

# MEDICAL OFFICE FOR LEASE

SUITE 201: ±2,337 RSF | RARE AVAILABILITY - READY TO MOVE IN

2500

ALTON PARKWAY | IRVINE, CALIFORNIA

## PROPERTY FEATURES

- Suite 201: ±2,337 RSF medical suite
- Previously occupied by a fertility group
- Your name on the street monument sign
- 2nd floor suite off of main lobby with double-door entry
- **Next to Diamond Jamboree**
- Part of 26,600 SF, Class A, medical building
- 5.5:1000 generous parking ratio
- Property has easy access to the 405 and 55 Freeways and the 241 Toll Road
- In the heart of IBC and all the new residential developments
- Asking \$3.75 NNN PSF + \$0.79 CAM
- Available November 2022



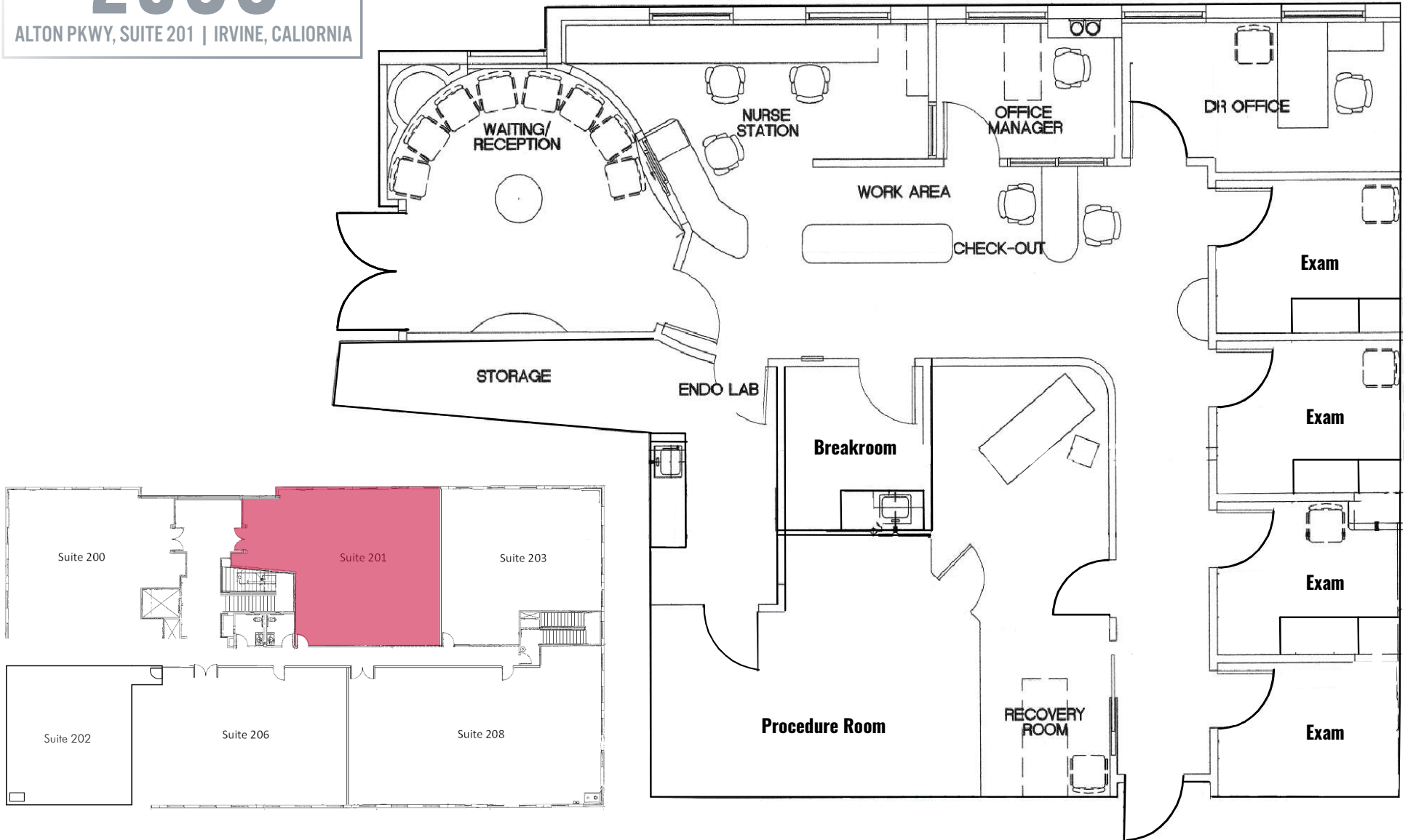
# 2500

ALTON PKWY, SUITE 201 | IRVINE, CALIFORNIA

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## FLOOR PLAN



# 2500

ALTON PKWY, SUITE 201 | IRVINE, CALIFORNIA

AERIAL



**DJ** Part of  
Diamond  
Jamboree

Alton Parkway

# 2500

ALTON PKWY, SUITE 201 | IRVINE, CALIFORNIA

AERIAL

