

PACKERS SQUARE

13102-13152 NEWPORT AVE, TUSTIN



PRIME MEDICAL OFFICE AND RETAIL SPACE FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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PROPERTY FEATURES

- Prime Medical and Retail Space Available
- Total Building SF: $\pm 49,931$ SF
- $\pm 198,198$ SF Lot
- 5.5:1 Parking Ratio
- Year Built/Renovated: 1979/2005
- Located Near Tustin Market Place, Tustin Ranch Gold Club, and Tustin Plaza
- Current Operating Expenses \$0.99 PSF

AVAILABILITY

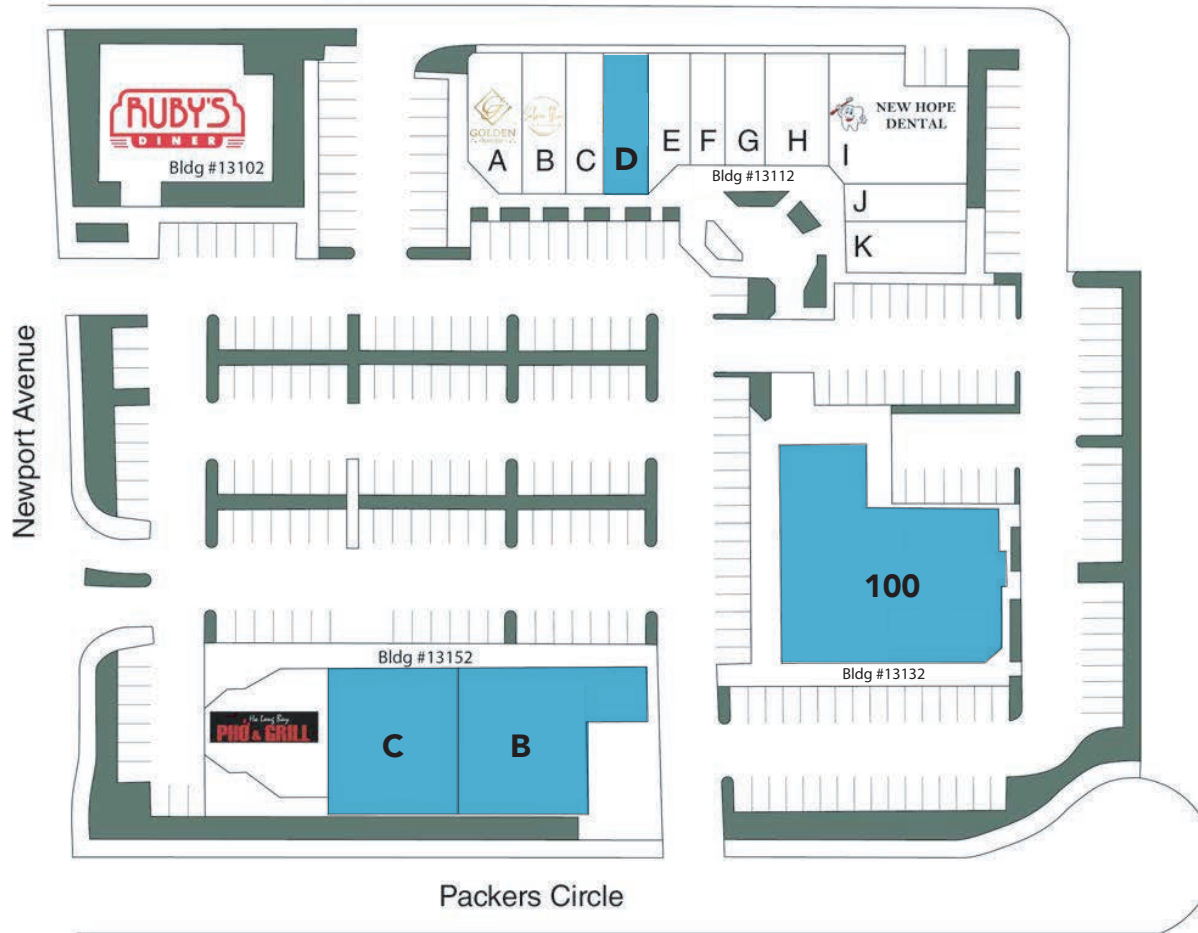
- **SUITE 13112-D: $\pm 1,336$ SF**
Second Generation Restaurant Space
- **SUITE 13132-100: $\pm 7,600$ SF**
Medical Office
- **SUITE 13152-B: $\pm 5,000$ -8,640 SF**
Medical Office
- **SUITE 13152-C: $\pm 3,640$ -8,640 SF**
Medical Office/General Retail



