

18821 DELAWARE

HUNTINGTON BEACH, CALIFORNIA

±2,249 SF - ±2,370 SF OFFICE SUITES AVAILABLE



FOR LEASE

Exclusively listed by:

STEPHEN MADIGAN

Senior Vice President
License ID# 01334425

949.724.4714

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BRIAN GARBUTT

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

PROPERTY FEATURES

- Available Space: 2,248 - 2,370
- Lease Rate: \$3.30 PSF/Month FSG
- Lease Type: Full Service Gross
- Building Size: ±23,272 SF - 2-Story
- Parking: Surface Lot - Ample
- Elevator: Yes - Modernized
- Zoning: Medical/Professional Office
- Year Renovated: 2018 - 2025 (Extensive)
- Freeway Access: 0.5 Mi to I-405 / Beach Blvd
- Nearby Hospital: Hoag, HBMC, Fountain Valley

AVAILABILITY

SUITE	SIZE	AVAILABLE DATE
103	2,370 SF	Now (30-Day Notice)
202	2,249 SF	Now (30-Day Notice)



**GARBUTT
VALUE-ADD GROUP**
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values™"

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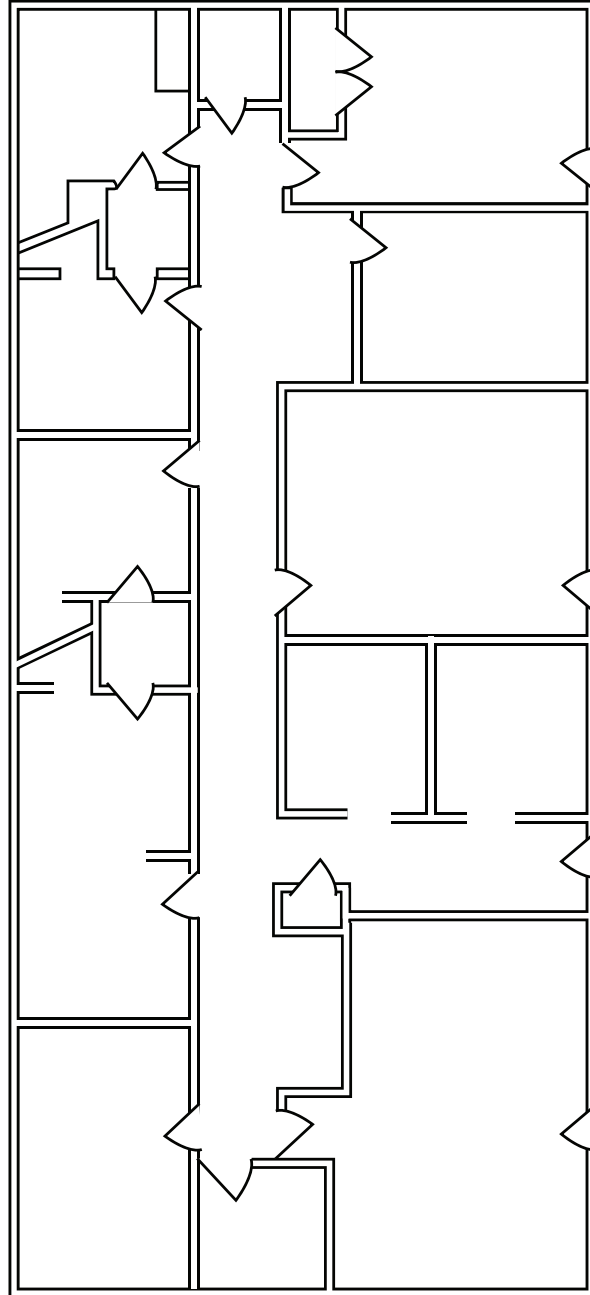
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SUITE 103

