

# FOR LEASE

SUITE 202: ±1,548 RSF MEDICAL SUITE | READY TO MOVE IN



# 15825

LAGUNA CANYON ROAD | IRVINE, CALIFORNIA



## PROPERTY FEATURES

- ±1,548 SF Medical Suite
- Available May 2022
- Rare Availability
- Highly Improved Medical Suite
- Easy Access to 405 & 5 Freeways and 133 Toll Road
- 43,000 SF Medical Office Building
- Near Hoag Irvine
- Home of Specialty Surgical Center
- Retail Amenities Nearby
- Lease Rate: \$3.75 NNN (Nets \$0.96 PSF)

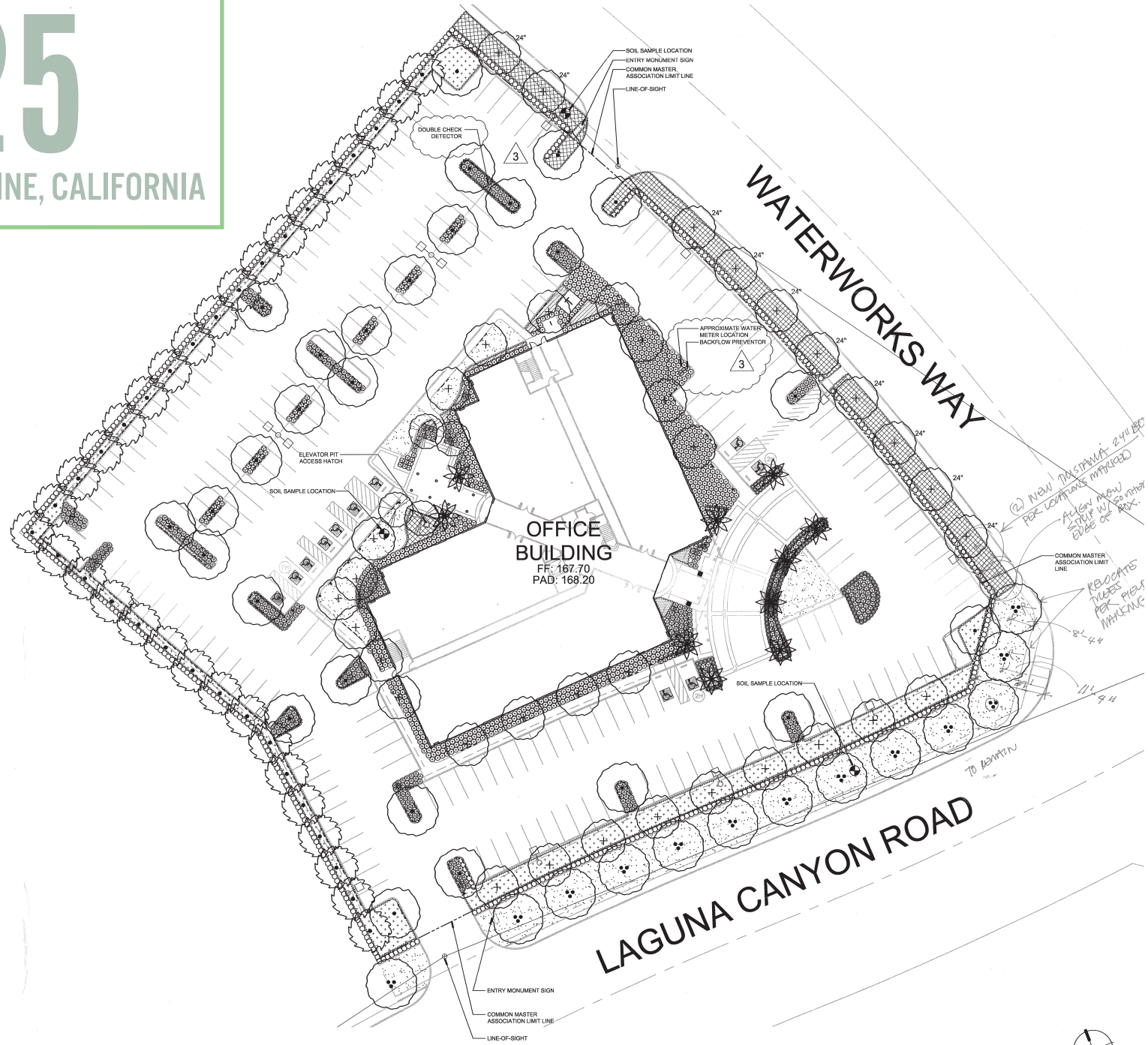


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LAGUNA CANYON ROAD | IRVINE, CALIFORNIA  
SPECTRUM MEDICAL PLAZA

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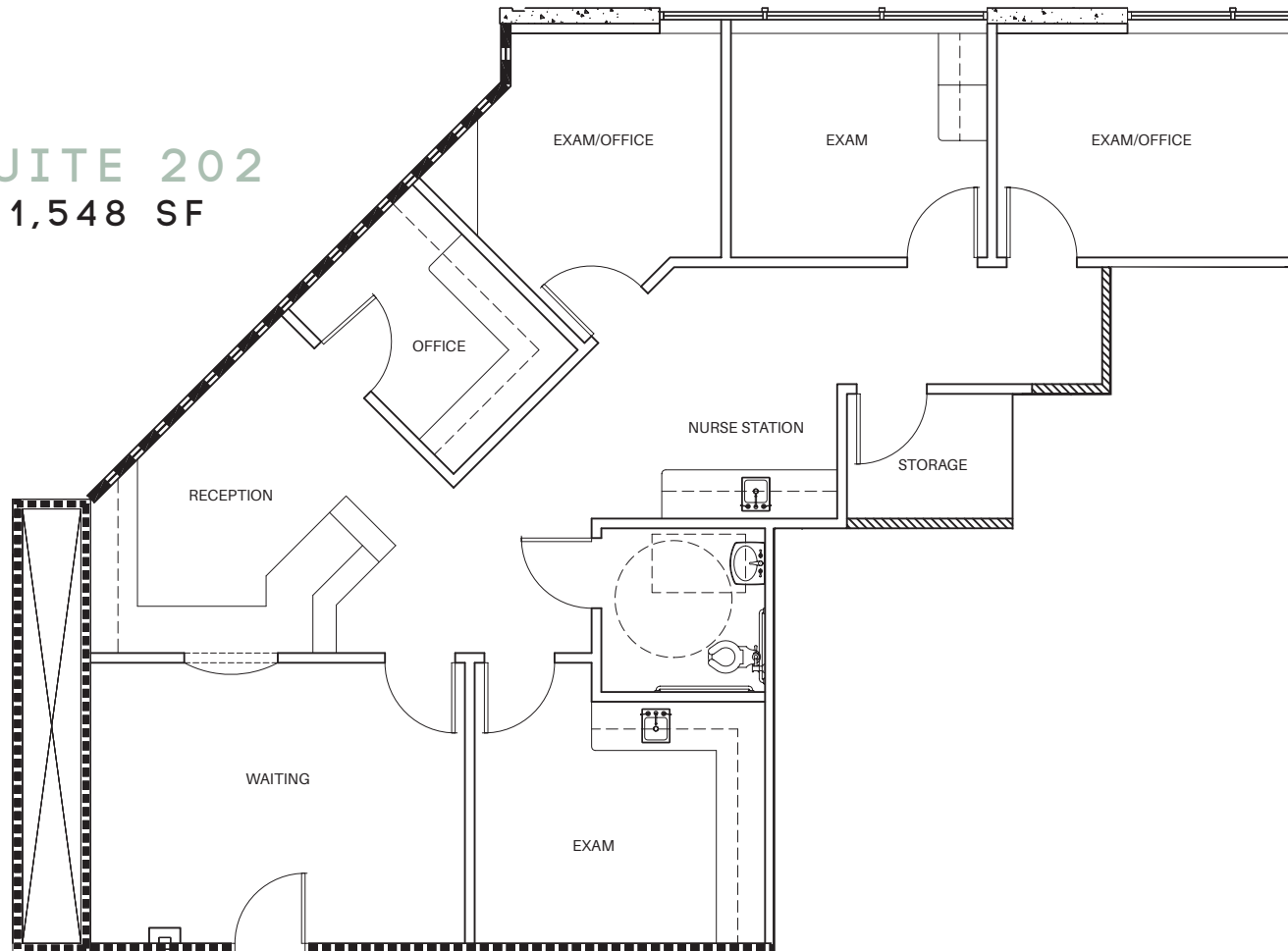


