

The Jetty

20331 Irvine Avenue, Newport Beach, CA 92660



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FEATURES:

- State of the Art Surgery Center On-Site
- Elevator Served
- Abundant Free Parking
- Retail Amenities close by
- Great Access to 73 and 55 Freeways
- Close Proximity to John Wayne Airport
- Unique, Tranquil Medical Setting nestled amongst Eucalyptus Trees & Golf Course



**Shared Surgery
Center for Lease**

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AERIAL VIEW:

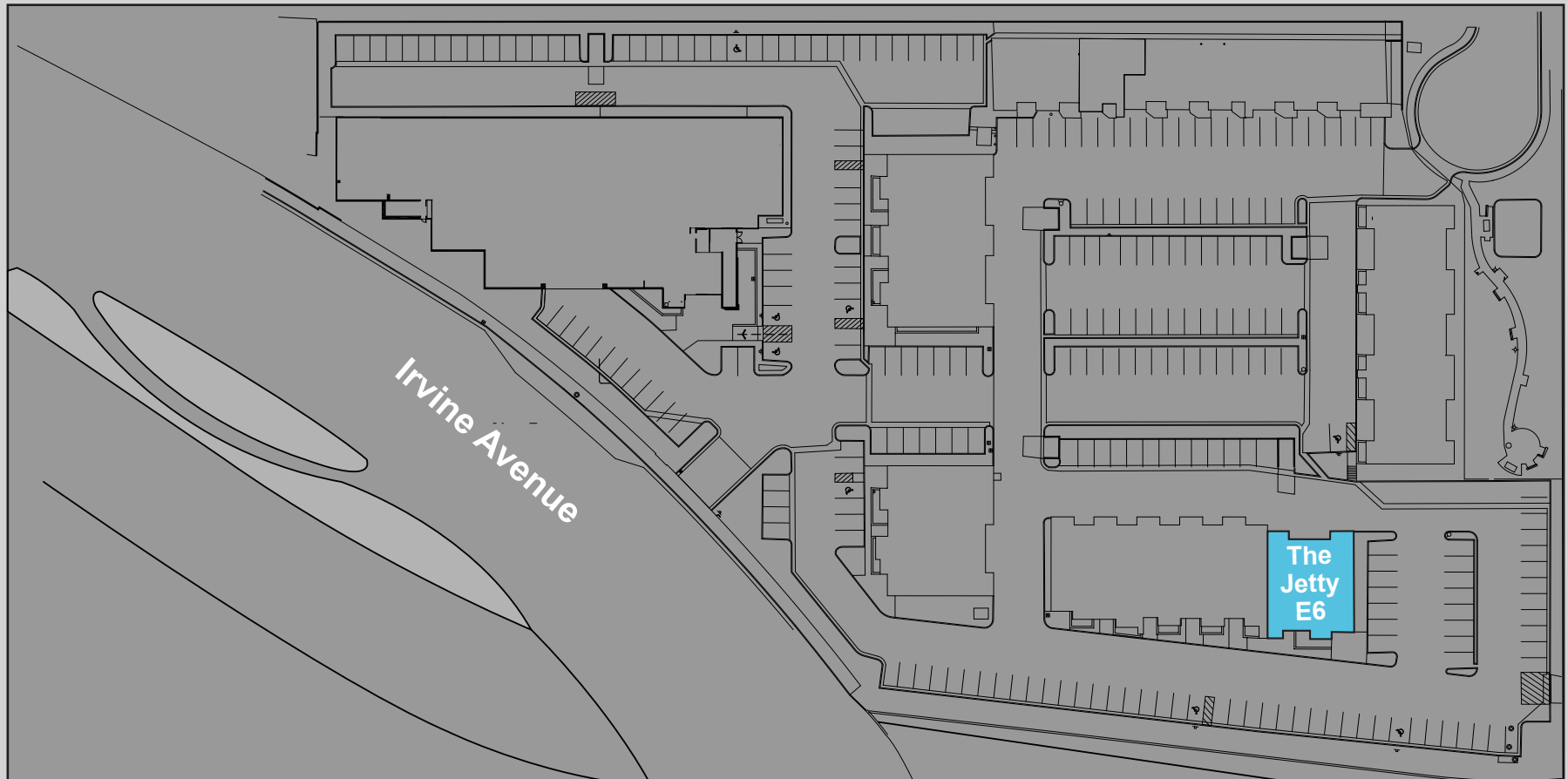


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SITE PLAN:



