

# FOR LEASE

TWO SUITES LEASED ( $\pm 5,400$  SF)

$\pm 8,200$  SF AVAILABLE

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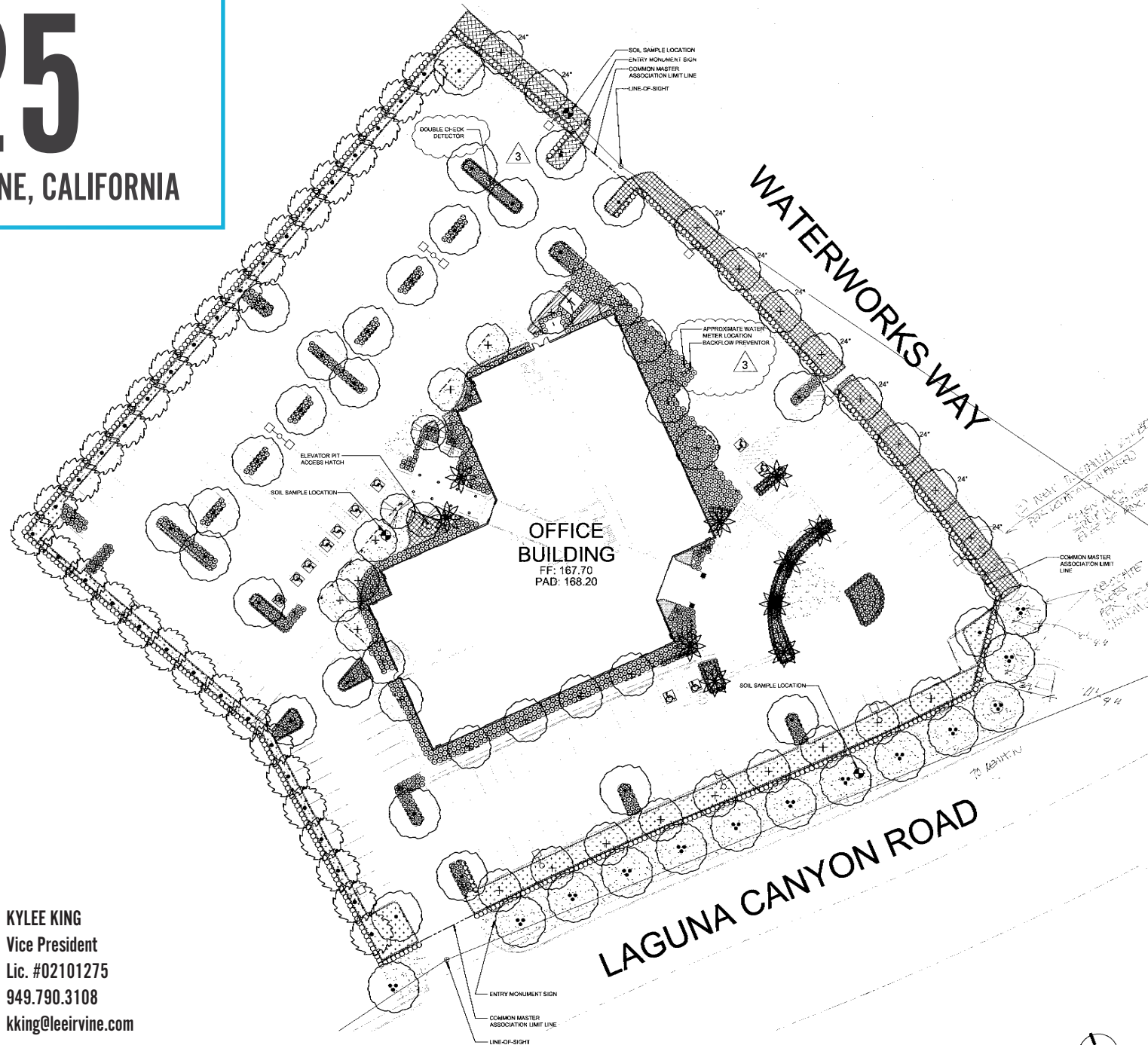
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Another Project Developed by  **ACS** & Managed by  **LEGACY MEDICAL REALTY**

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SITE PLAN

## SECOND FLOOR

# 15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA





SAND CANYON AVE

hoag.

LAGUNA CANYON RD

WATERWORKS WAY

CALIFORNIA  
133

INTERSTATE  
5

IRVINE CENTER DRIVE

KAISER PERMANENTE.

IRVINE  
SPECTRUM  
CENTER.

INTERSTATE  
405

BARRANCA PKWY

Great Park

COSTCO  
WHOLESALE

Bass  
Pro  
Shops



Carl's Jr.  
CHARBROILED BURGERS

DEL TACO

Wendy's

City of Hope

## IRVINE & SOUTH ORANGE COUNTY



1.4 Miles



1.6 Miles



2.6 Miles



6.8 Miles



9.0 Miles



11.0 Miles

## ORANGE



12.1 Miles



12.3 Miles



12.3 Miles

## NEWPORT BEACH



6.6 Miles



9.8 Miles

## LOCAL HOSPITAL DISTANCE MAP

