

# Talega Medical Plaza

1300 Avenida Vista Hermosa, San Clemente, CA 92673



**Medical Suites  
for Lease**

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## FEATURES:

- 28,000 SF, 2-Story Medical Office Building
- Elevator Served
- Abundant Surface Parking
- In the Talega Master Planned Community
- Avenida Pico Frontage with Signalized Intersection Access
- Retail Amenities in Close Proximity
- Urgent Care and Lab On-Site



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**AERIAL VIEW:**

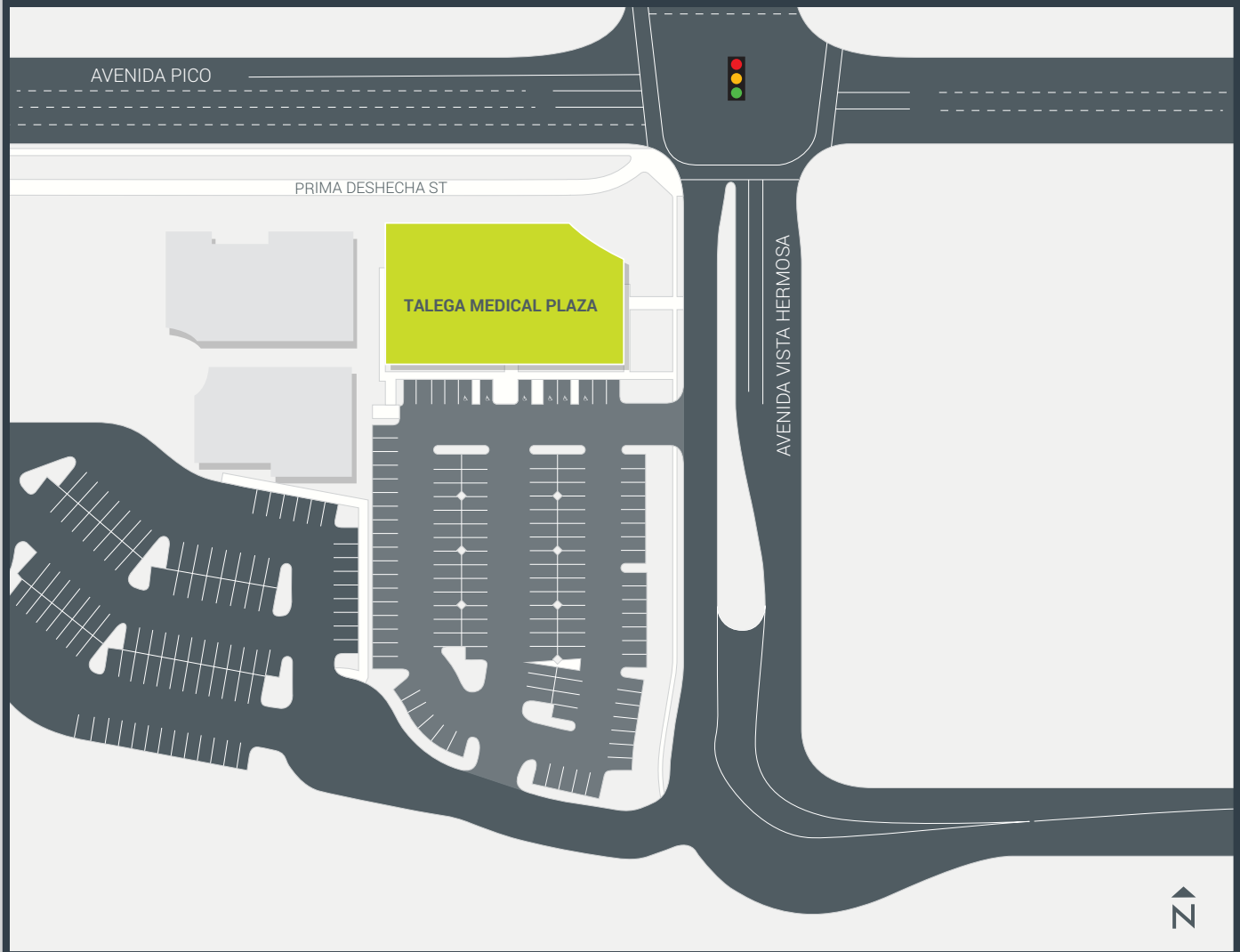


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## SITE PLAN:



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## FLOOR PLAN

### AVAILABLE SUITE:

#### Suite 140

4,064 RSF

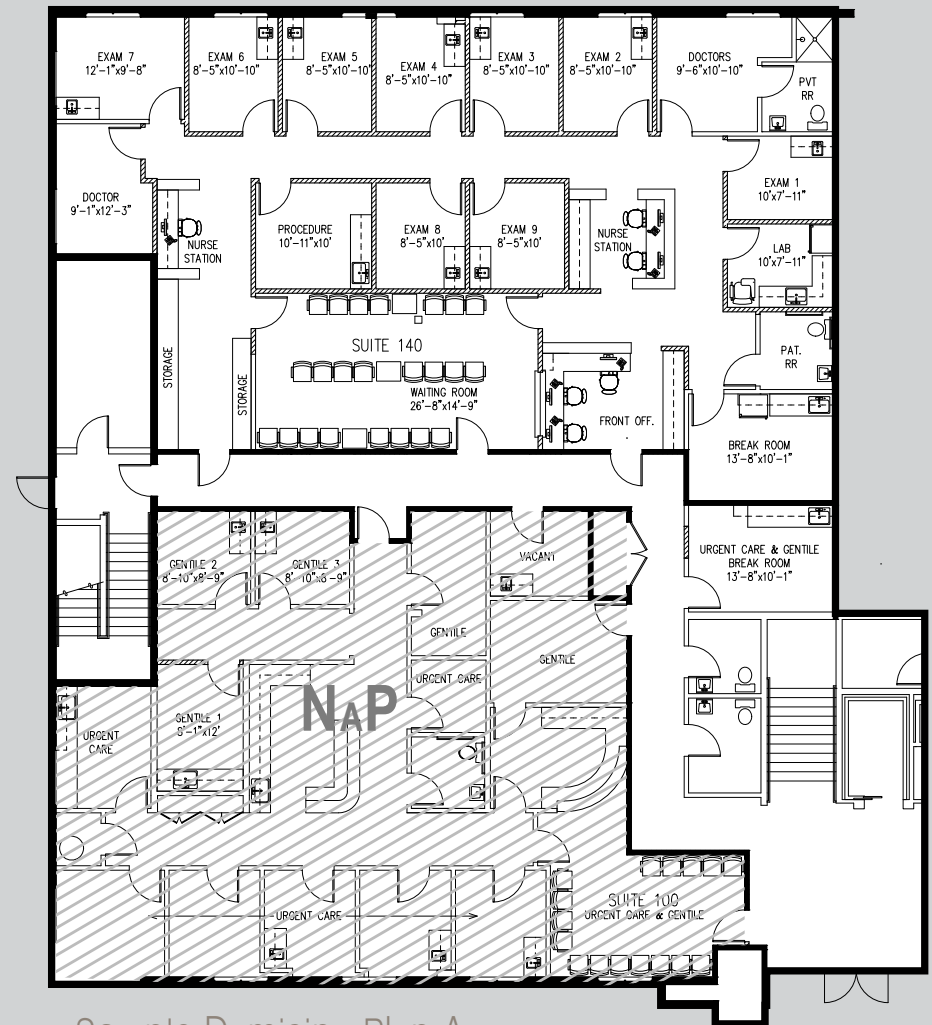
*(Divisible to 1,250 rsf)*

### SUITE DESCRIPTION:

9 Exam Rooms, Large Waiting Area, Large Procedure Room, 2 Doctor's Offices, 2 Nurse's Stations, Break Room, 2 In-Suite Restrooms (1 for Patients and 1 Private with Shower), Reception/Admin

