



14501 Magnolia St., Westminster, CA 92683

2,082 sf to 8,061 sf - Medical offices for lease



OFFERING SUMMARY

ADDRESS	14501 Magnolia St., Westminster, CA 92683
COUNTY	Orange
MARKET	Medical Office
SUBMARKET	Office
APN	097-341-01 & 097-341-02
OWNERSHIP TYPE	Fee Simple

AVAILABLE UNITS FOR LEASE 2,082 SF to 8,061 SF / DIVISIBLE

Unit #101:	4,116 sf. Asking \$1.80 per sf + \$0.55 per sf NNN
Unit #104:	3,663 sf. Asking \$2.25 per sf + \$0.55 per sf NNN
Unit #CZC:	2,082 sf. Asking \$2.00 per sf + \$0.55 per sf NNN

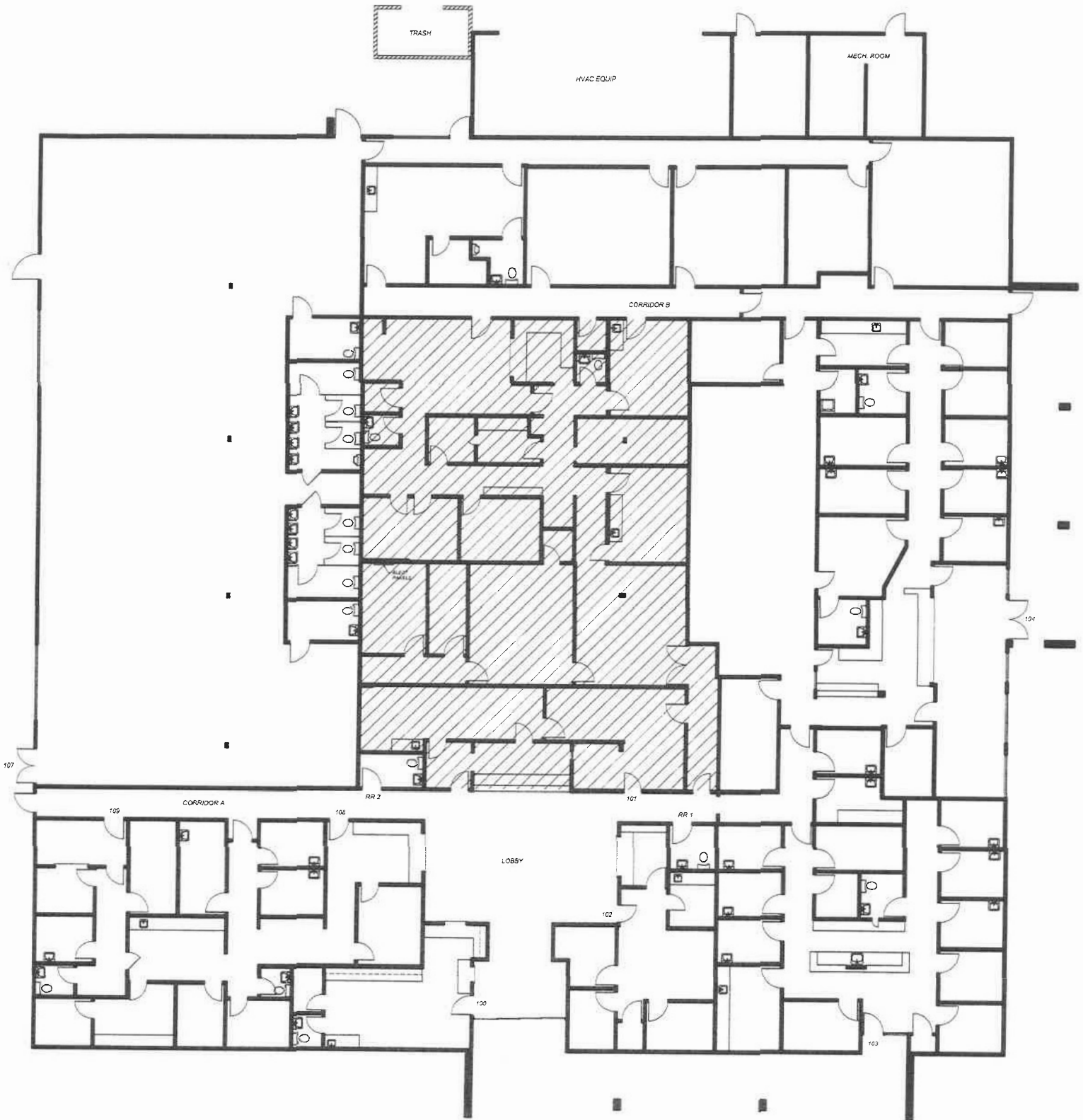
SWC of Magnolia St & Hazard Ave heavy traffic intersection

