

4501 Birch Street

Newport Beach, CA 92660



Bryan McKenney
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

Casey Immel
(949) 339 - 1875 | LIC#01312850
Casey@MedWestRealty.com

**Surgery Center
for Lease**

4501 Birch Street

Newport Beach, CA 92660



FEATURES:

- Shared Space
- Surgical Space Available
- 3 Operating Rooms Available
- 1 Story Medical Office Building
- For Lease
- Highly Desirable Location near John Wayne Airport
- Surface Parking
- Retail Amenities in Walking Distance
- Easy access to 73, 55 and 405 Freeways



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AERIAL VIEW:



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SITE PLAN:



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SUITE A - SURGERY SPACE

5,000 SF
(Divisible)

SUITE DESCRIPTION:

- 101 Surgery Lobby
- 103 Office
- 107 Patient Prep/Preop/Postop
- 109 Procedure Staff/Nursing Station
- 114 Office/Medical Storage
- 118 Medical Supply Storage
- 121 Procedure Room
- 123 Medical Supply Storage
- 125 Procedure Room
- 132 Surgery Reception
- 133 Office/Medical Storage
- 134 Office/Medical Storage

LEASE RATE:

\$3.50 NNN



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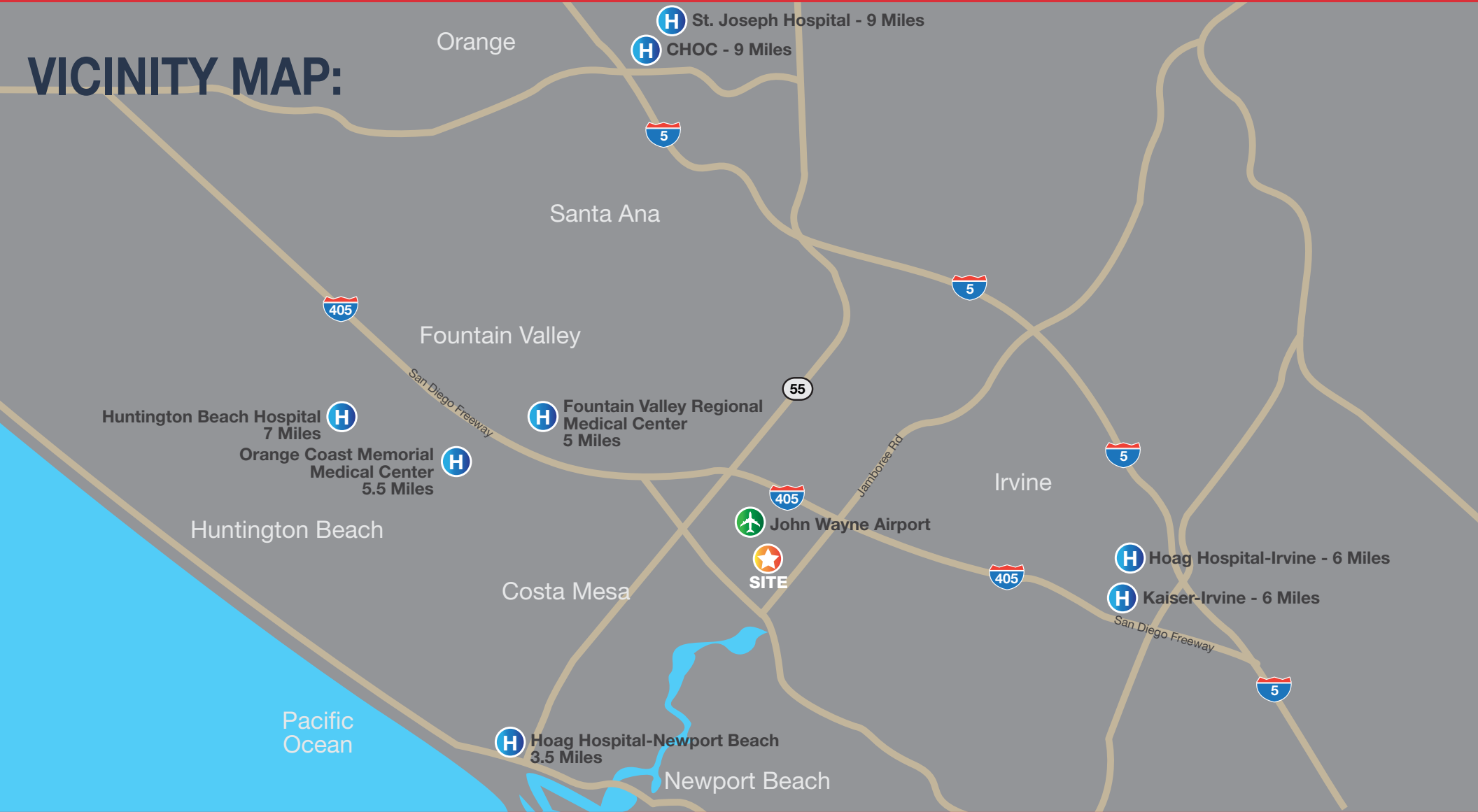
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VICINITY MAP:

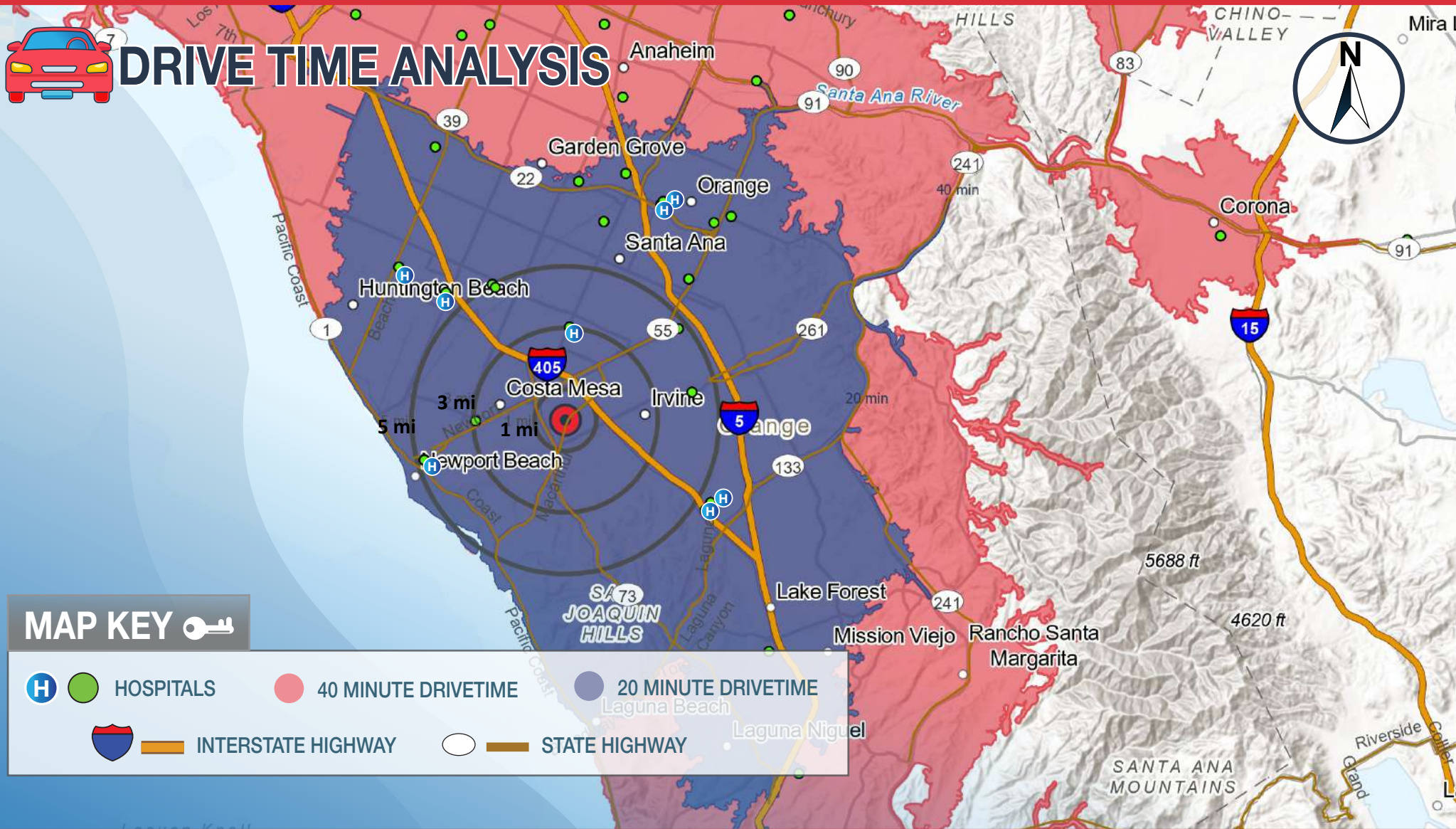


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DRIVE TIME ANALYSIS



MAP KEY

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