

FOR LEASE

+/- 15,782 SF | Ambulatory Surgical Suite



**81 S. Highland Springs Avenue
Suite 100
Beaumont, CA 92223**

Lon Mapes

President

(909) 307-1000

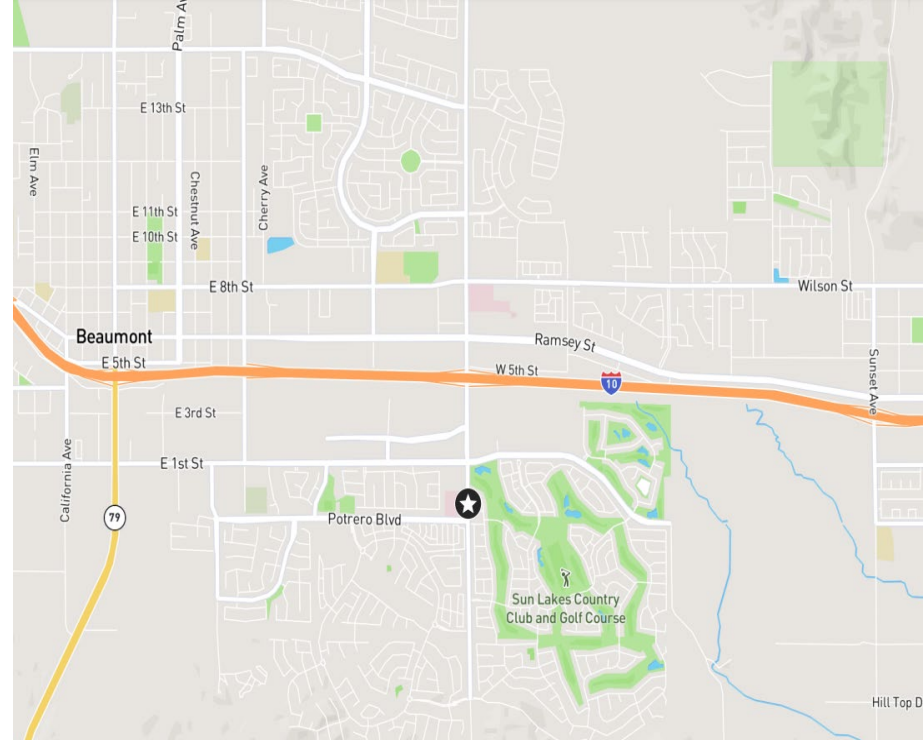
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Lic. 02074247



Property Highlights

- +/-15,782 SF State-of-the-art Ambulatory Surgical Suite Available for Immediate Occupancy.
- **Ability to subdivide into smaller suites (See Page #6)**
- Located in Class A medical office building in the Beaumont/Banning submarket - The Highland Springs Medical Center.
- Equipped with 4 operating rooms, 1 procedure room, 12 patient bays and 2 private patient bays.
- Operating Rooms tied to backup generator
- Generous size administrative space and generous size employee breakroom and locker rooms.
- Spacious lobby with separate privacy area for registration and dedicated patient discharge area.
- Dedicated drive up area for easy loading and unloading of equipment and supplies.
- Healing Garden where visitors can wait for the patient and have access to building Wi-Fi.
- On-site Pharmacy for patient prescriptions
- 5:1,000 parking ratio
- Within close proximity to the I-10 Freeway and nearby shopping and restaurants.
- Surrounded by +/- 4,900 New Homes