USEABLE SQUARE FEET - ±2,079

RENTABLE SQAURE FEET: ±2,370



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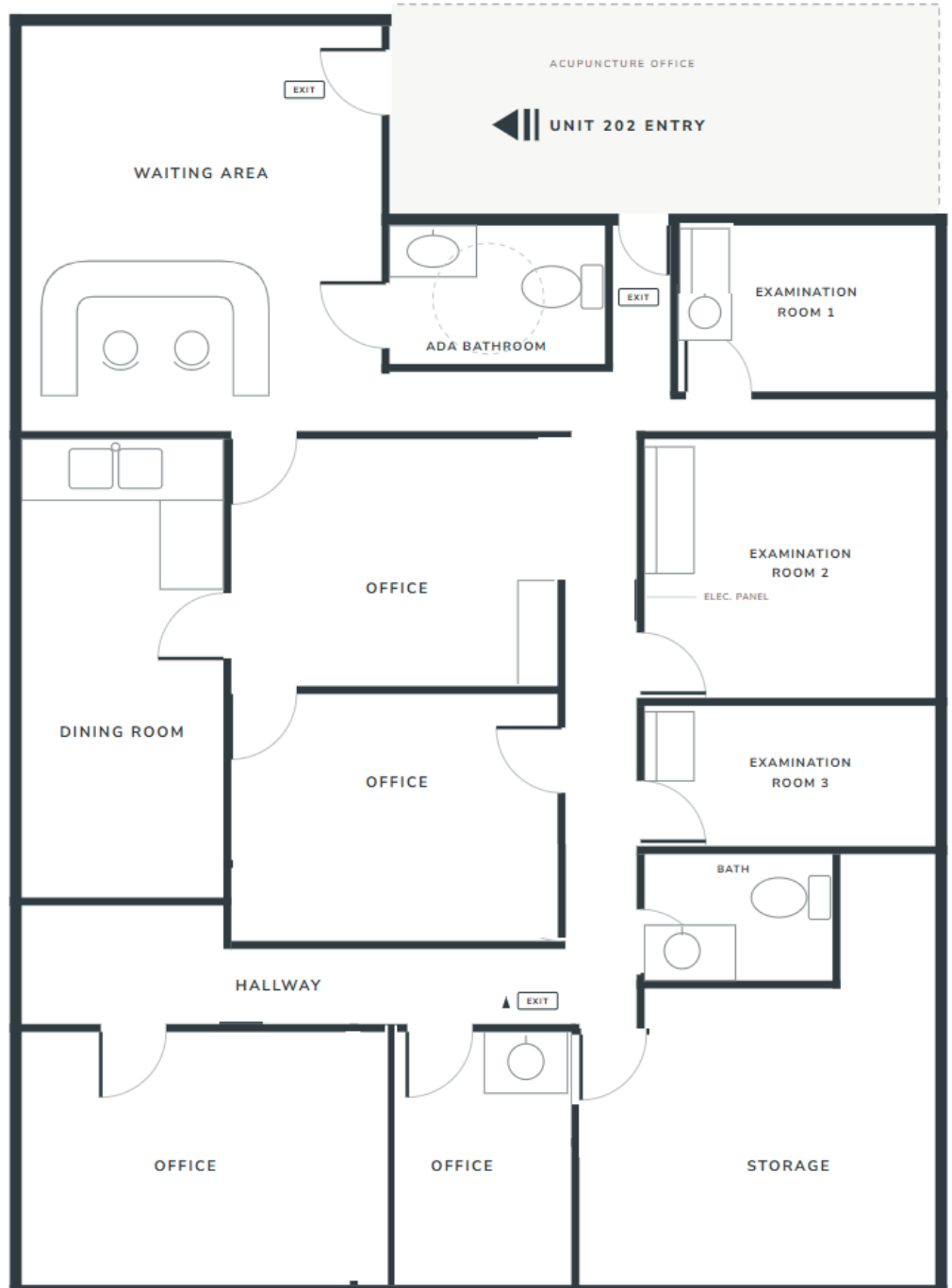
HUNTINGTON BEACH, CALIFORNIA

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SUITE 202

USEABLE SQUARE FEET - ±1,808

RENTABLE SQAURE FEET: ±2,248



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