

# MEDICAL OFFICE BUILDING

**Move In  
Ready!**

DRAFT



**Fully Improved  
2,360 SF  
Medical Suite Available**

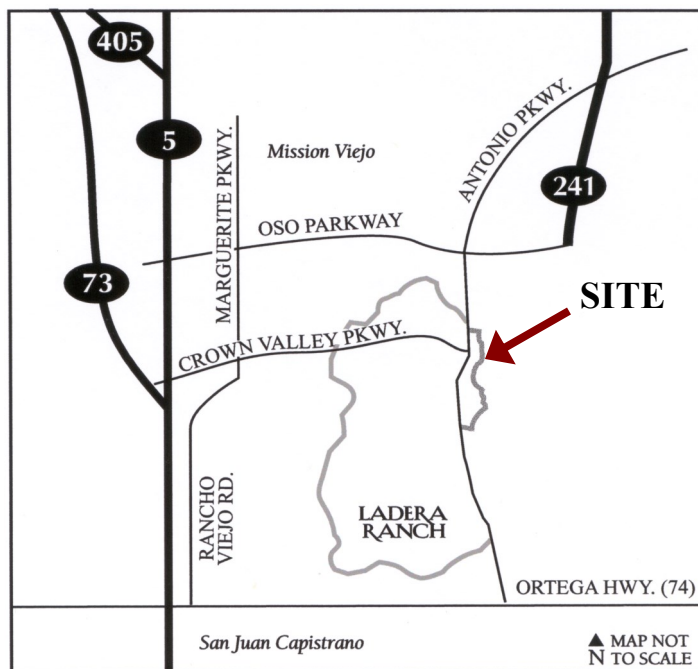
## L A D E R A

### CORPORATE TERRACE

777 CORPORATE DRIVE (Phase III)  
CLASS "A" MEDICAL OFFICE BUILDING

- 2,360 SF move-in ready medical suite available 3rd quarter 2025
- Separate doctor's entrance
- 4 exam rooms + 1 procedure room
- Private restroom in suite
- "Times-2" file system ready
- Designer upgrades
- 23,000 SF Medical Office Bldg.
- Central, Elevator Served Lobby
- 6.67:1 Free Parking
- Walking distance to Food Court
- Campus Environment
- 75 Acre Site including Health Club, Child Care, Professional Offices

## LADERA RANCH



**ZCA** INC.  
ZUVICH CORPORATE ADVISORS

**LUTZKY ASSOCIATES**  
DEVELOPMENT, LP

For further information, please contact:

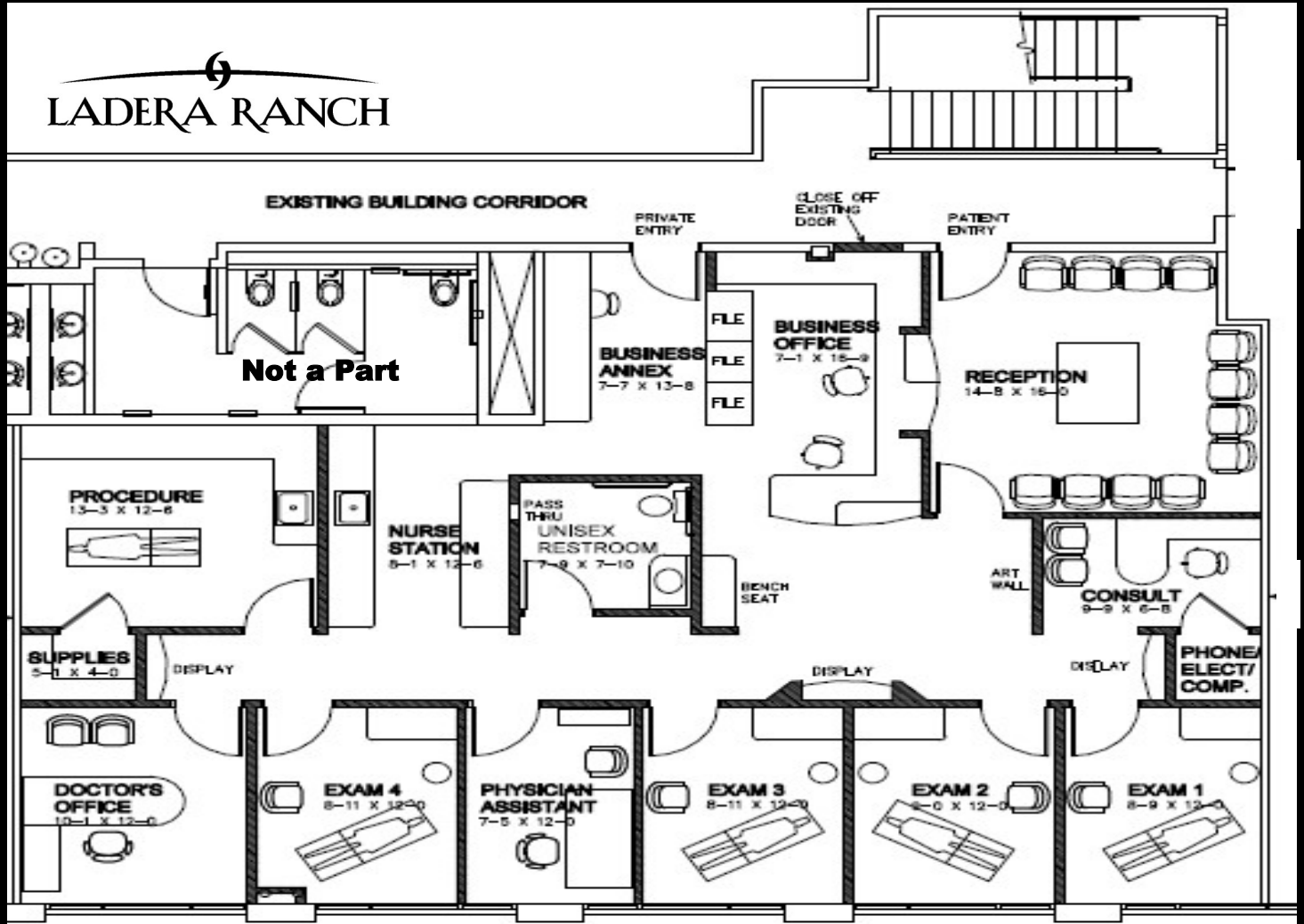
### ZUVICH Corporate Advisors, Inc.

Mark Zuvich License #00983868  
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# LADERA RANCH



**PROPOSED MEDICAL SUITE - SCHEME 'A'**  
**777 CORPORATE DRIVE - SUITE 230 - LADERA RANCH, CA**



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