

The Providence Building

1310 W. Stewart Drive, Orange, CA 92868



Bryan McKenney
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Casey P. Immel
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**Medical Condo
for Sale or Lease**

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FEATURES

- 105,000 SF
- 6 Story Building
- Elevator Served
- Reserved Doctor Parking
- Free Patient Parking Validation
- On-Campus of St. Joseph Hospital & CHOC
- Great Freeway Access



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CAMPUS MAP



St. Joseph Hospital
and



Children's Hospital
of Orange County (CHOC)



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FLOOR PLAN

3rd Floor

AVAILABLE SUITE

Suite 306 - 2,747 RSF (2,389 USF)

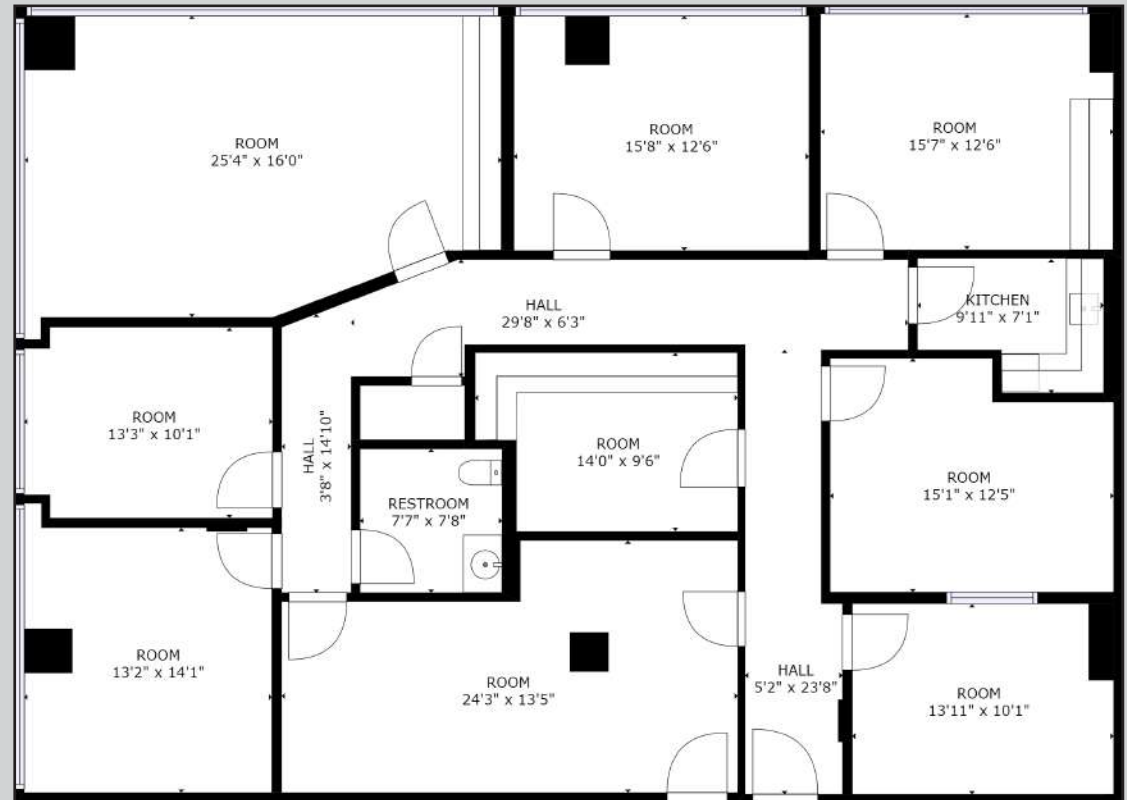
SUITE DESCRIPTION

Corner suite in the Providence Building
with lots of natural light

Currently used as a Psychologist's Office

SALE PRICE

\$1,695,000



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FLOOR PLAN

3rd Floor

AVAILABLE SUITE

Suite 308 - 1,892 RSF

SUITE DESCRIPTION

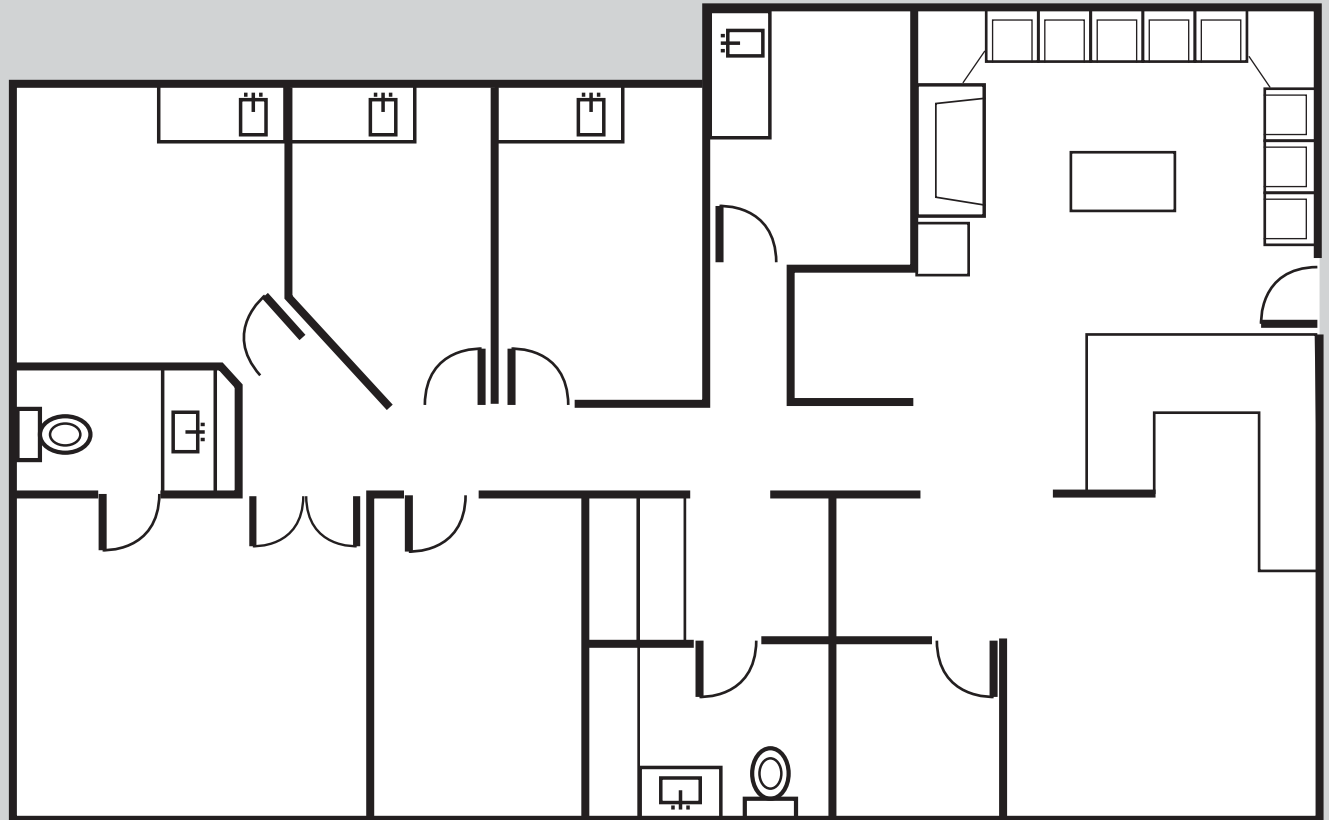
Built-out Medical Suite
Doctor's Office, 3 Exam Rooms
Procedure/Large Exam Room
Lab, 2 In-suite Restrooms
Reception/Admin