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SITE PLAN



AVAILABILITY

Suite	Size	Lease Rate
13112-D	±1,336 SF	\$3.25 PSF NNN
13132-100	±7,600 SF	\$2.25 PSF NNN
13152-B	±5,000 SF	\$3.00 PSF NNN
13152-C	±3,640 SF	\$2.75 PSF NNN

Current Operating Expenses \$0.99 PSF

DRAWING NOT TO SCALE

FLOORPLAN

SUITE 13132-100: ±7,600 SQ. FT

Medical Office

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FLOORPLAN

SUITE 13152-B/C: ±8,640 SQ. FT

Medical Office/General Retail

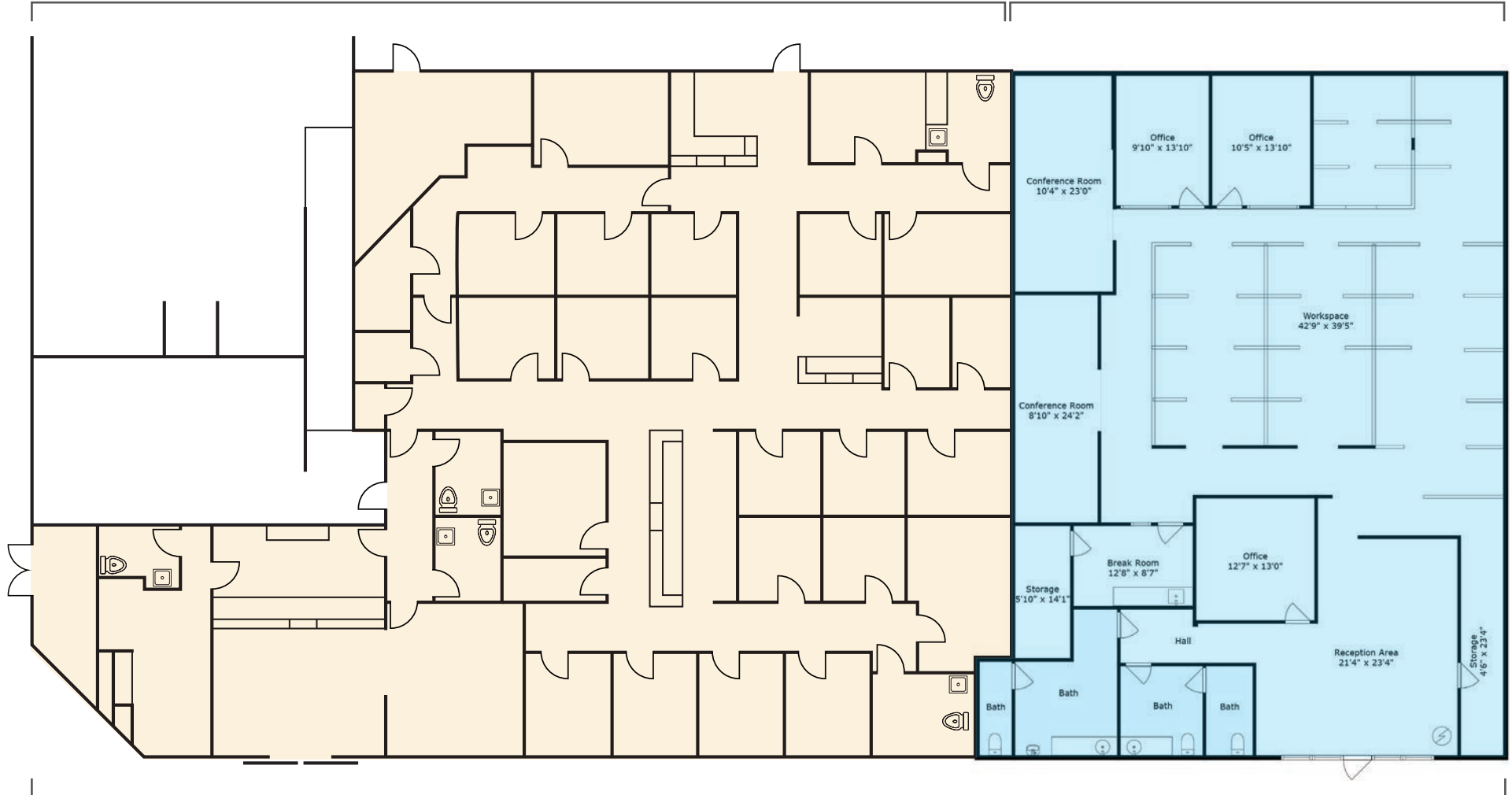
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UNIT B: ±5,000 SF

UNIT C: ±3,640 SF



UNIT B/C: ±8,640 SF

NEARBY AMENITIES



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FOR MORE INFORMATION, CONTACT

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