Waiting Area



Surgical Area



Treatment Area



Nurses Station



Treatment Area



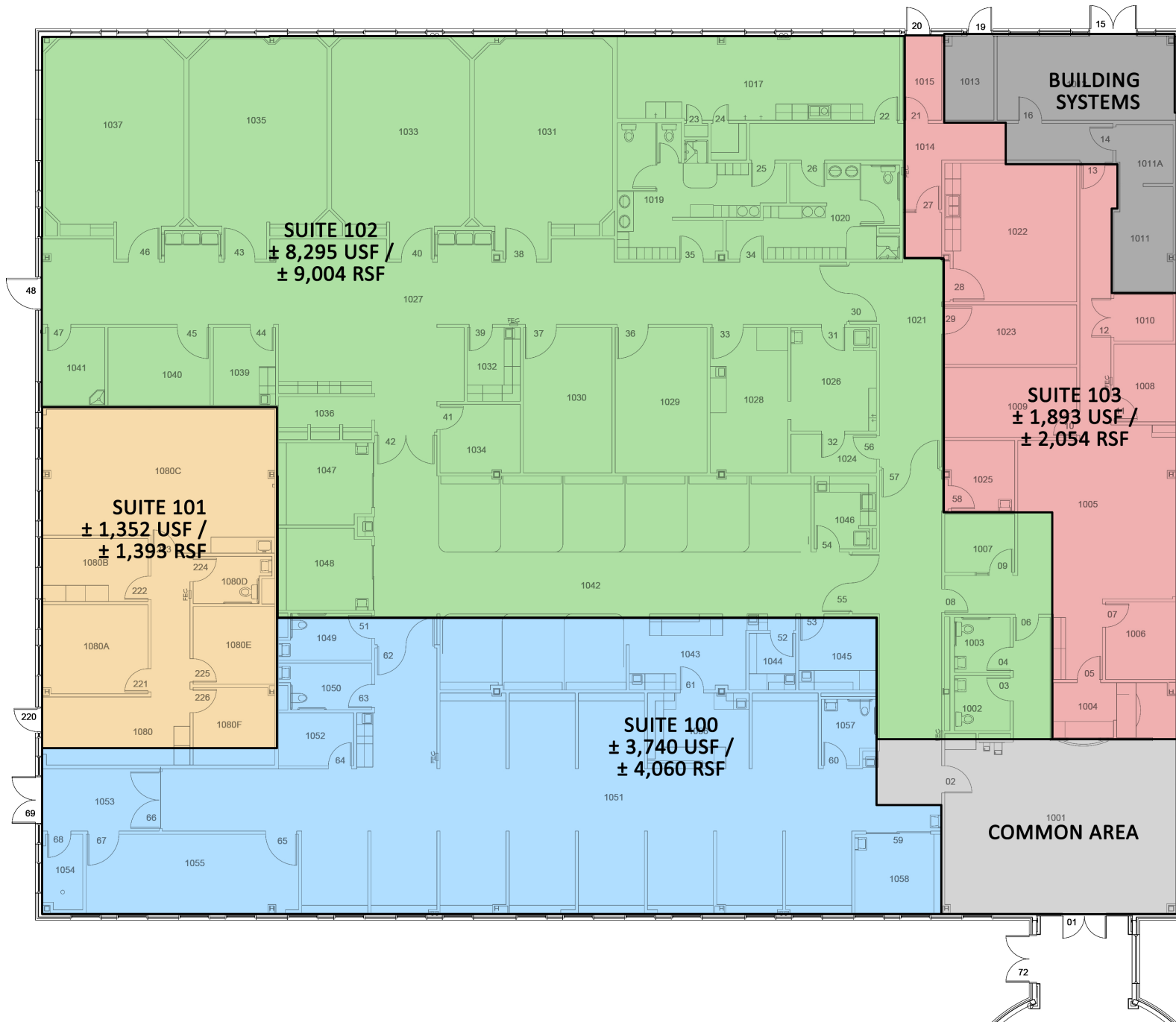
Hallway/Storage Area



Lobby



Courtyard



HIGHLAND SPRINGS MEDICAL PLAZA | SUITE 100

SUBDIVISION PLAN
SCHEME G

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BEAUMONT 81 MP WRK7, LLC
81 HIGHLAND SPRINGS AVENUE
BEAUMONT, CA 92223