### LEASE RATE:

\$2.95 NNN



Sample Demising Plan A

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## FLOOR PLAN

### AVAILABLE SUITE:

#### Suite 140

4,064 RSF

*(Divisible to 1,250 rsf)*

### SUITE A:

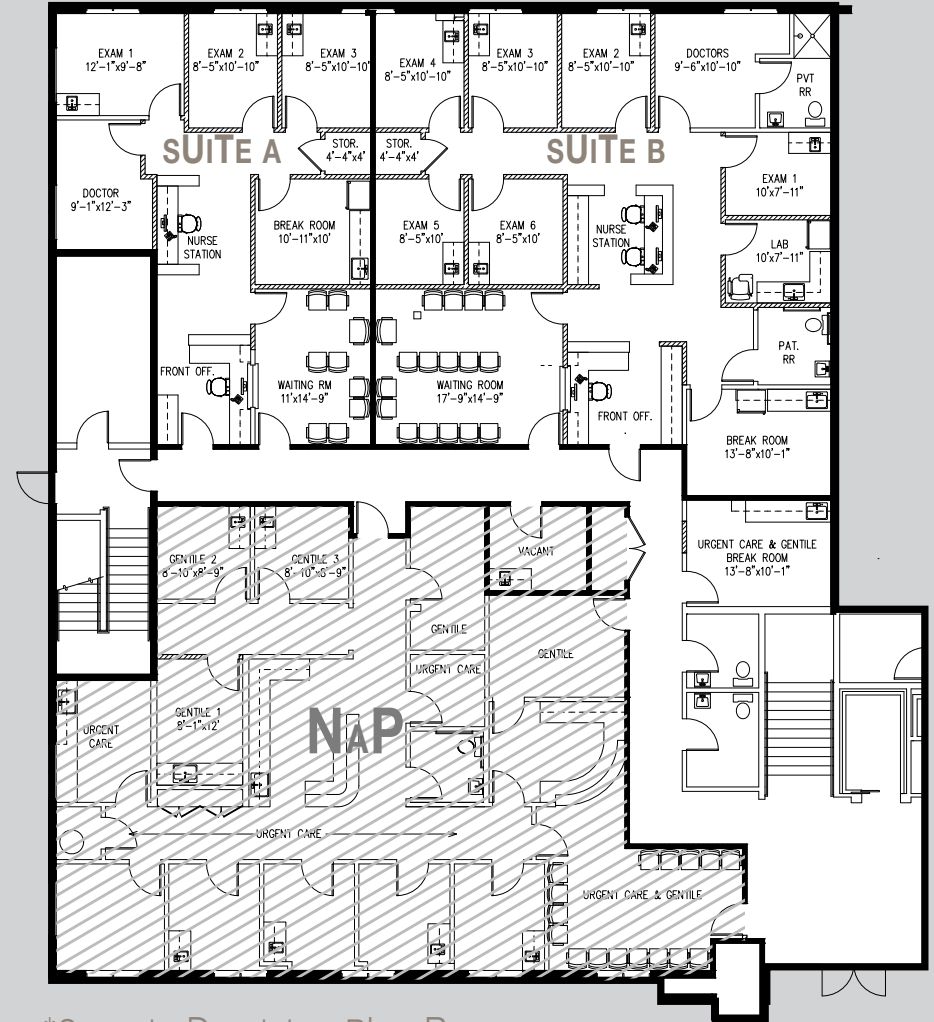
3 Exam Rooms, Doctor's Office, Nurse's Station, Break Room, Storage, Reception/Admin

### SUITE B:

6 Exam Rooms, Doctor's Office with Private Restroom and Shower, Nurse's Station, Laboratory, Patient Restroom, Break Room, Storage, Reception/Admin

### LEASE RATE:

\$2.95 NNN



\*Sample Demising Plan B

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## FLOOR PLAN

### AVAILABLE SUITE:

**Suite 240**

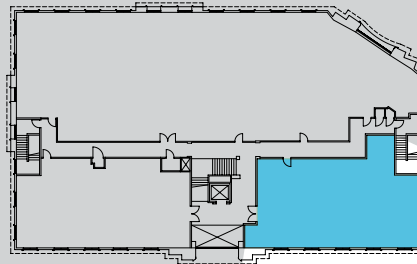
2,602 SF

### SUITE DESCRIPTION:

6 Exam Rooms  
2 Large Procedure Rooms  
Large Waiting Area  
Nurse's Station  
Large Private Office  
2 In-Suite Restrooms

