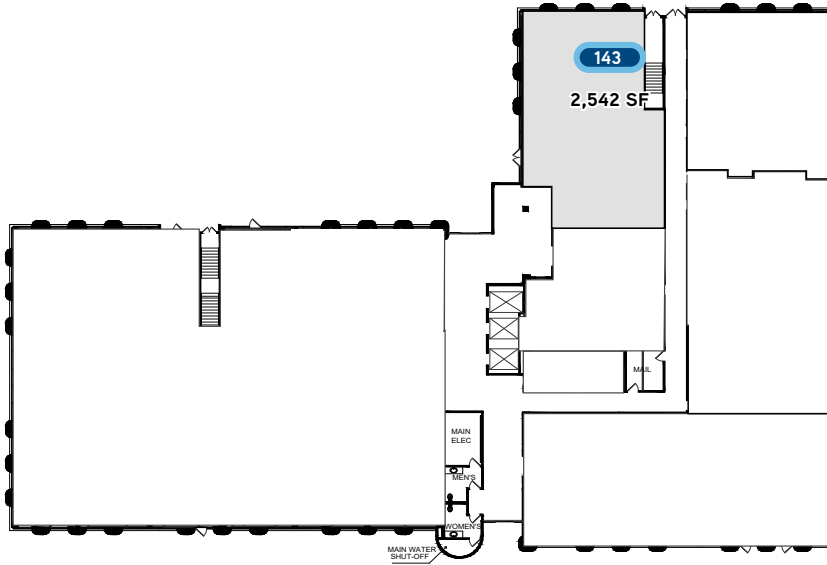


Saddleback
Medical Portfolio



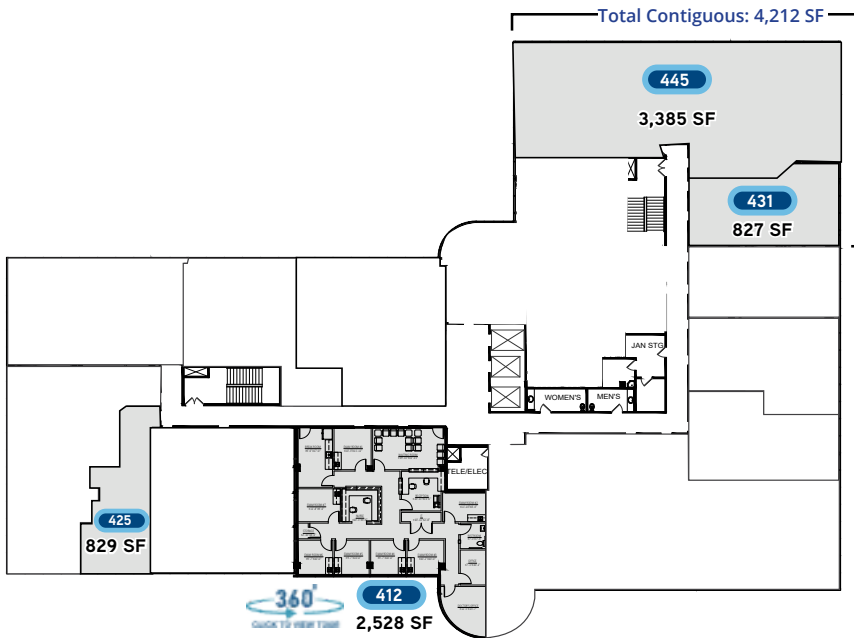
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Floor Plans



