

FOR LEASE

±1,600 TO 8,200 RSF CONTIGUOUS

RARE OPPORTUNITY AND VACANCY



15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA

 SPECTRUM MEDICAL PLAZA

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 OC
OFFICE GROUP

PROPERTY FEATURES

- Premier Medical Office Building in Irvine
- ±43,000 SF Medical Office Building
- Space can be Converted to Smaller Medical Office Suites ±1,600 - 8,200 RSF
- Extensive Glass Line with Great Natural Light
- Served with Two Elevators
- Easy Access to 405 & 5 Freeways and 133 Toll Road
- Near Hoag, Kaiser Hospitals and City of Hope in Irvine
- Retail Amenities Nearby
- Ample free 5.5:1000 Surface Parking
- Building and Monument Signage Rights
- First Floor Tenants: Quest Labs, G.I. Doctor, Shady Canyon Medical (Primary Care), UMI Imaging, and Choc Pediatrics
- Second Floor Tenants: Plastic Surgeon, Physical Therapy, Dentist, Dermatology, and Ophthalmology
- Lease Rate: \$3.95 NNN (Nets \$1.00 PSF)



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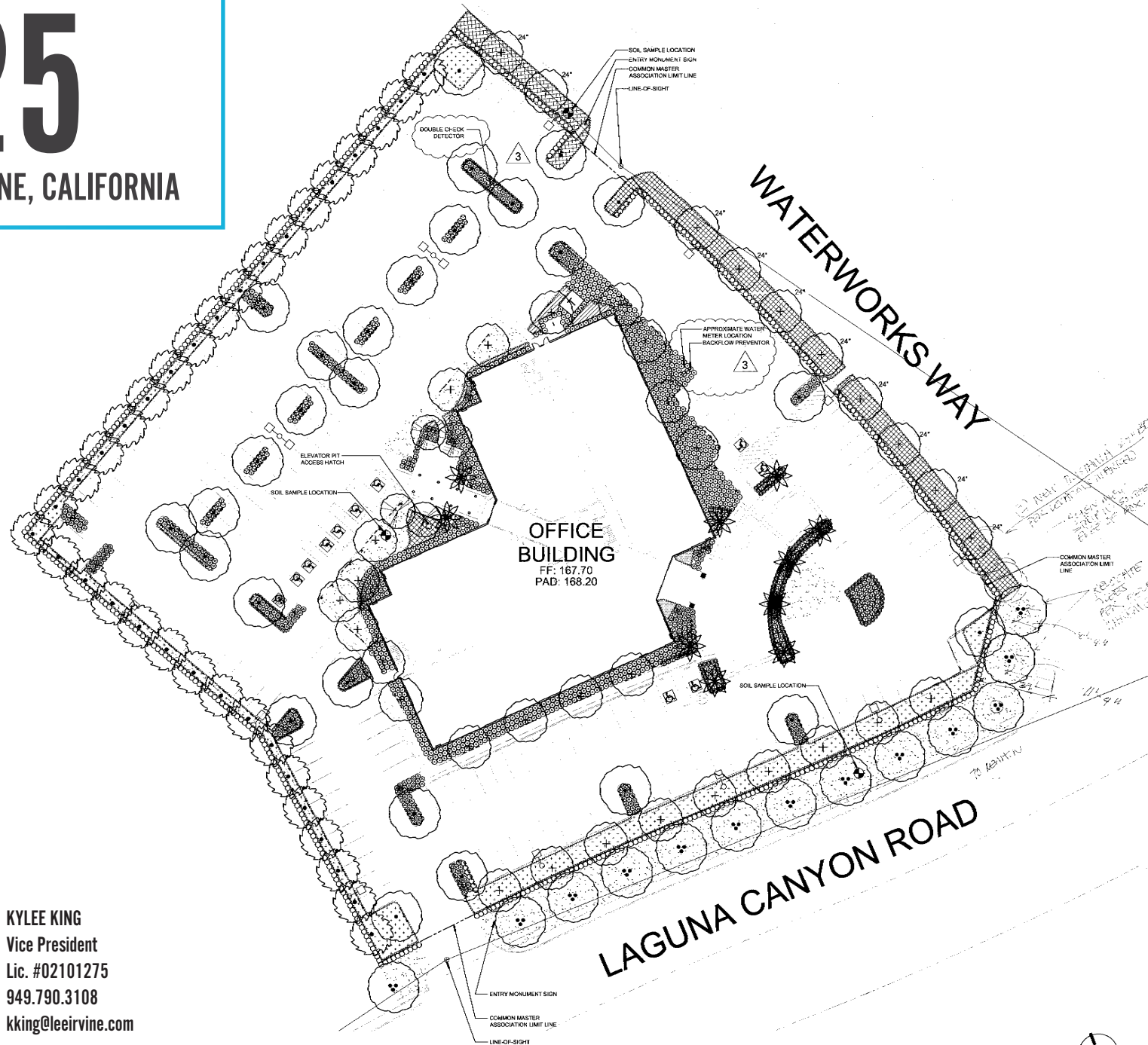
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Another Project Developed by  **ACS** & Managed by  **LEGACY MEDICAL REALTY**