### LEASE RATE:

\$2.85 NNN

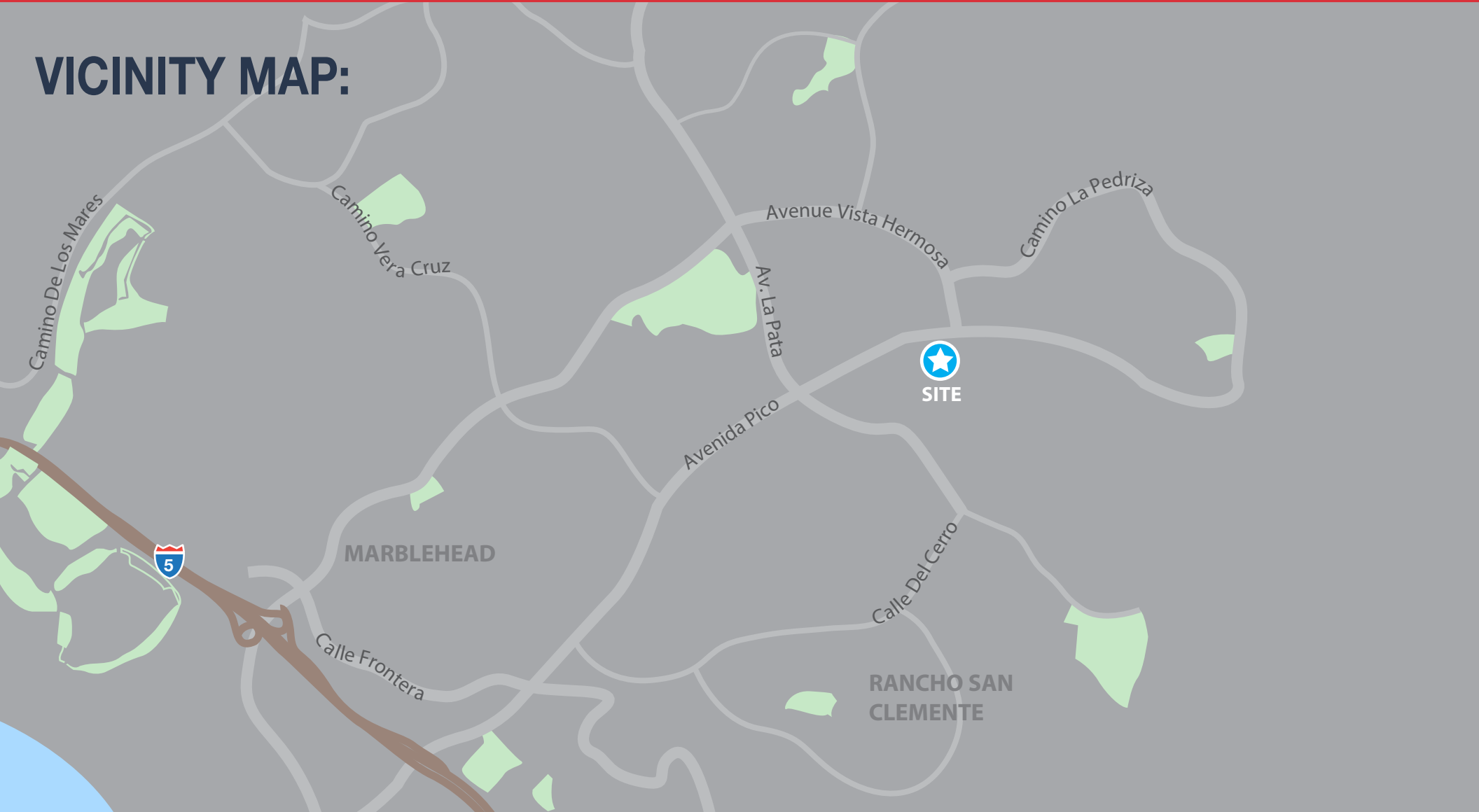


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## VICINITY MAP:



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