



Office / Medical Spaces For Lease

FOR LEASE

18141 Beach Boulevard Huntington Beach, CA 92648



PROPERTY HIGHLIGHTS

- 40,392 SF, 3 Story Office
- Elevator serviced
- Secure subterranean parking and surface parking
- High-visibility signage and quick access to the 405 freeway
- Located near numerous retail centers and local amenities

AVAILABILITIES

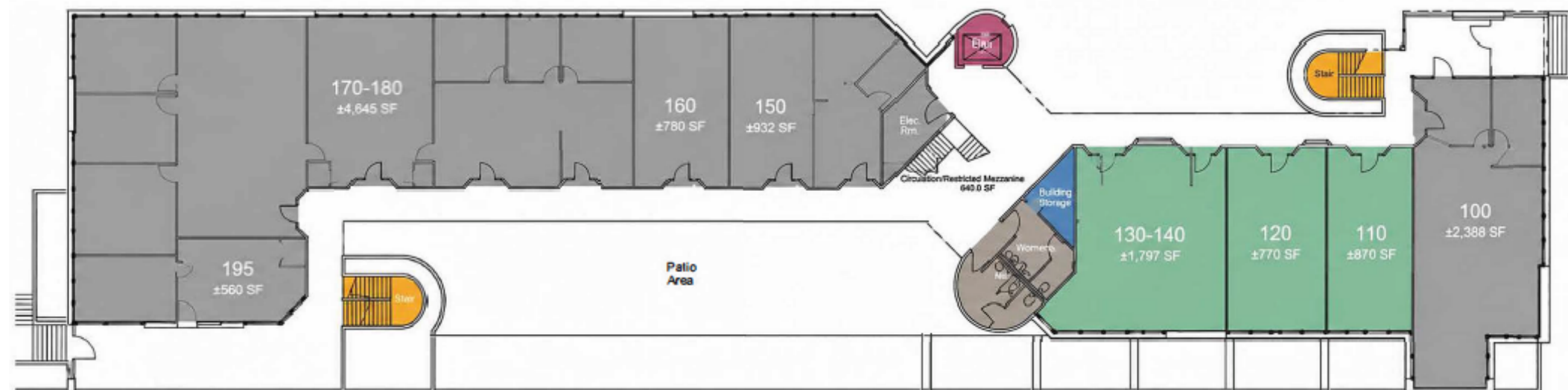
Suite 120	±770 SF
Suites 130/140	±1,797 SF
Suite 210	±903 SF
Suite 220	±881 SF
Suite 230	±692 SF
Suite 285	±1,470 SF
Suite 290	±2,075 SF
Suite 320	±2,423 SF
Suite 350	±841 SF
Suite 360	±868 SF
Suite 370	±874 SF
Suites 385/390/395	±3,920 SF



EXTERIOR PHOTOS



FLOOR PLAN | 1ST FLOOR



 = AVAILABLE

- Suite 120 ±770 SF
- Suites 130/140 ±1,719 SF

 = LEASED

- | | |
|-----------------------|----------------------------|
| • Suite 100 ±2,388 SF | • Suite 160 ±780 SF |
| • Suite 110 ±870 SF | • Suites 170-180 ±4,645 SF |
| • Suite 150 ±932 SF | • Suite 195 ±560 SF |

FLOOR PLAN | 2ND FLOOR



= AVAILABLE

- Suite 210 ±903 SF
- Suite 220 ±881 SF
- Suite 230 ±692 SF
- Suite 285 ±1,470 SF
- Suite 290 ±2,075 SF



= LEASED

- Suite 200 ±2,892 SF
- Suite 240 ±971 SF
- Suite 250 ±1,199 SF
- Suite 270 ±602 SF
- Suite 275 ±1,158 SF
- Suite 295 ±1,014 SF

FLOOR PLAN | 3RD FLOOR



 = AVAILABLE

 = LEASED

• Suite 320	±2,423 SF
• Suite 350	±841 SF
• Suite 360	±868 SF

• Suite 370	±874 SF
• Suites 385/390/395	±3,920 SF



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