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Suite E6-102 Surgery Space

1,053 RSF

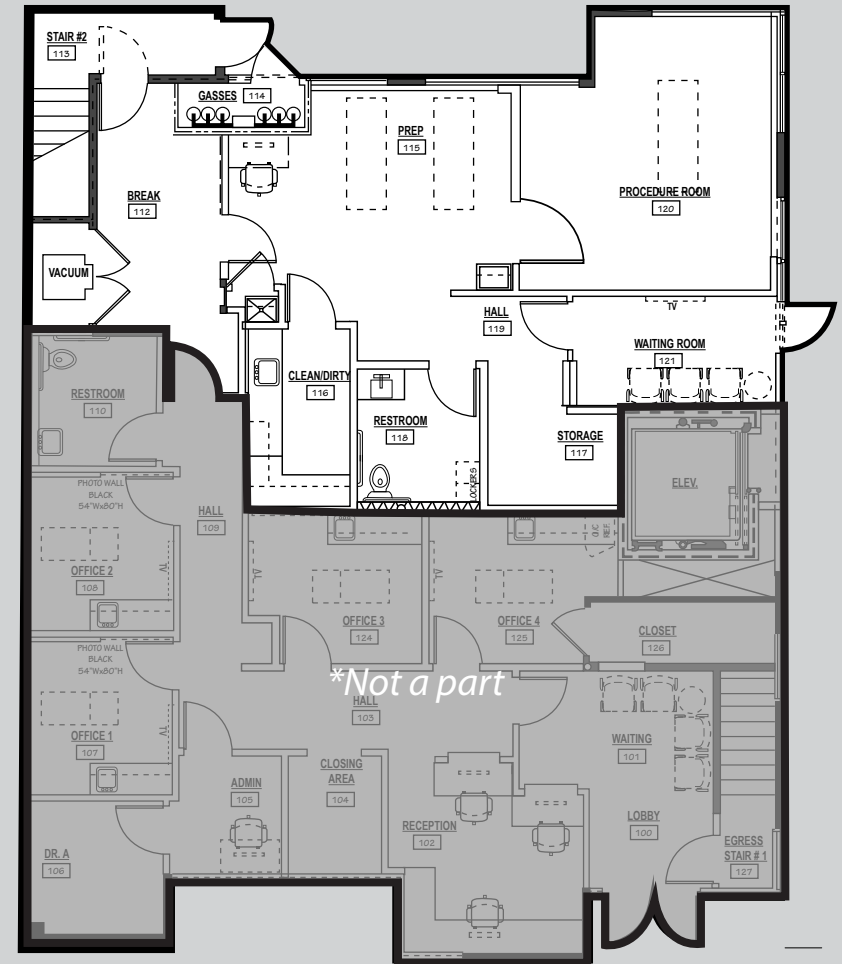
(Divisible to 1,000 RSF)

SUITE DESCRIPTION:

Brand New, 1-OR, Surgery Center with Pre-Op/Post-Op, Clean/Soiled Area, Break Room, Waiting Room and In-Suite Restroom. Highly Efficient ASC.

DAY RATE:

\$5,000/Day++ NNN

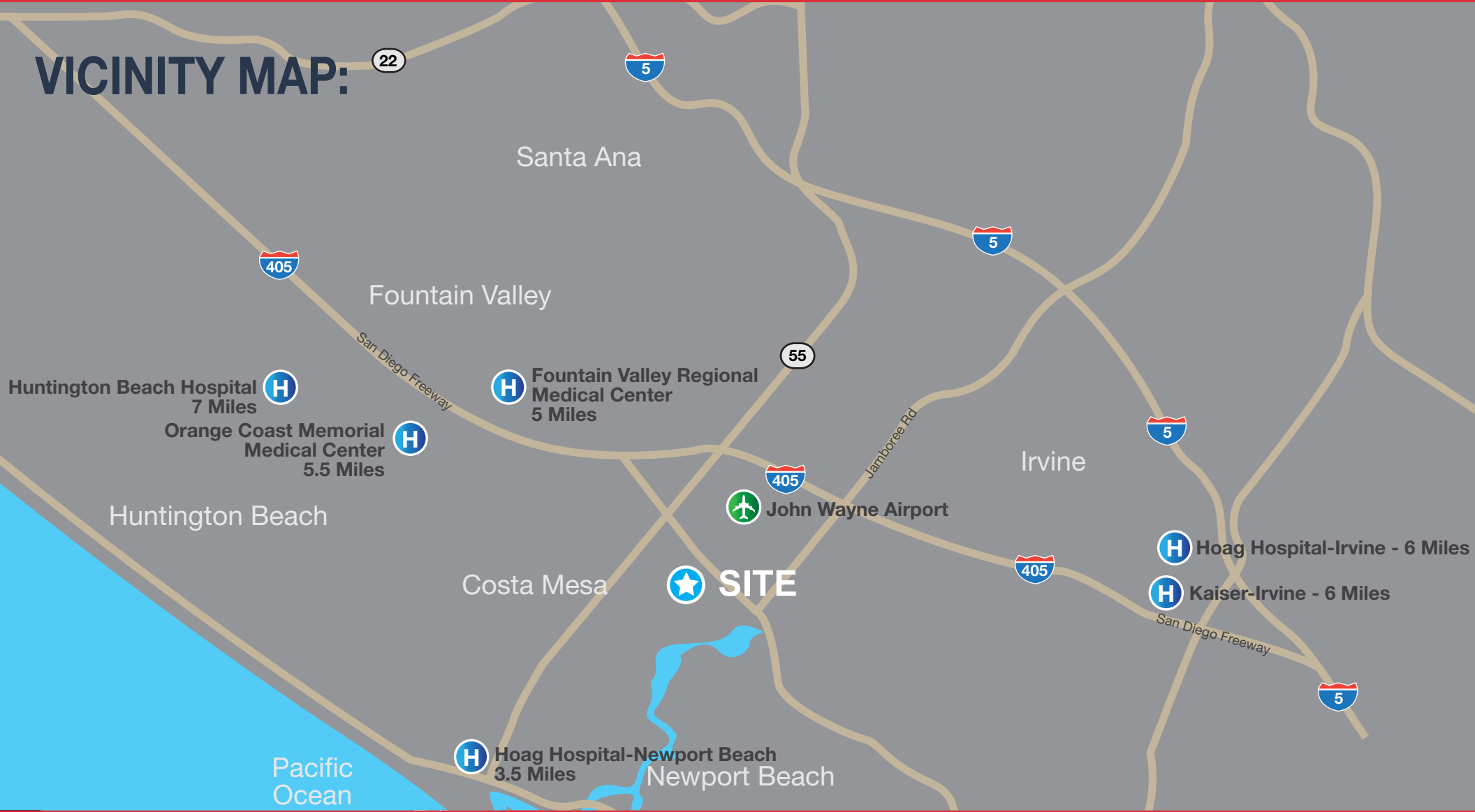


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VICINITY MAP:



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