04.14.2026

DRAWN BY PG

Highland Springs Medical Plaza

81 South Highland Springs Avenue, Beaumont, CA 92223

FLOOR 1

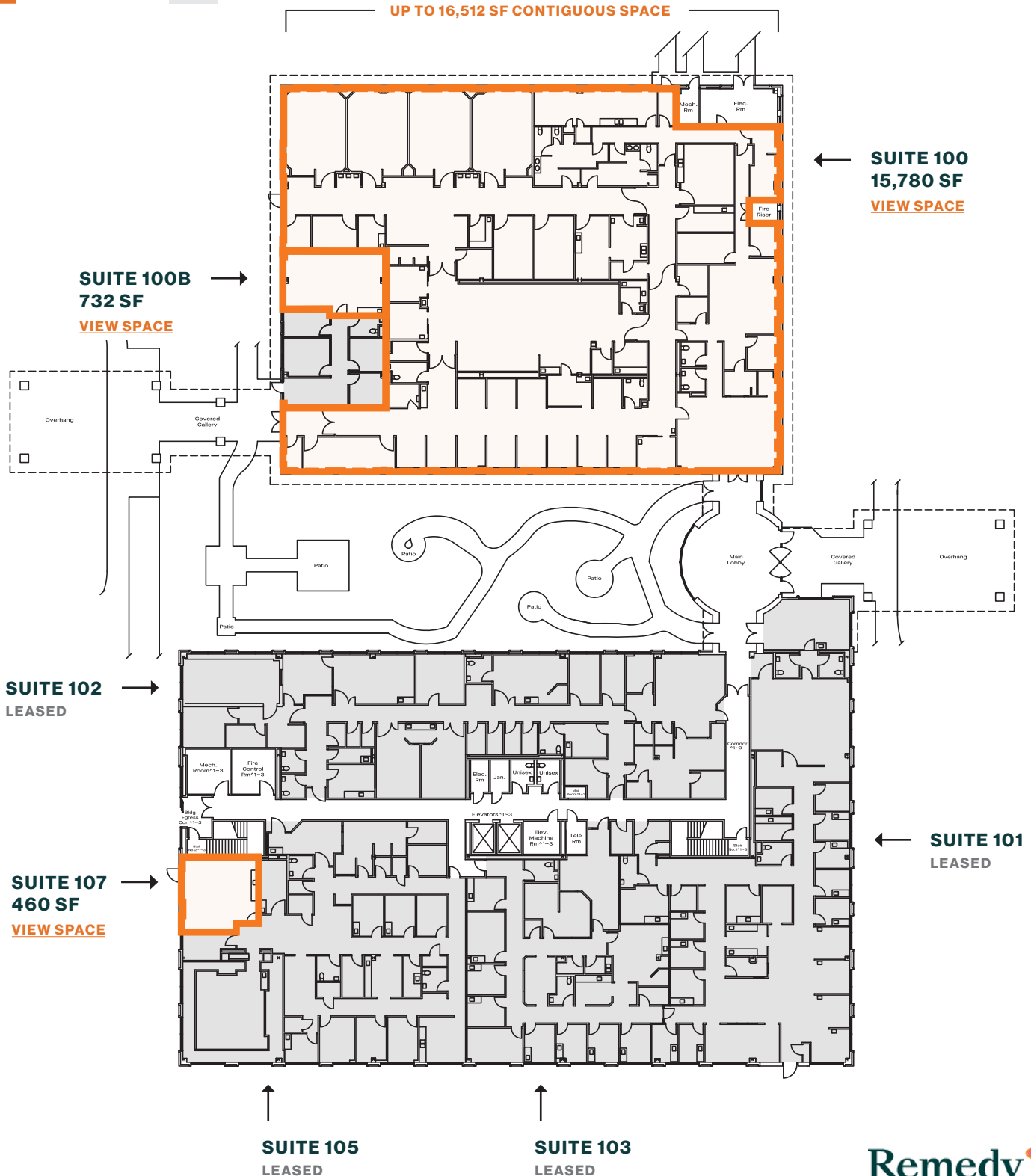


AVAILABLE



LEASED

UP TO 16,512 SF CONTIGUOUS SPACE



SUITE 100B
732 SF
VIEW SPACE

SUITE 100
15,780 SF
VIEW SPACE

SUITE 102
LEASED

SUITE 101
