

Barranca Medical Plaza

62 Corporate Park, Irvine, CA 92606



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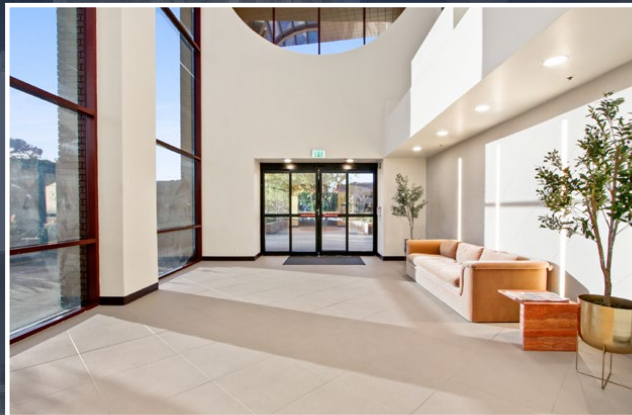
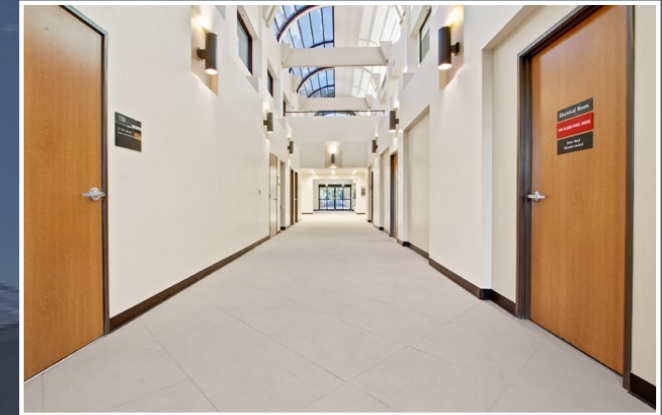
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FEATURES

- 30,000 SF
- 2 Story Building
- 2 Story Atrium lobby
- Abundant Surface Parking
- Medical & Dental Suites
- High End Suite Finishes
- Professionally Managed
- Elevator Served
- Recent Common Area Upgrades



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AERIAL VIEW:



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SITE PLAN:



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FLOOR PLAN

1st Floor

AVAILABLE SUITE:

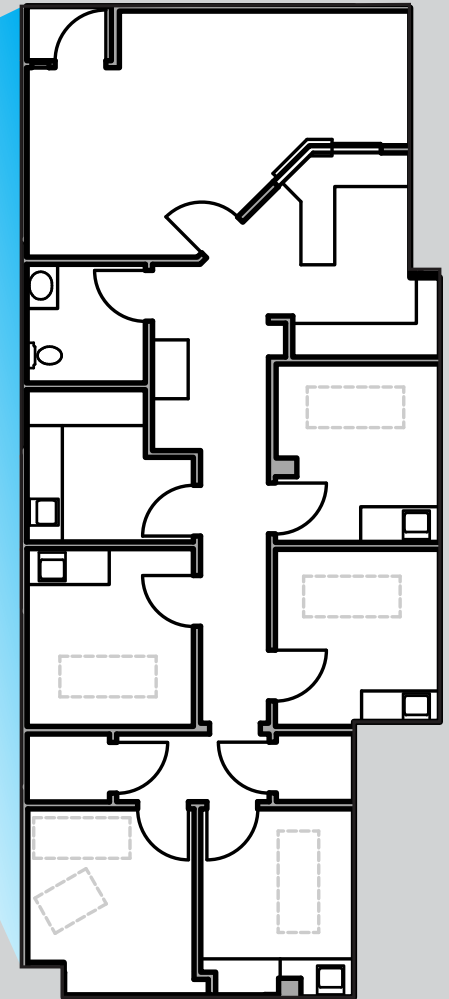
Suite 130 - 1,682 RSF

SUITE DESCRIPTION:

4 Exam Rooms, Doctor's Office,
Break Room, Reception/Admin,
In-Suite Restroom, Storage

LEASE RATE:

\$4.50 FSG



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FLOOR PLAN

2nd Floor

AVAILABLE SUITE:

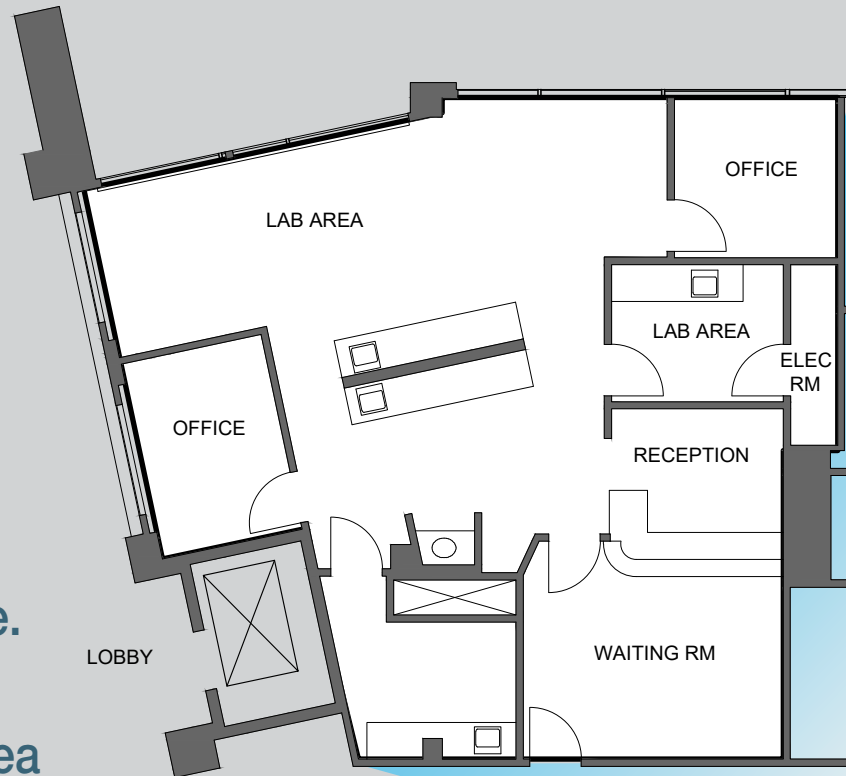
Suite 200 - 1,710 RSF

SUITE DESCRIPTION:

Formerly an orthodontist suite
& currently an ophthalmology suite.
Reception/Admin, Lab Area,
2 Offices, Break Room, & Open Area

LEASE RATE:

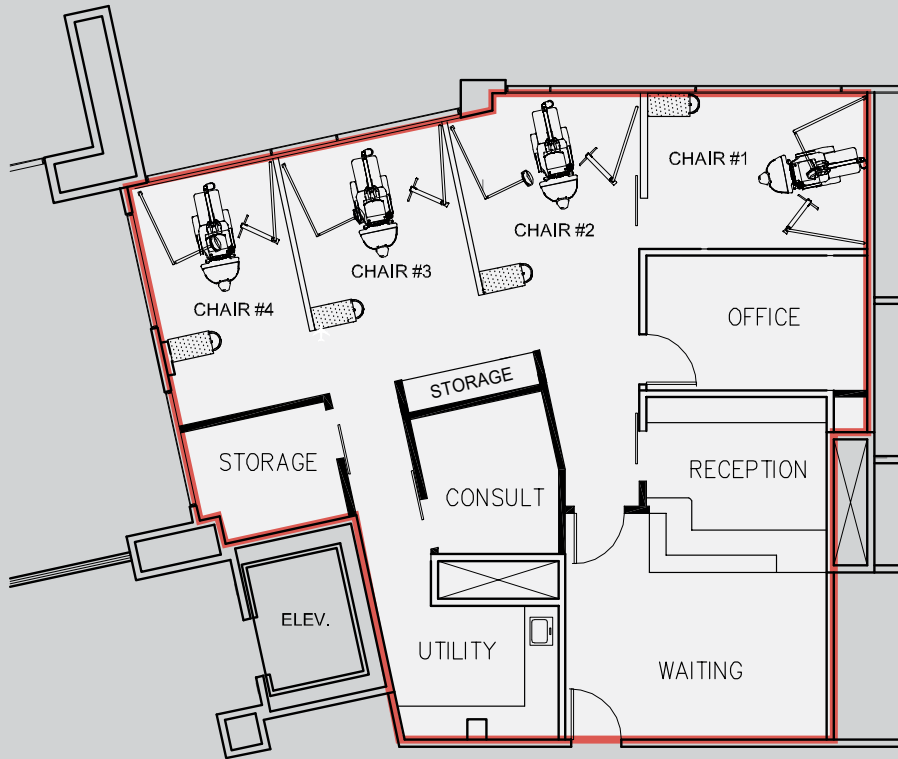
\$4.50 FSG



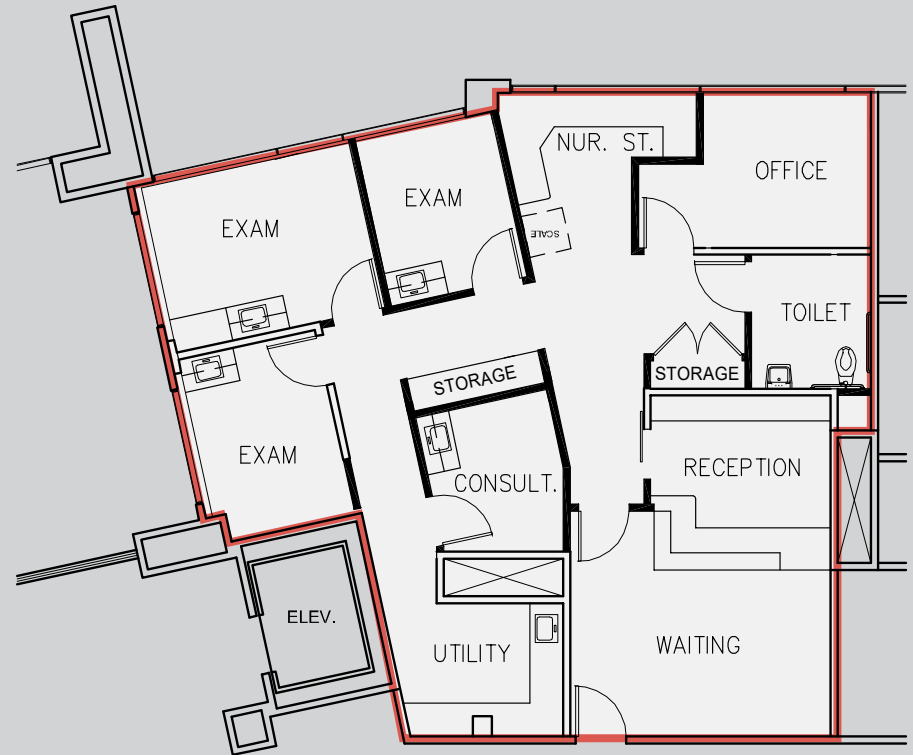
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FLOOR PLANS



Hypothetical Dental Floor Plan



Hypothetical Medical Floor Plan

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AMENITIES AROUND THE PROPERTY