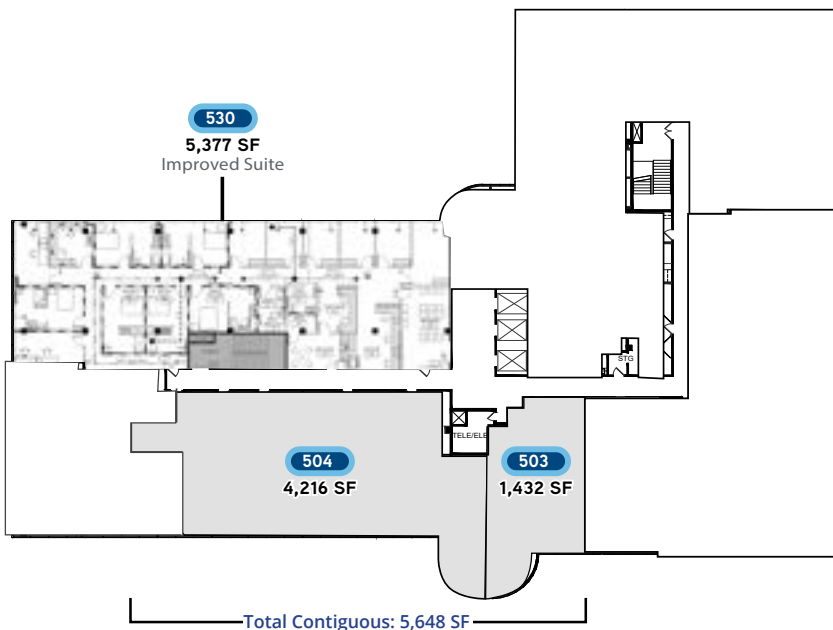
First Floor

Suite #	Size
143	2,542 SF



Fourth Floor

Suite #	Size
412	2,528 SF
425	829 SF
431	827 SF
445	3,385 SF (Divisible)
Contiguous Available 4,212 SF	



Fifth Floor

Suite #	Size
503	1,432 SF
504	4,216 SF
530	5,377 SF
Contiguous Available 5,648 SF	

The Laguna

Availabilities

24022 Calle De La Plata
Laguna Hills, CA

Close Hospital Proximity and Best Value

Second Floor

Suite	Size	Condition	Availability
200	1,800 SF	Clean Shell	Immediate
220	2,292 SF	Clean Shell	Immediate

Third Floor

Suite	Size	Condition	Availability
350	1,744 SF	Former Vision	Immediate



For more information or to schedule a property tour, please contact:

John Wadsworth
Senior Vice President
License No. 01177404
P: + 1 949 724 5528
john.wadsworth@colliers.com

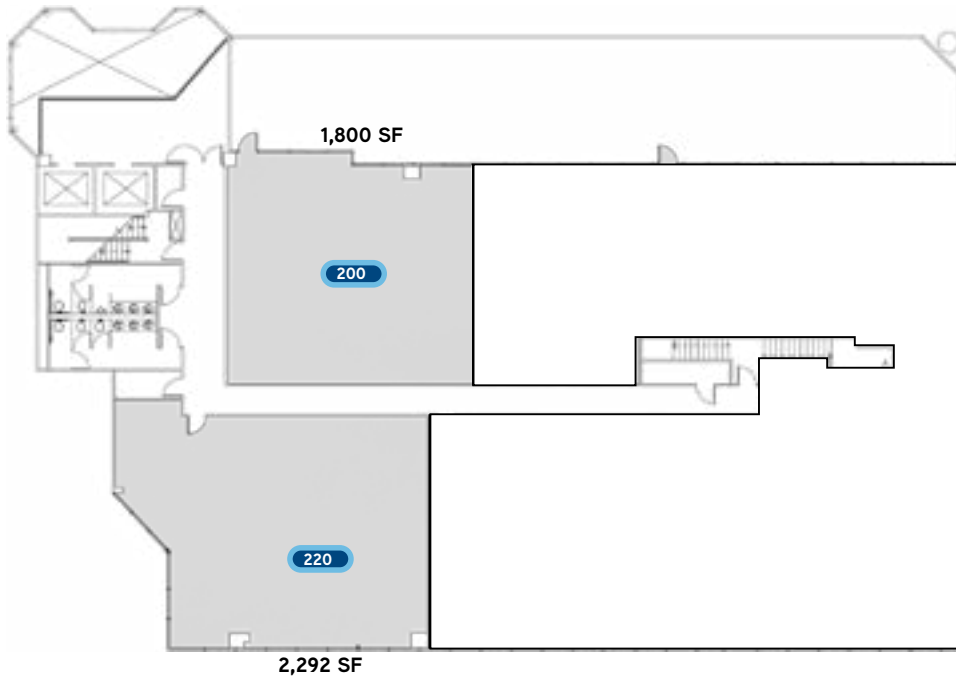
Aaron Phillips
First Vice President
License No. 01769480
P: + 1 949 724 5562
aaron.phillips@colliers.com