LEASED

SUITE 107
460 SF
VIEW SPACE

SUITE 105
LEASED

SUITE 103
LEASED

Highland Springs Medical Plaza

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FLOOR 2



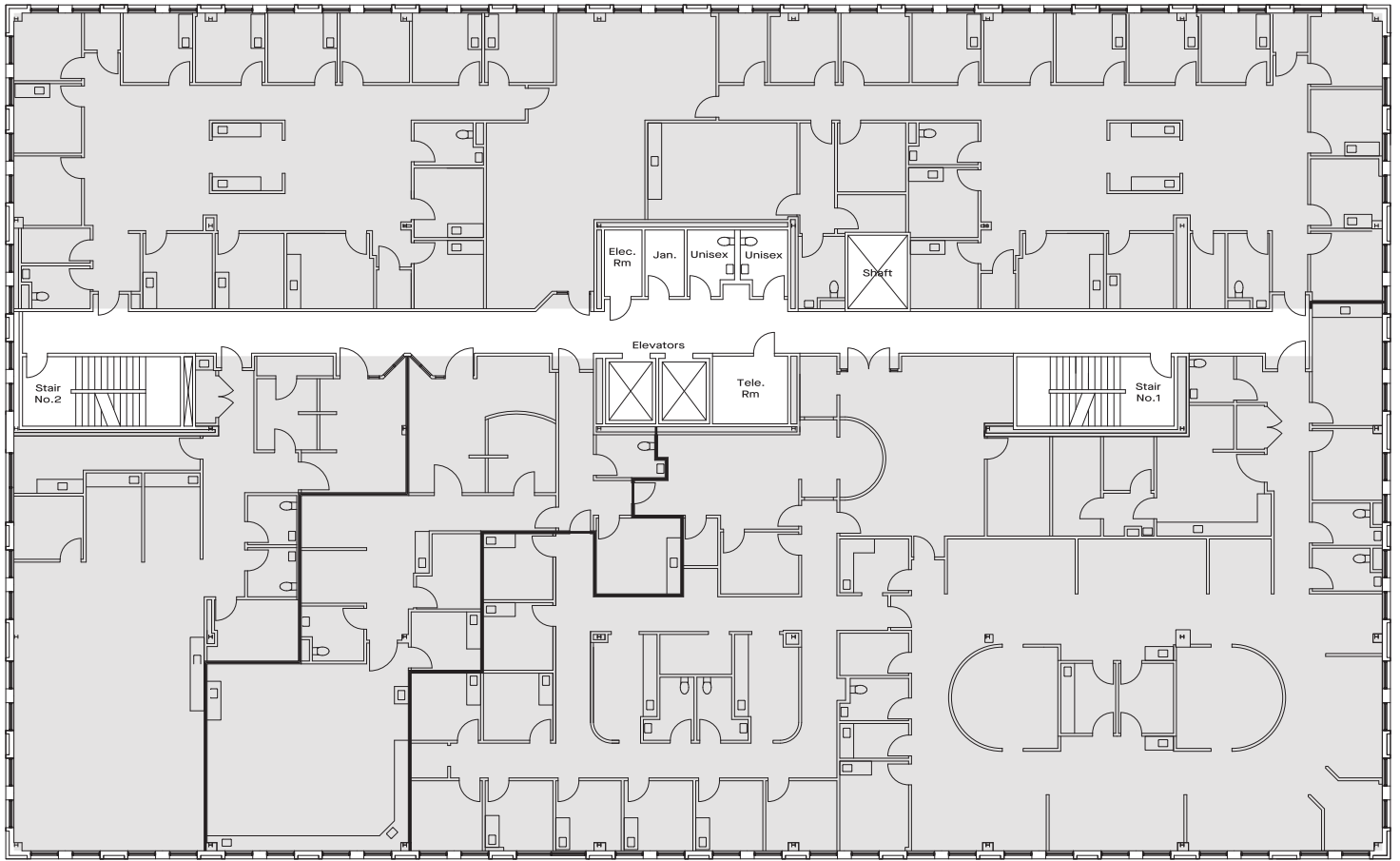
AVAILABLE



LEASED

SUITE 200

LEASED



SUITE 205
LEASED



SUITE 203
LEASED



SUITE 201
LEASED