1



2



2

4



3

3 RETAIL/RESTAURANTS



4 RETAIL SHOPPING

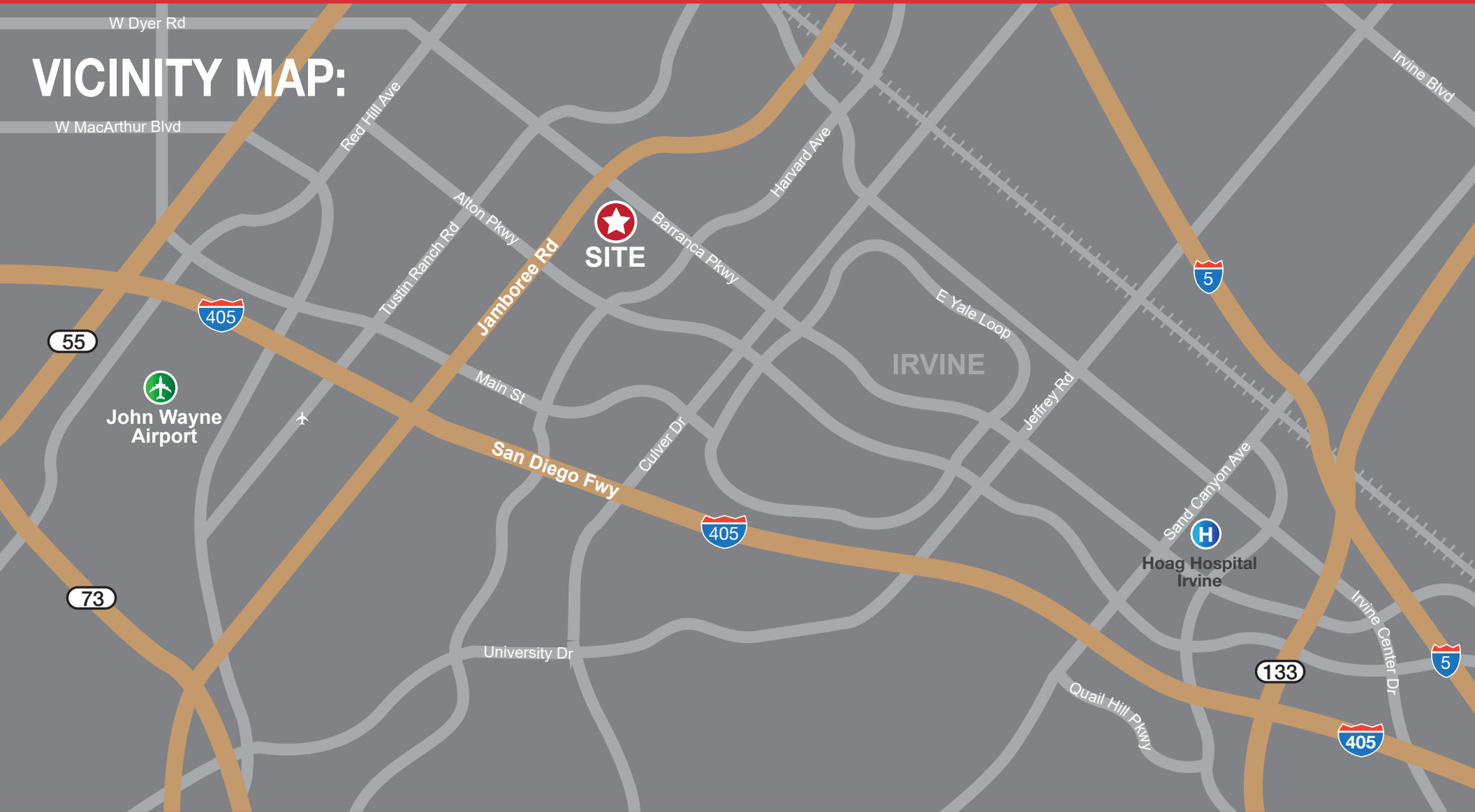


San Diego Fwy

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VICINITY MAP:



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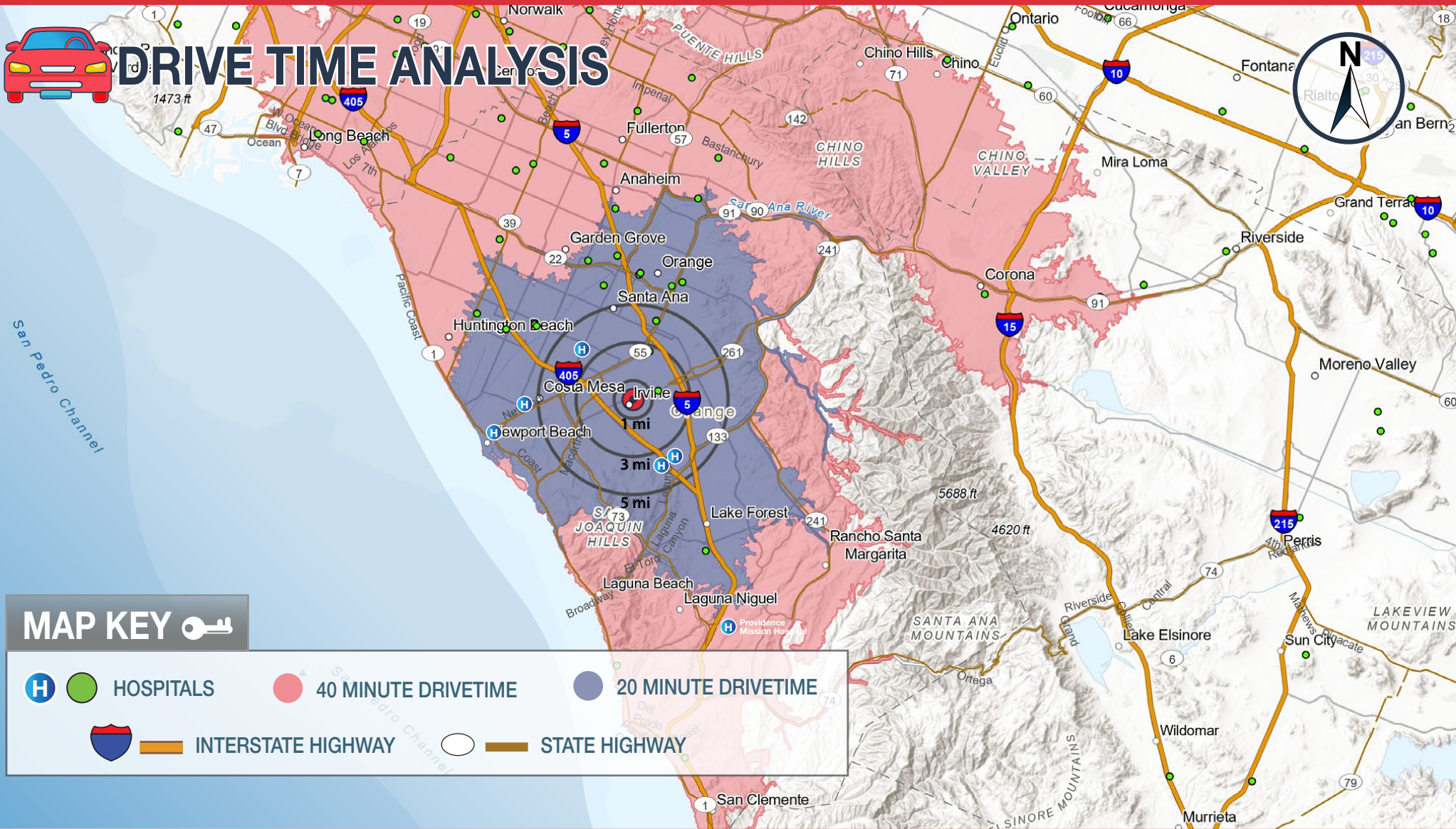
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DRIVE TIME ANALYSIS



MAP KEY

- HOSPITALS
- 40 MINUTE DRIVETIME
- 20 MINUTE DRIVETIME
- INTERSTATE HIGHWAY
- STATE HIGHWAY



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