SITE PLAN

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SUITE 202  
1,548 SF



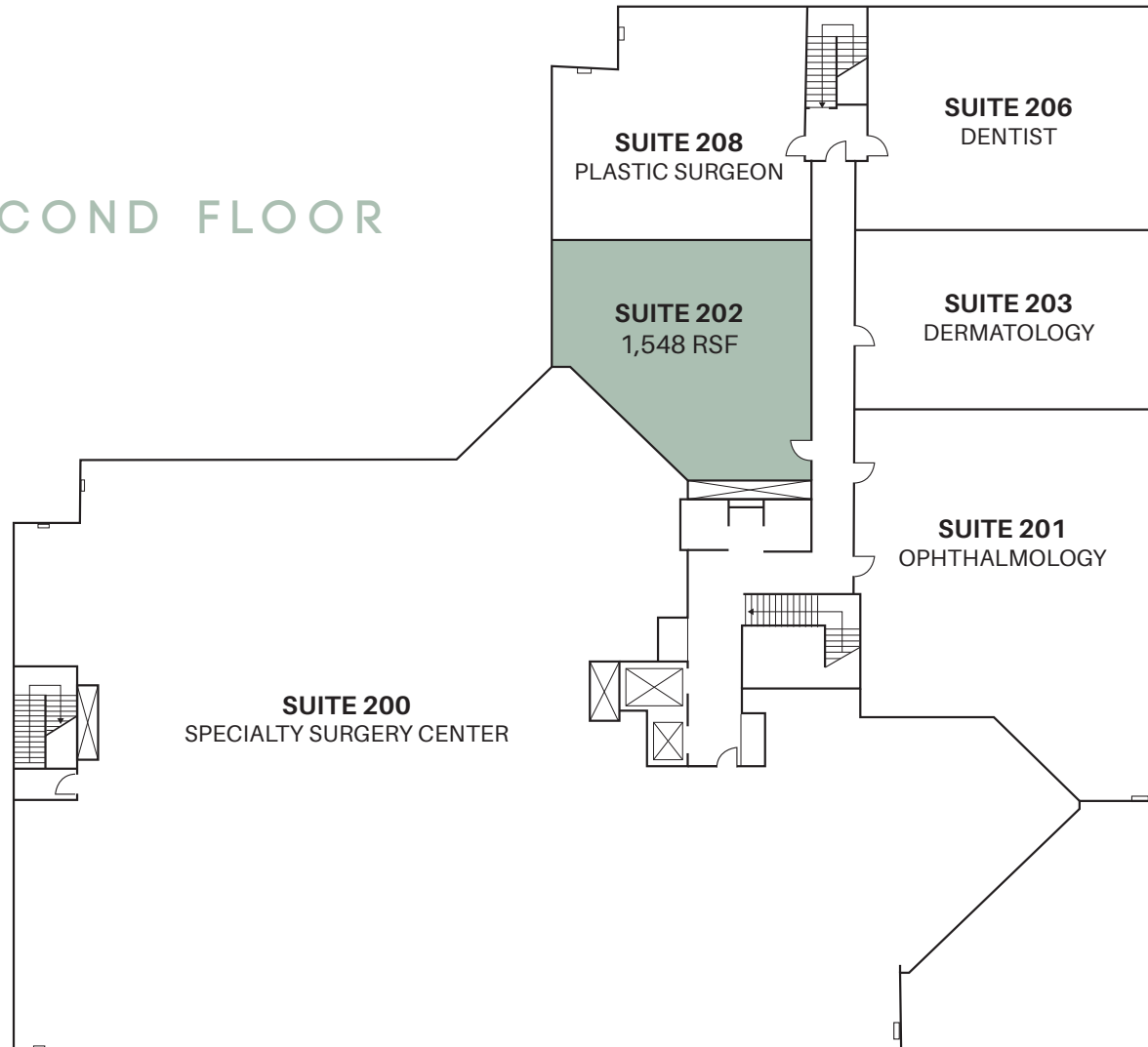
FLOOR PLAN



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SECOND FLOOR



FLOOR PLAN







5

**15825**  
**LAGUNA CANYON RD**

SAND CANYON AVE

LAGUNA CANYON RD

WATERWORKS WAY

IRVINE CENTER DR

BARRANCA PKWY

ALTON PKWY



CALIFORNIA  
133



INTERSTATE  
405



KAISER  
PERMANENTE