Highland Springs Medical Plaza

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FLOOR 3



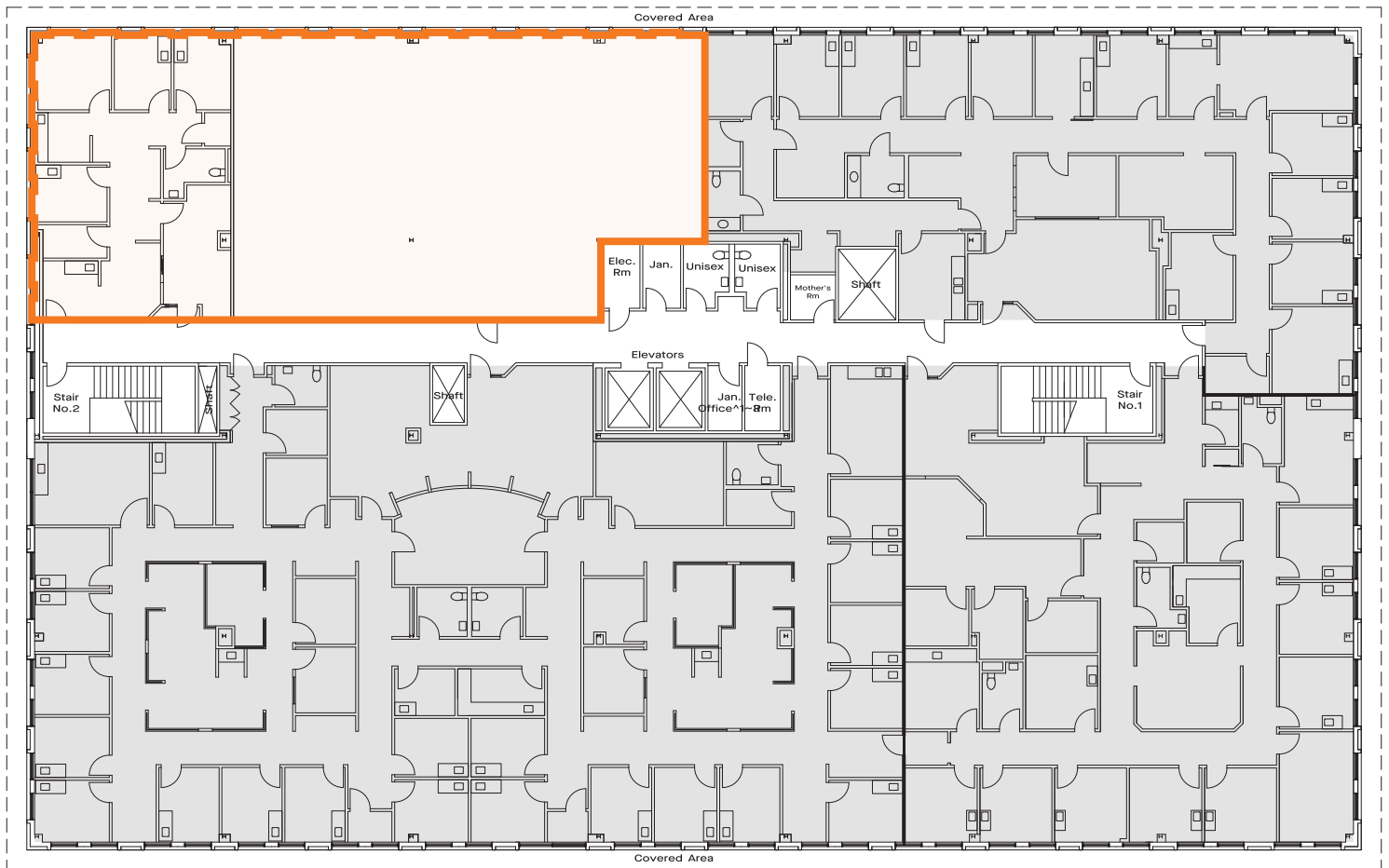
AVAILABLE



LEASED

SUITE 304/306
4,400 SF
VIEW SPACE

SUITE 302
LEASED



SUITE 303
LEASED

SUITE 301
LEASED

Nearby Amenities



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