

Talega Medical Plaza

1300 Avenida Vista Hermosa, San Clemente, CA 92673



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**Medical Suites
for Lease**

Talega Medical Plaza

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FEATURES:

- 28,000 SF, 2-Story Medical Office Building
- Elevator Served
- Abundant Surface Parking
- In the Talega Master Planned Community
- Avenida Pico Frontage with Signalized Intersection Access
- Retail Amenities in Close Proximity
- Urgent Care and Lab On-Site



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AERIAL VIEW:



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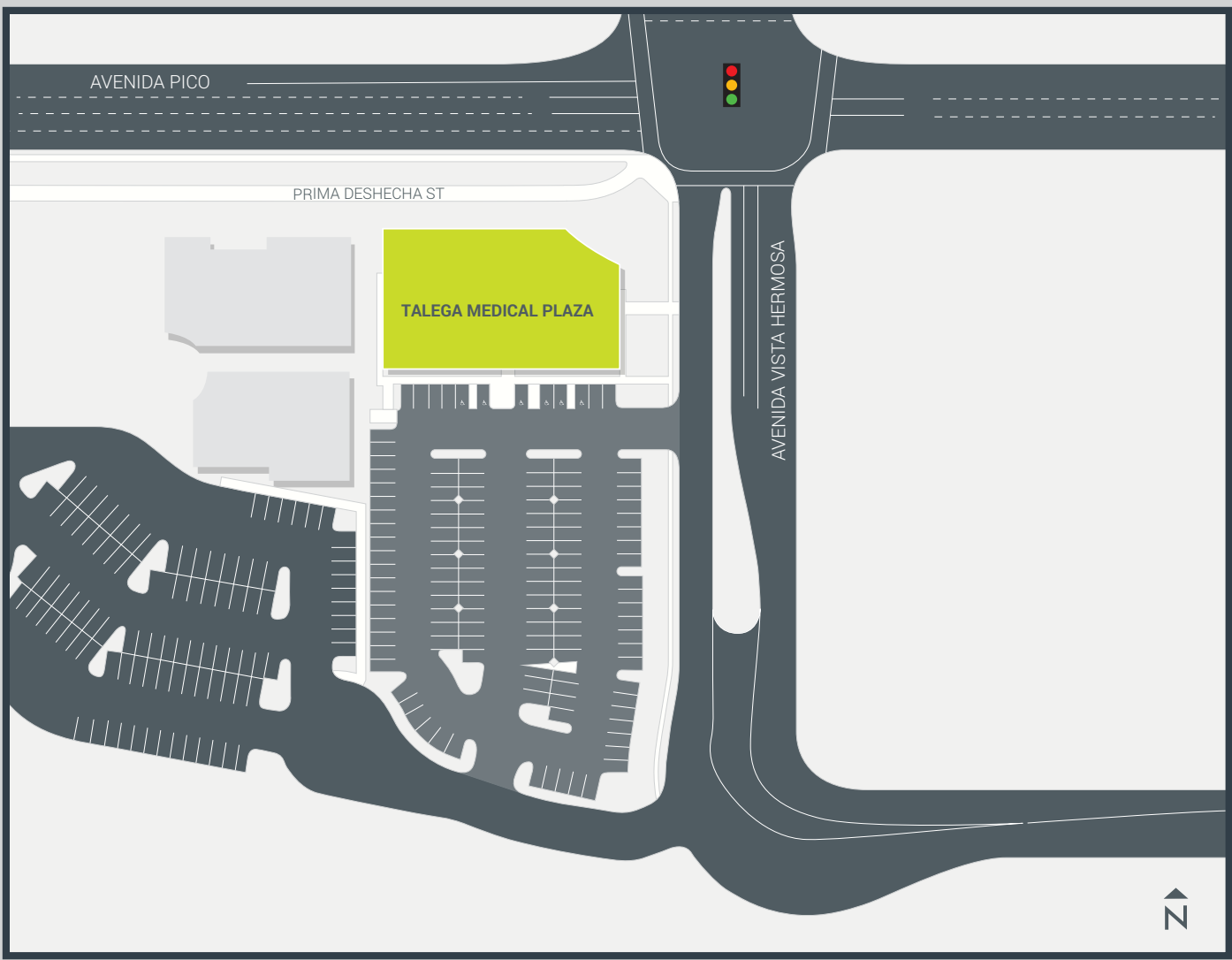
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SITE PLAN:



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FLOOR PLAN

AVAILABLE SUITE:

Suite 140

4,064 RSF

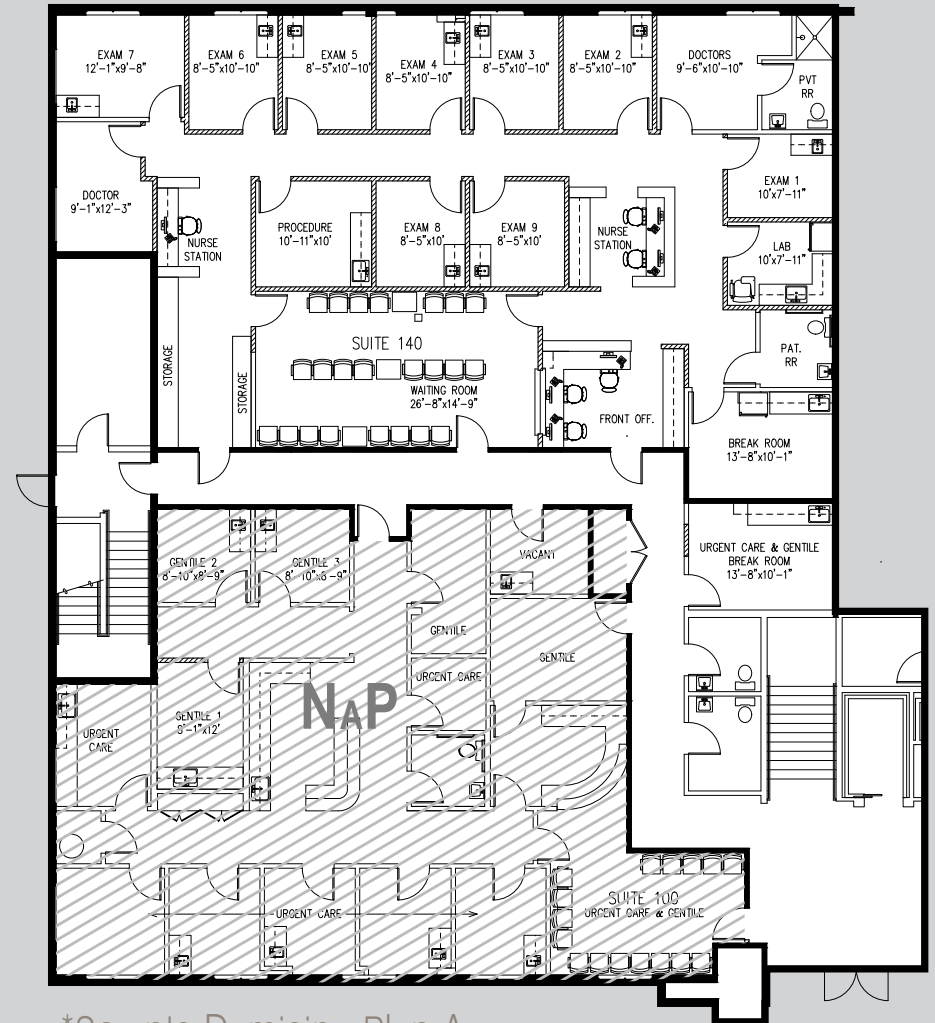
(Divisible to 1,250 rsf)

SUITE DESCRIPTION:

9 Exam Rooms, Large Waiting Area, Large Procedure Room, 2 Doctor's Offices, 2 Nurse's Stations, Break Room, 2 In-Suite Restrooms (1 for Patients and 1 Private with Shower), Reception/Admin

LEASE RATE:

\$2.95 NNN



*Sample Demising Plan A

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FLOOR PLAN

AVAILABLE SUITE:

Suite 140

4,064 RSF

(Divisible to 1,250 rsf)

SUITE A:

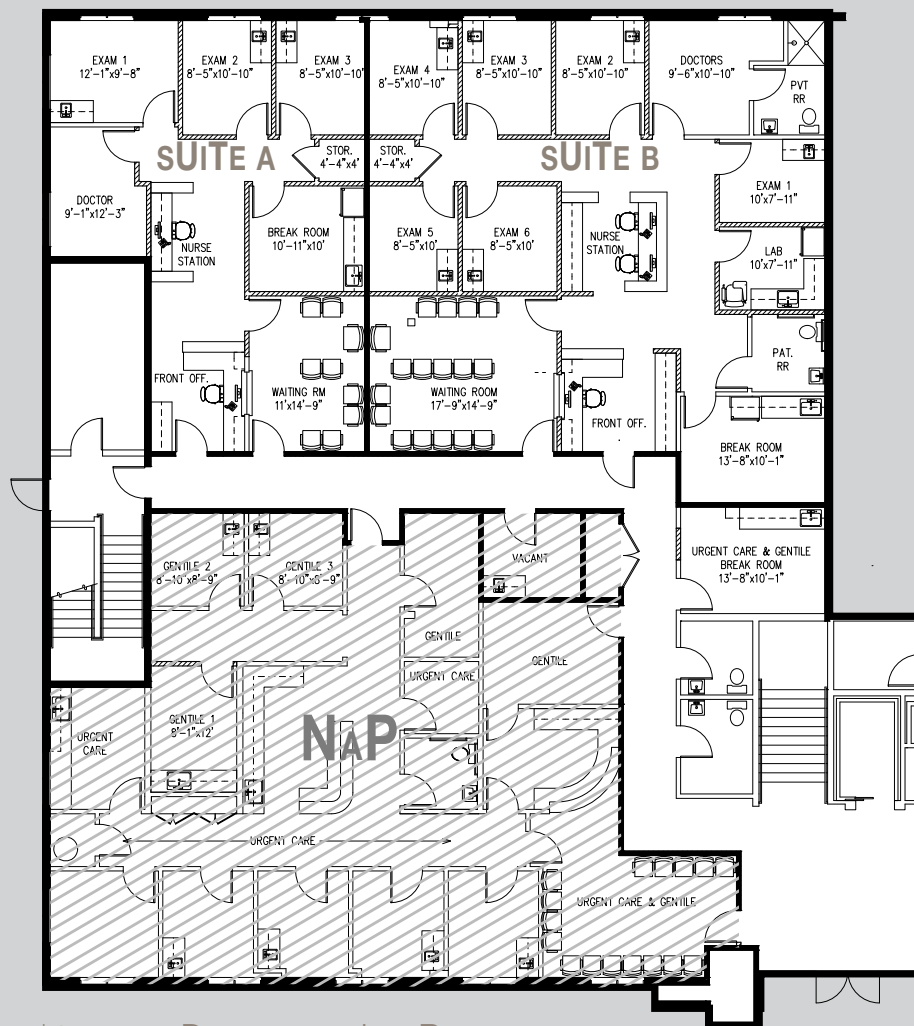
3 Exam Rooms, Doctor's Office, Nurse's Station, Break Room, Storage, Reception/Admin

SUITE B:

6 Exam Rooms, Doctor's Office with Private Restroom and Shower, Nurse's Station, Laboratory, Patient Restroom, Break Room, Storage, Reception/Admin

LEASE RATE:

\$2.95 NNN



*Sample Demising Plan B



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FLOOR PLAN

AVAILABLE SUITE:

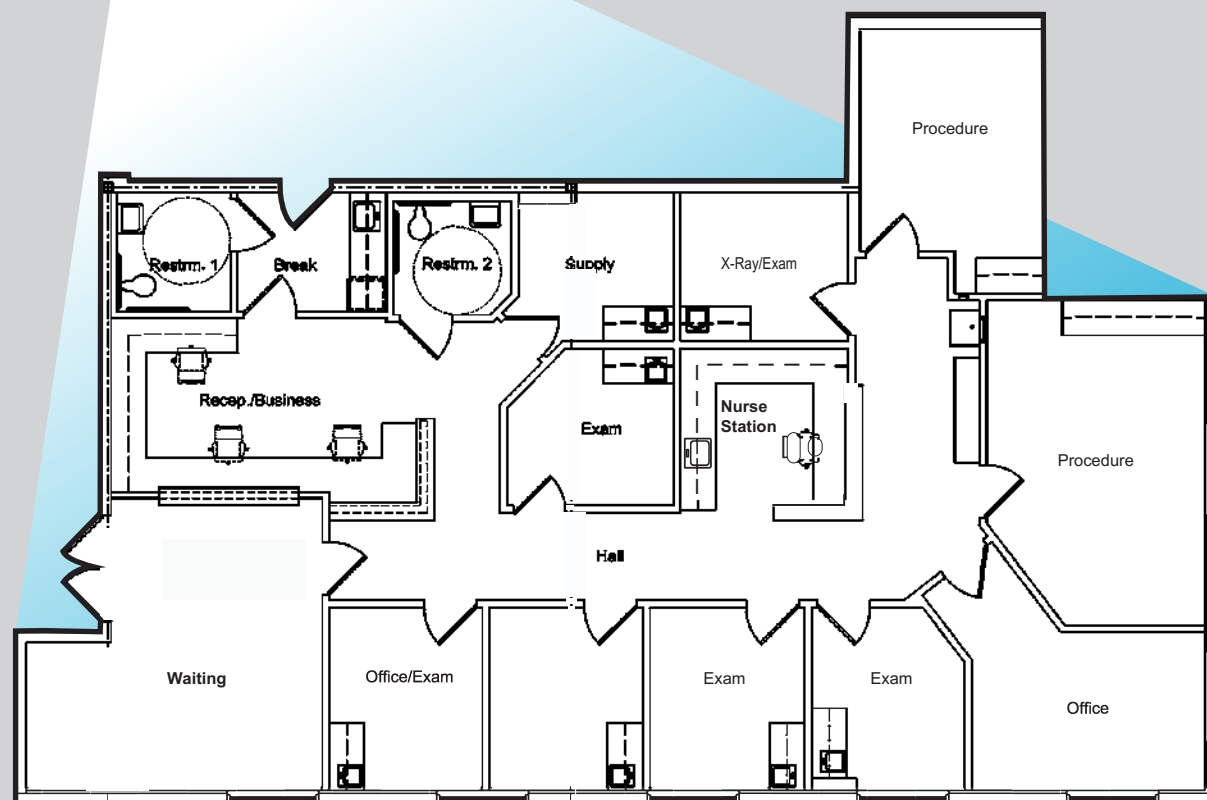
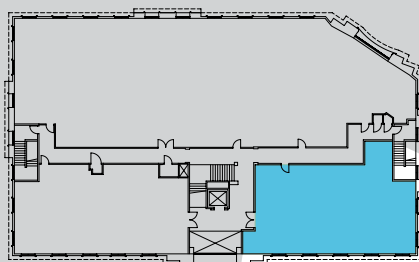
Suite 240
2,602 SF

SUITE DESCRIPTION:

- 6 Exam Rooms
- 2 Large Procedure Rooms
- Large Waiting Area
- Nurse's Station
- Large Private Office
- 2 In-Suite Restrooms

LEASE RATE:

\$2.85 NNN



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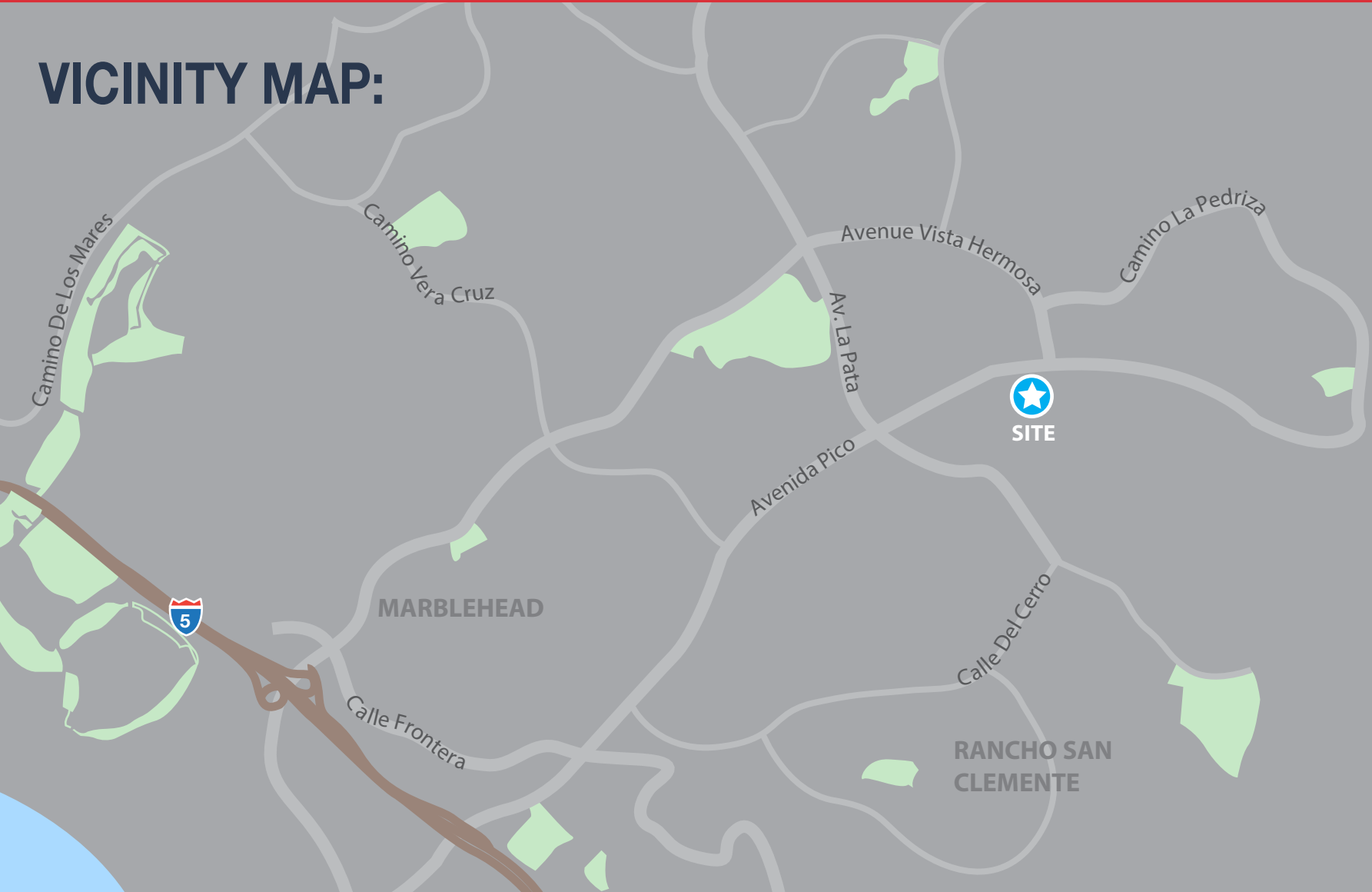
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VICINITY MAP:



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