

RECENTLY RENOVATED  
EXTERIOR



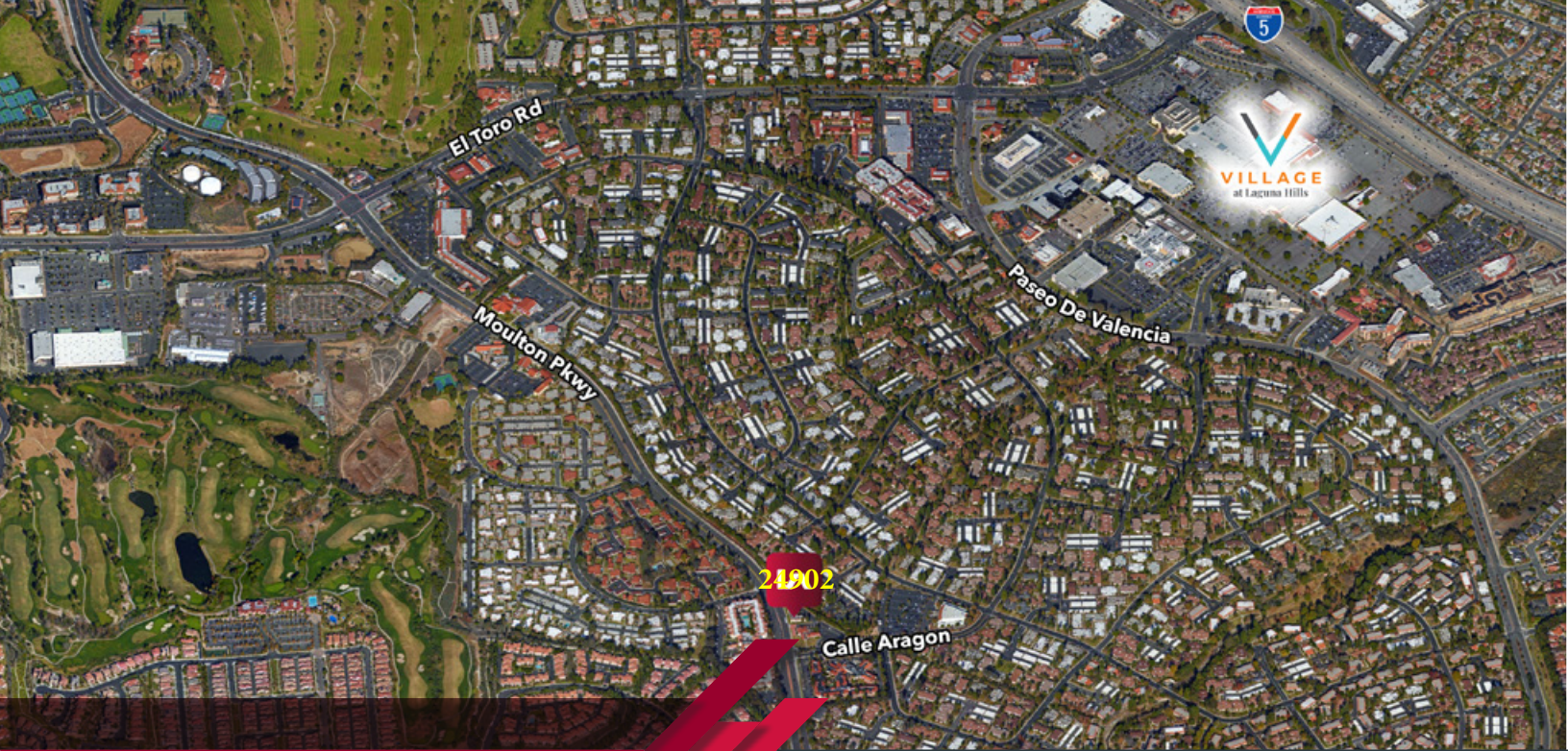
**FOR LEASE OR SALE!**

**24902 MOULTON PARKWAY, SUITE 200  
LAGUNA WOODS, CA 92637**

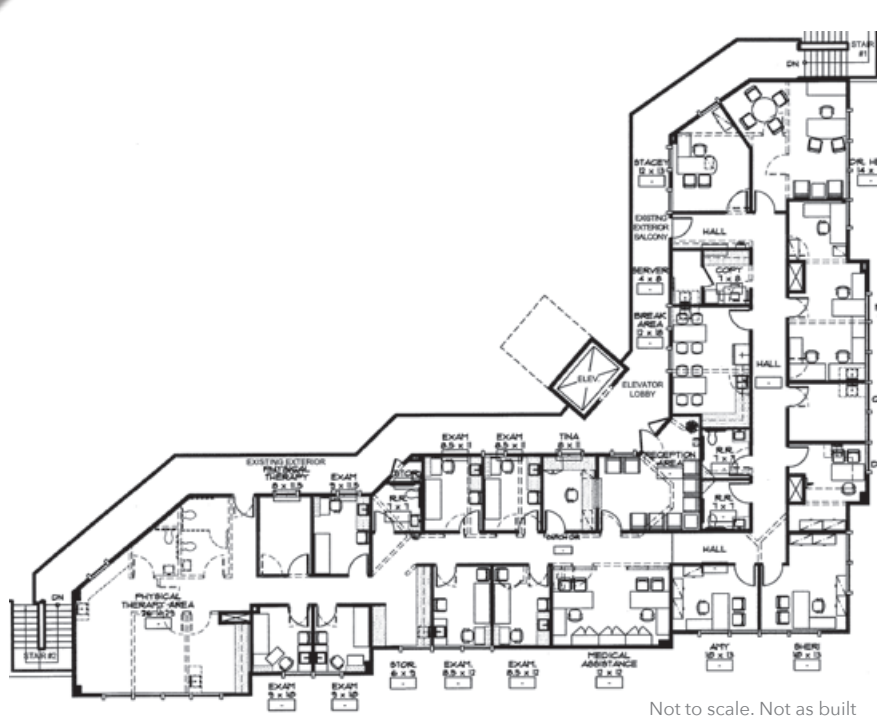
**PROPERTY FEATURES**

- »  $\pm 9,244$  SF building with  $\pm 4,622$  SF available for occupancy.
- » Divisible to smaller sized suites.
- » Multiple administrative offices.
- » Multiple exam rooms plumbed with sinks.
- » Perimeter windows with excellent natural light throughout suite.
- » Surface parking with walk-up access.
- » Approx. 5.3:1,000 parking ratio.
- » Previous medical uses in building.
- » Major street frontage with building eyebrow signage possible.
- » Great access to 405, 5, 73 and 133 freeways.

**$\pm 4,622$  SF OFFICE  
SUITE AVAILABLE  
FOR OCCUPANCY**



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Not to scale. Not as built