



# **HTA Mission Viejo Medical Campus**



# Become a Part of Our Community of Excellence

Significant Interior and Exterior Common Area Improvements Recently Completed

## Campus Highlights:

- Mission Hospital – Mission Viejo Campus, a 523-bed acute care regional full service facility
- Level II Trauma Center servicing both adult and pediatric care
- Specialties include a Heart Center, Imaging Center, Mission Neuroscience Institute, Stroke Center and CHOC Children's and Women's Center
- Accredited by The Joint Commission and designated as a Magnet Hospital by the American Nurses Credentialing Center for nursing excellence
- Premier south Orange County location, one of two Mission Hospitals serving Orange County for over 40 years

## Area Amenities:

- Premier location at Crown Valley Parkway and Medical Center Road, less than ¼ mile from the 5 freeway
- On-campus of Mission Hospital – Mission Viejo Campus
- On-site pharmacy located in Mission Medical Tower and Medical Office Building 1 Lobby
- Covered parking structure
- Wide variety of medical specialty practices surrounding the campus
- Across the street from the Shops at Mission Viejo, an upscale shopping center and numerous restaurants



On-Campus Hospital Location



Over \$12M of Capital Improvements Recently Completed



No Use Restrictions



Full Medical Office Build-Outs Available



Parking Ratio 6.00:1,000 SF Surface & Ground Parking Available



On-site Property Management and Engineering staff



MISSION MEDICAL TOWER  
NEWLY RENOVATED INTERIOR



MISSION MEDICAL OFFICE BUILDING 1  
RENOVATED LOBBY DESIGN



## Mission Medical Office Building 1 & 2 Features:

- Immediate space available for lease
- Generous TI packages available for qualified new tenants
- Extensive building and common area improvements recently completed include:
  - Remodeled corridors and restrooms
  - New elevators
  - Upgraded exterior doors and windows
  - New landscaping
  - Full floor availabilities - build-to-suit white box space
- On-site pharmacy
- Tenant mix includes OB/GYN, Allergy and Asthma, Pediatrics, and Family Medicine
- On-site property management office

## Mission Medical Tower Features:

- Move-in ready spec suites
- Extensive building and common area improvements recently completed include:
  - Common area lobby refresh
  - New tile, carpet, paint and walk off mat
  - New elevator sconce lighting
  - New flooring in elevators
  - Architectural film and refresh at elevators
  - Updated restrooms with new fixtures, flooring and countertops
  - New carpet and paint on upper floors with updated lighting
- On-site pharmacy
- Tenant mix includes OB/GYN, Plastic Surgery, Podiatry, Family Medicine, Internal Medicine Orthopedics, Pathology, Cardiology, Gastroenterology, Oncology, Dermatology, Dental, Neurosurgery, Rheumatology, and more
- On-site property management office
- Generous TI packages available for qualified new tenants to the campus



MISSION MEDICAL OFFICE BUILDING 1 & 2

**164,285 SF**  
(3 MOBs)



MISSION MEDICAL TOWER

**119,495 SF**  
(Class A MOB)

## Leasing Opportunities

Floor plans available upon request

### Mission Medical Office Buildings 1 & 2:

- Various suite sizes available starting at 500 square feet
- Up to ±15,881 square feet contiguous available on one floor (full floor)
- 57,000 square foot build-to-suit, full building availability

### Mission Medical Tower:

- Various suite sizes available starting at 1,000 square feet
- Up to ±21,000 square feet contiguous available on one floor (full floor)





MISSION MEDICAL  
OFFICE BUILDING 2  
RENOVATED LOBBY DESIGN