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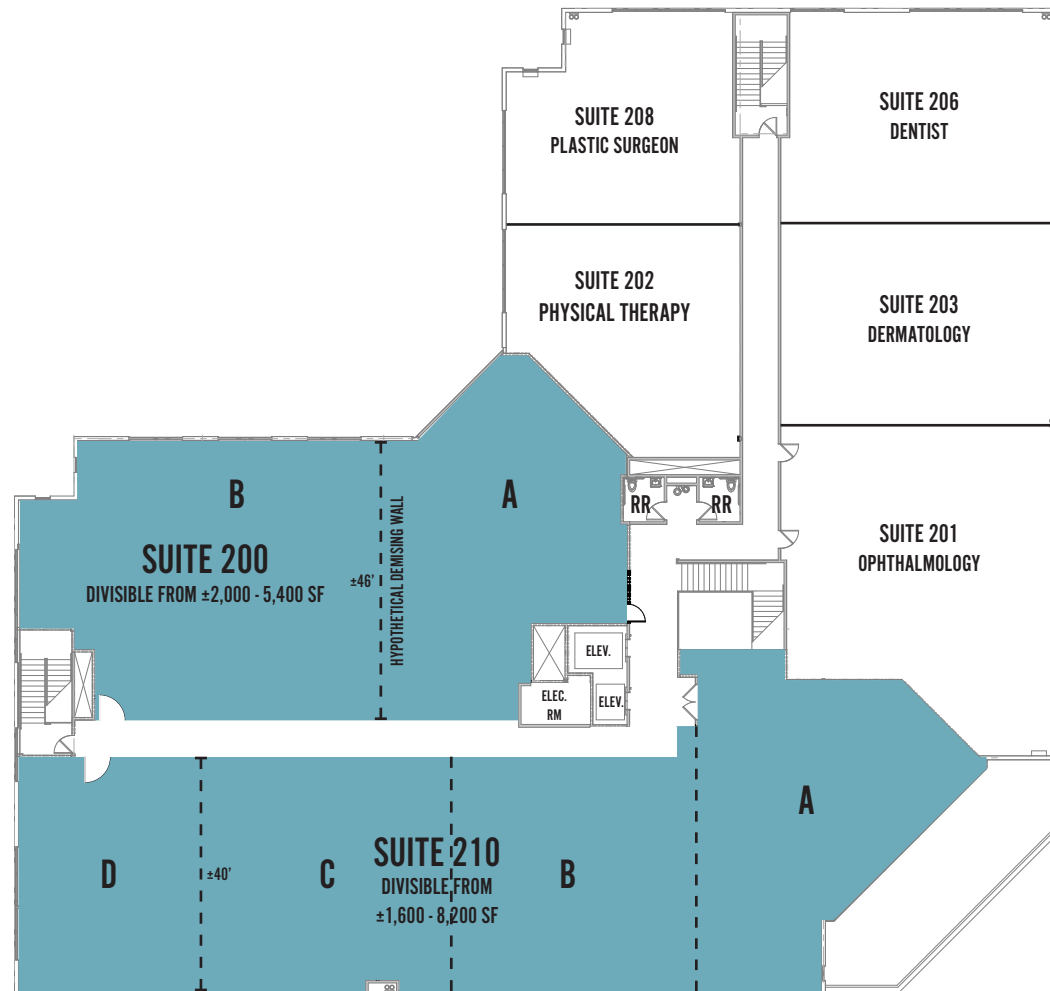
OC
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SITE PLAN

SECOND FLOOR

15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA







SAND CANYON AVE

hoag.

LAGUNA CANYON RD

WATERWORKS WAY



IRVINE CENTER DRIVE

KAISER PERMANENTE.

IRVINE
SPECTRUM
CENTER.



BARRANCA PKWY



City of Hope

IRVINE & SOUTH ORANGE COUNTY



1 Miles



1 Miles



2.6 Miles



6 Miles



6.8 Miles



11.0 Miles

ORANGE



12 Miles



12 Miles



13 Miles

NEWPORT BEACH



9.6 Miles



13 Miles

LOCAL HOSPITAL DISTANCE MAP