Saddleback
Medical Portfolio

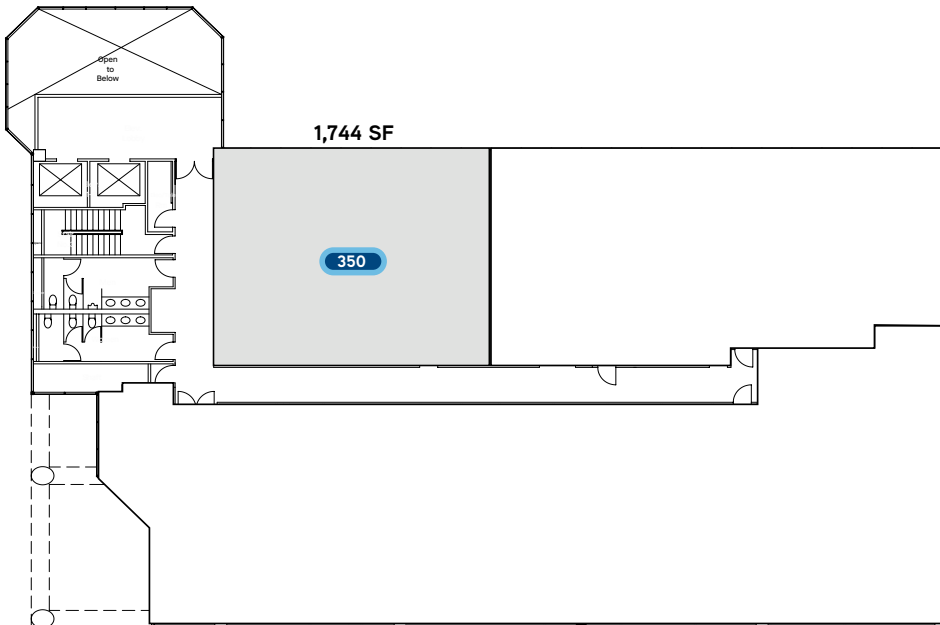


Floor Plans



Second Floor

Suite #	Size
200	1,800 SF
220	2,292 SF



Third Floor

Suite #	Size
350	1,744 SF



Saddleback Professional Center

24012 Calle De La Plata
Laguna Hills, CA

Availabilities

Core Brand Positioning

First Floor

Suite	Size	Condition	Availability
150	3,964 SF	Former Neurology	4/01/2026

Second Floor

Suite	Size	Condition	Availability
240	1,506 SF	Former General Office	Immediate

Third Floor

3,745 SF

Suite	Size	Condition	Availability
300	2,353 SF	Former Lab	Immediate
370	1,392 SF	Shell	Immediate

Fourth Floor

Suite	Size	Condition	Availability
430	1,215 SF	Former General Office	Immediate



For more information or to schedule a property tour, please contact:

John Wadsworth
Senior Vice President
License No. 01177404
P: + 1 949 724 5528
john.wadsworth@colliers.com

Aaron Phillips
First Vice President
License No. 01769480
P: + 1 949 724 5562
aaron.phillips@colliers.com