SALE PRICE

\$1,200,000

LEASE RATE

\$3.45 MG



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FLOOR PLAN

5th Floor

AVAILABLE SUITE

Suite 504 - 1,328 RSF

SUITE DESCRIPTION

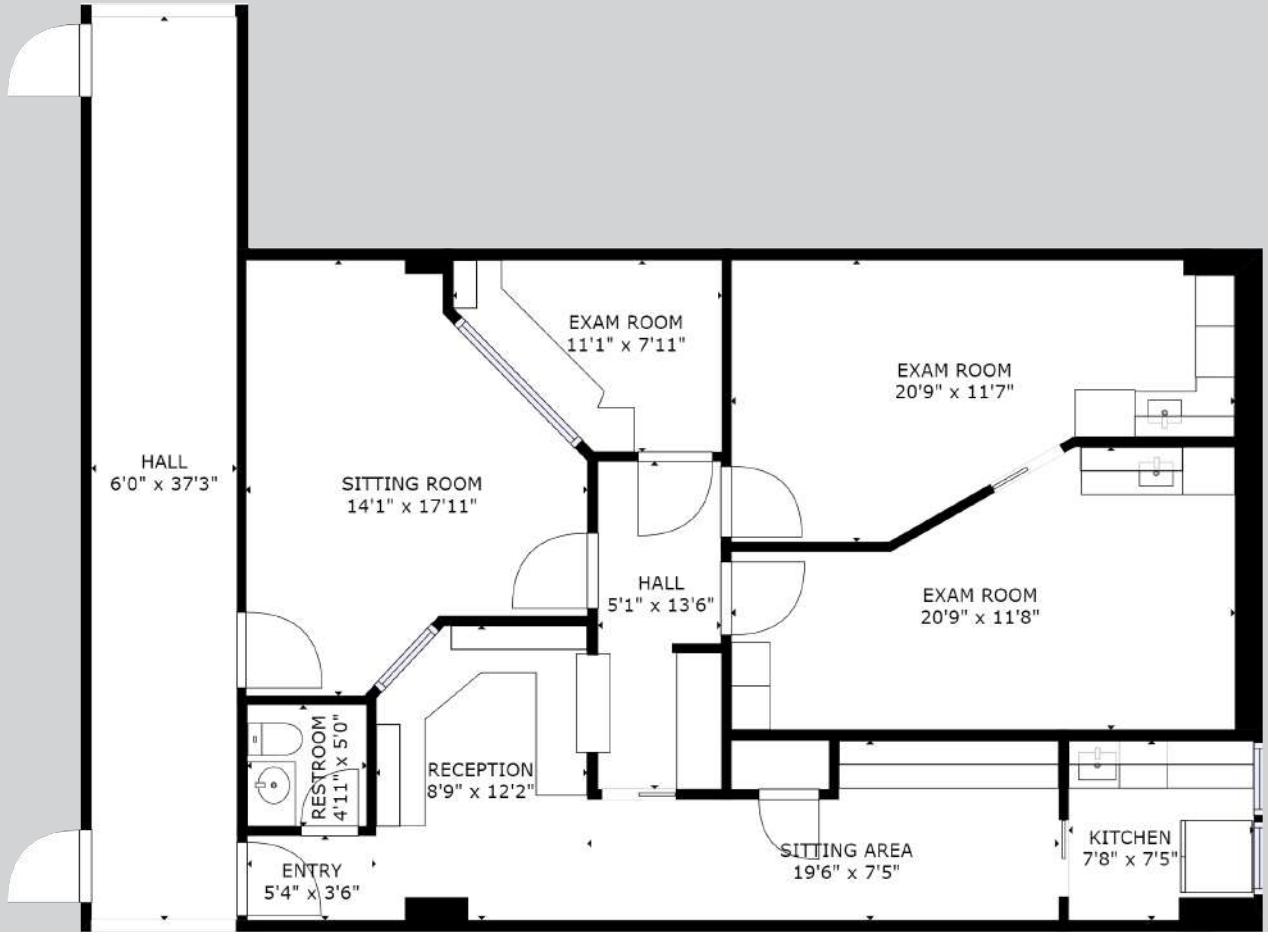
3 Exam Rooms
Storage/Work Station
Kitchen
In-suite Restroom
Reception/Admin
Waiting Area