- Medical building offices for lease.
- SWC of Magnolia St & Hazard Ave heavy traffic intersection.
- 120 parking spaces. Parking ratio 5.5:1
- Available medical offices for lease from 2,082 sf to 8,061 sf.
- TI allowance is negotiable.
- Minutes to Kindred Hospital & Garden Grove Hospital



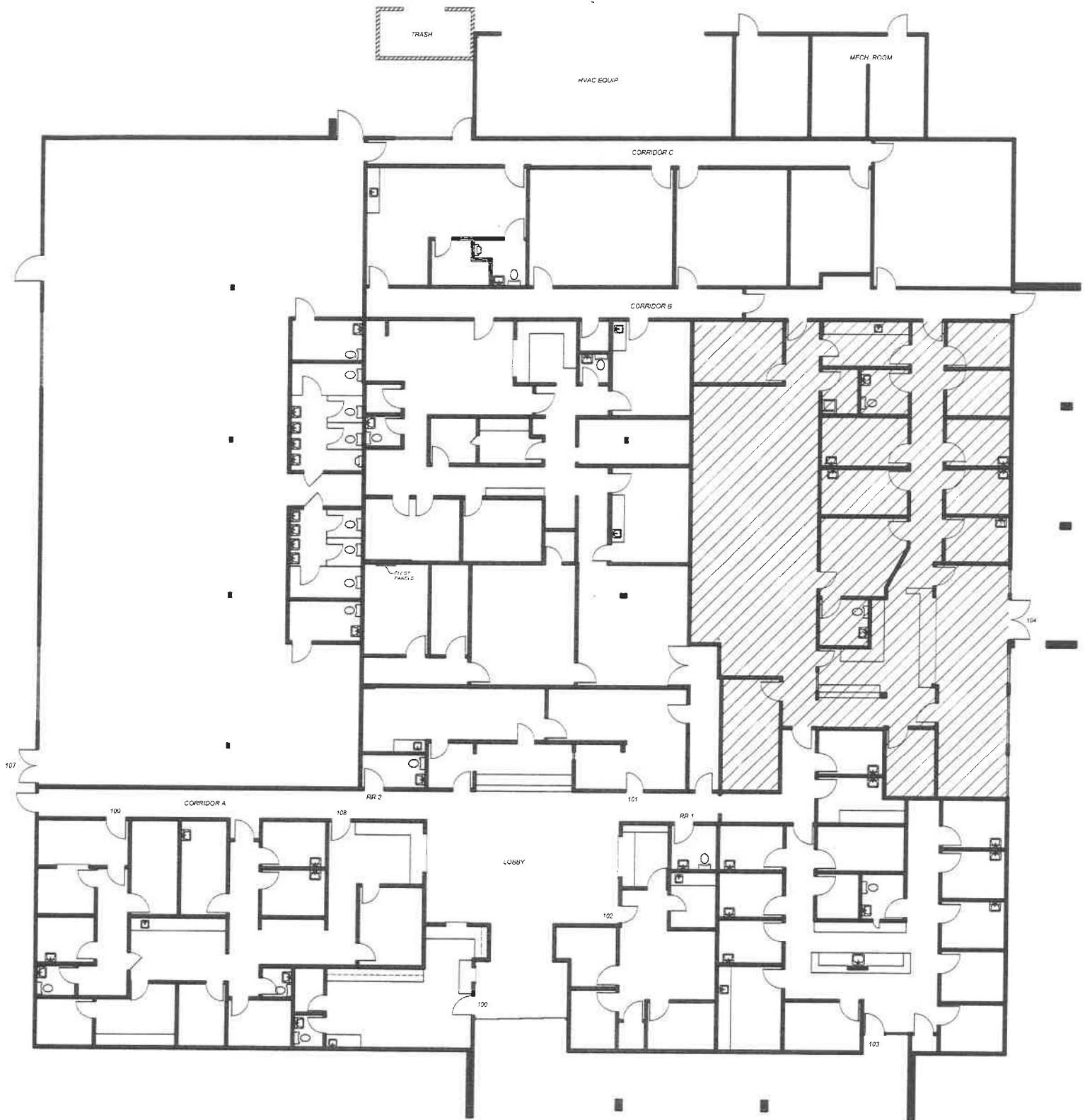
Floor Plan - Suite 101

4,116 SF