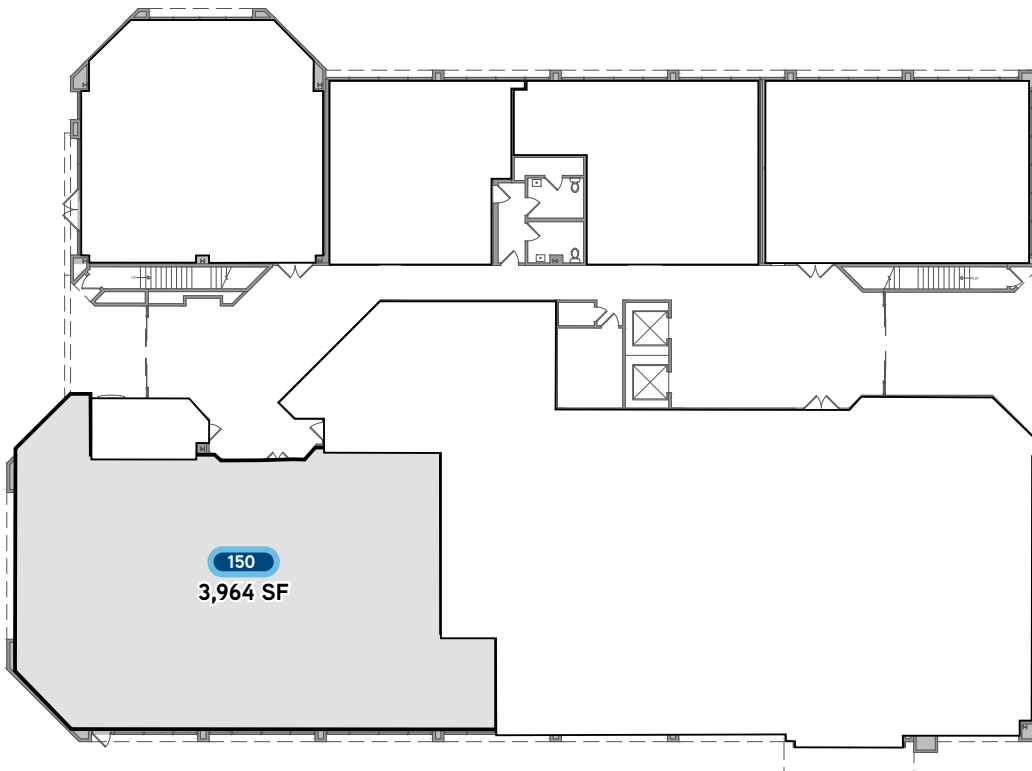


Saddleback
Medical Portfolio



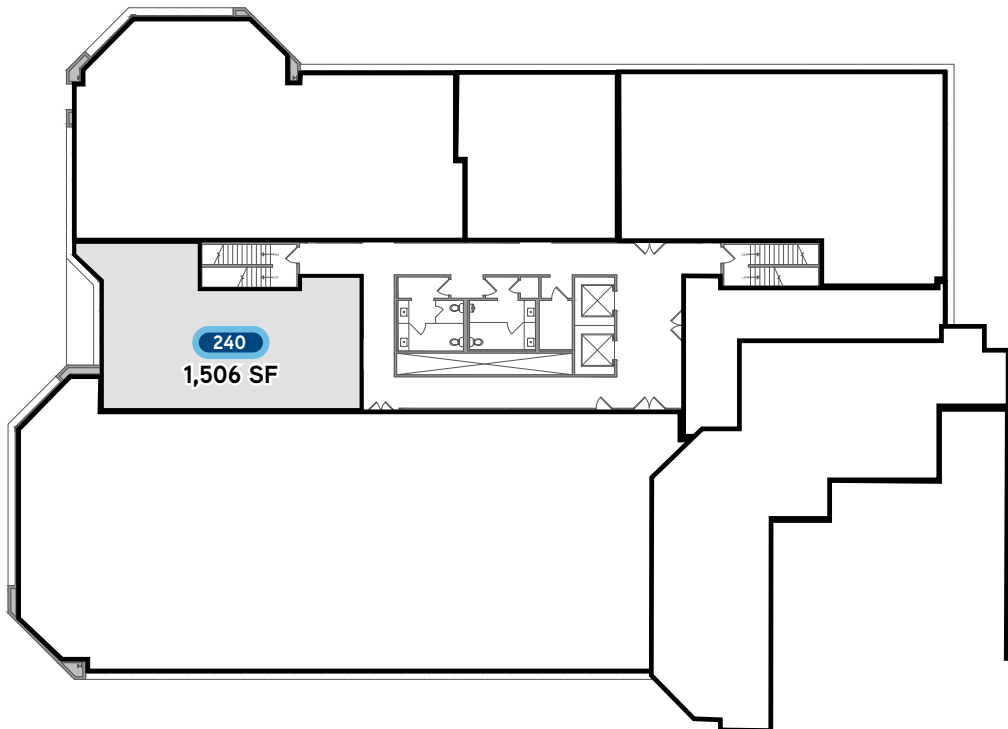
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Floor Plans