SALE PRICE

\$825,000

LEASE RATE

\$3.45 MG



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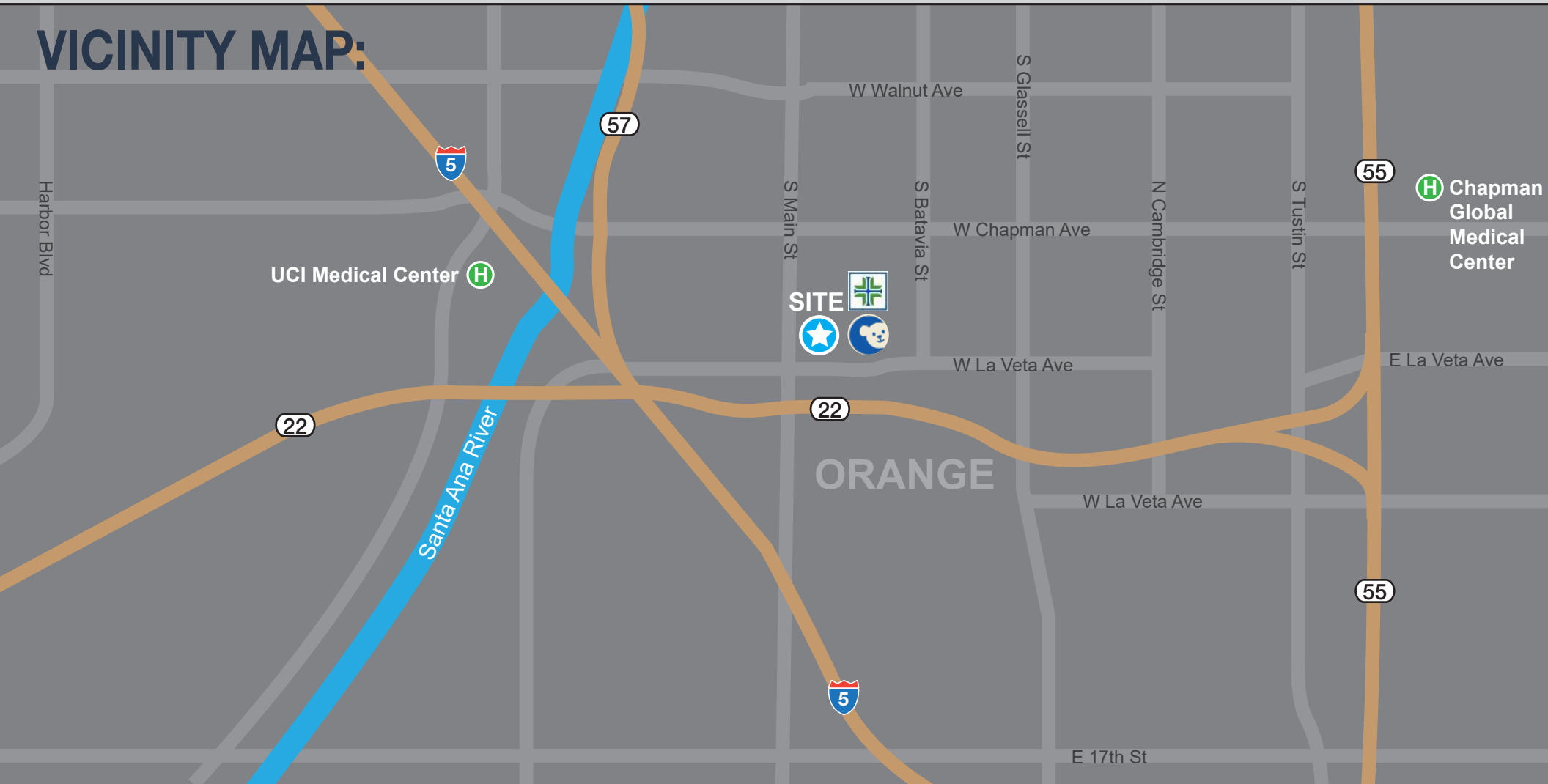
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VICINITY MAP:



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