Magnolia Medical Building - Suite 101
14501 Magnolia Street
Westminster

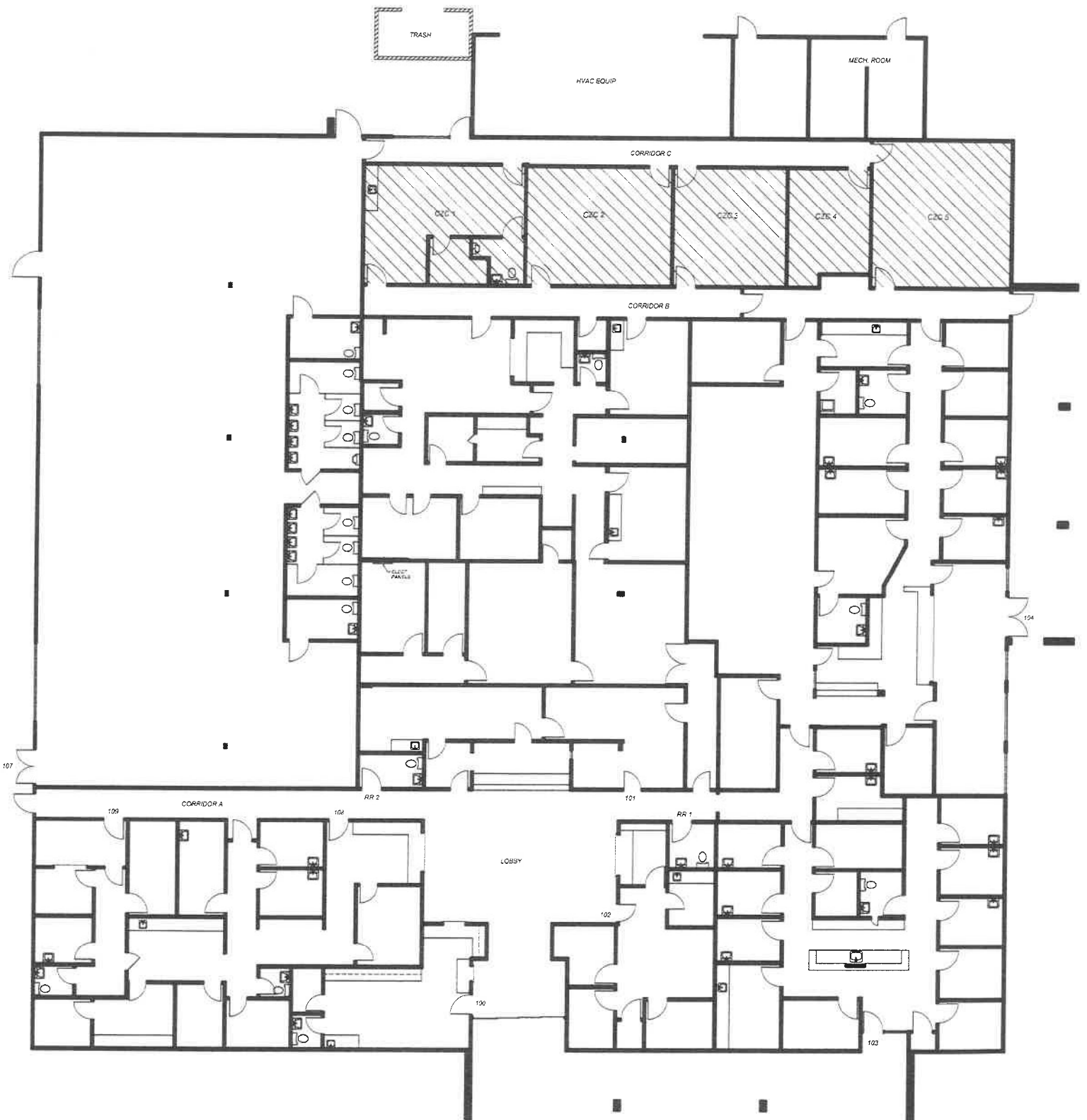
Floor Plan - Suite 104
3,663 SF



Magnolia Medical Building - Suite 104
14501 Magnolia Street
Westminster

Floor Plan - Suite CZC

2,082 SF



Magnolia Medical Building - Suite CZC
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Westminster