First Floor

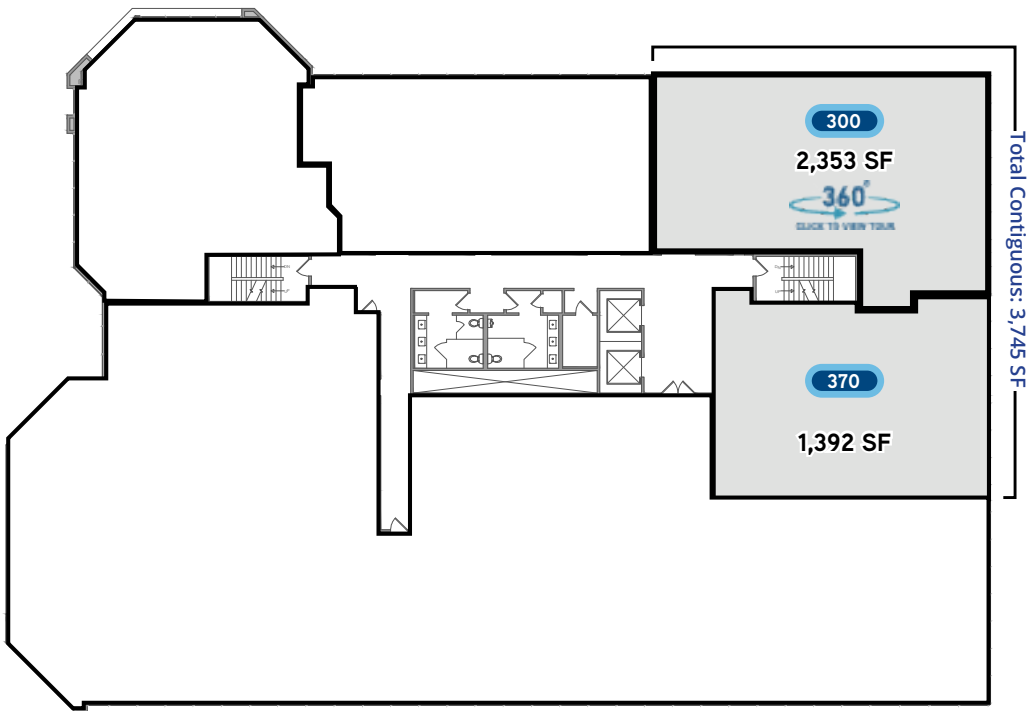
Suite #	Size
150	3,964 SF



Second Floor

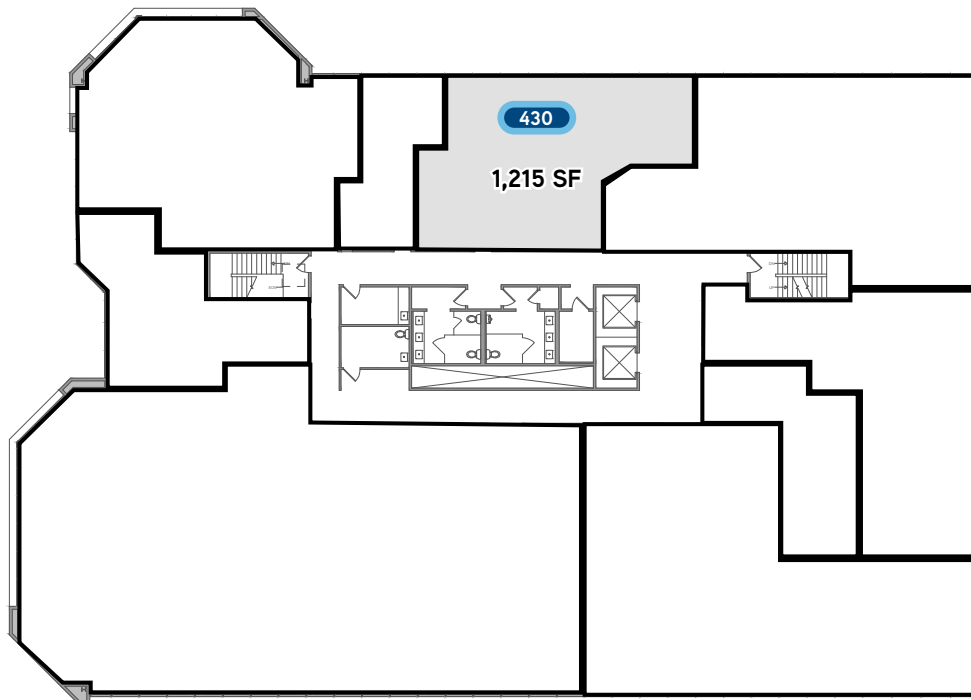
Suite #	Size
240	1,506 SF

Floor Plans



Third Floor

Suite #	Size
300	2,353 SF
370	1,392 SF
Contiguous Available 3,745 SF	



Fourth Floor

Suite #	Size
430	1,215 SF