

# Crossroads Corporate Centre

3500 Barranca Parkway, Irvine, CA 92606



Bryan McKenney  
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(949) 278 - 5376 | LIC#01312850  
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**Medical Suites  
for Lease**

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## FEATURES:

- 58,316 SF
- 3 Story building
- Best-in-class building
- Elevator served
- Free surface parking
- Strong tenant mix
- Excellent visibility from Barranca Pkwy
- Located in the heart of Irvine adjacent to retail amenities



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**AERIAL VIEW:**



**Crossroads  
Corporate Centre**



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## AVAILABLE SUITE:

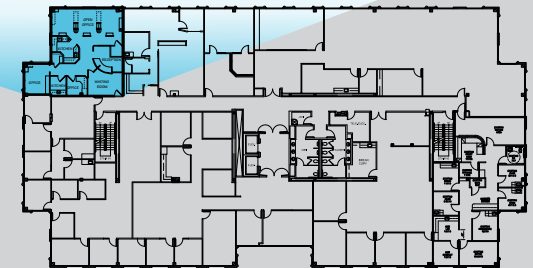
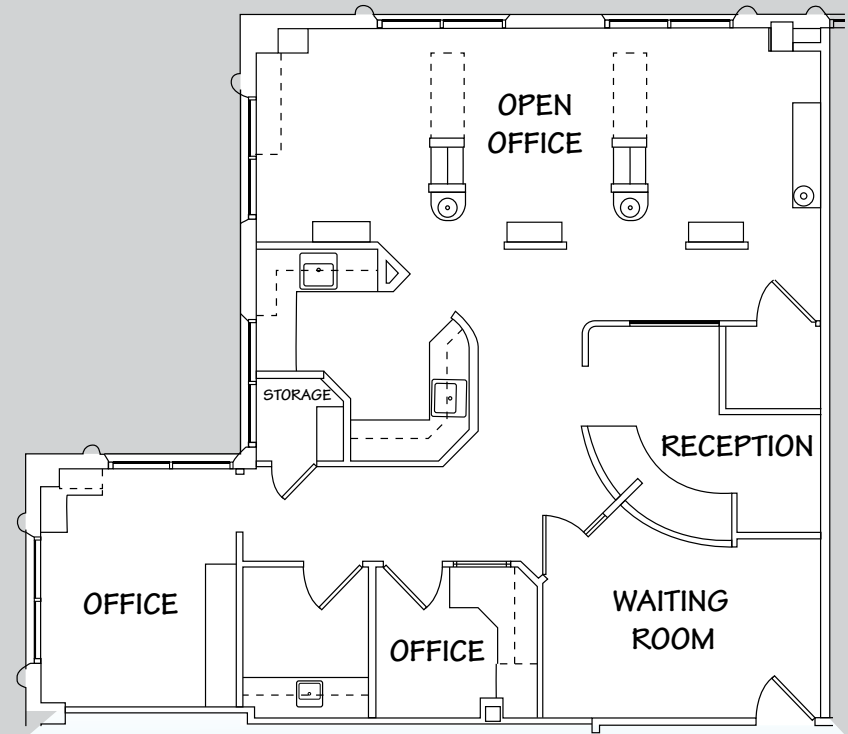
Suite 270  
1,407 RSF

## SUITE DESCRIPTION:

3 Open Operatories, 1 Private Operator, Private Office, Storage, Lab/Sterile, Equipment Room and Reception/Admin

## LEASE RATE:

\$4.85 FSG



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## AVAILABLE SUITE:

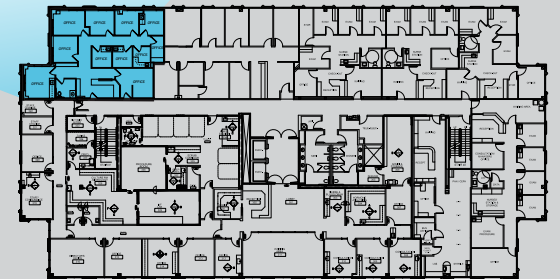
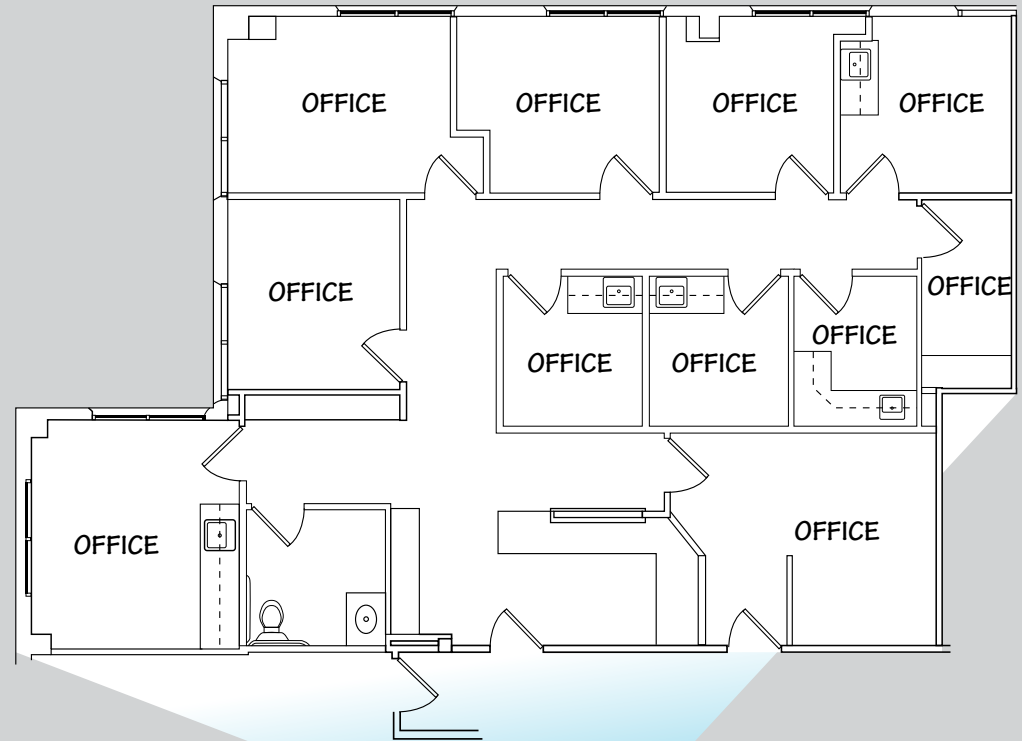
Suite 305  
1,929 RSF

## SUITE DESCRIPTION:

4 Exam Rooms, 3 Doctor's Office,  
Procedure Room, Breakroom,  
Reception/Waiting Area, Storage  
In-Suite Restroom

## LEASE RATE:

\$4.85 FSG



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## AMENITIES AROUND THE PROPERTY

1 JOHN WAYNE AIRPORT

2 RETAIL/RESTAURANTS



1

3



4



5

COLONEL BILL BARBER MARINE CORPS MEMORIAL PARK

6

SAN DIEGO CREEK & SAN DIEGO CREEK TRAIL

3

5

6

2

4

7

7 RETAIL

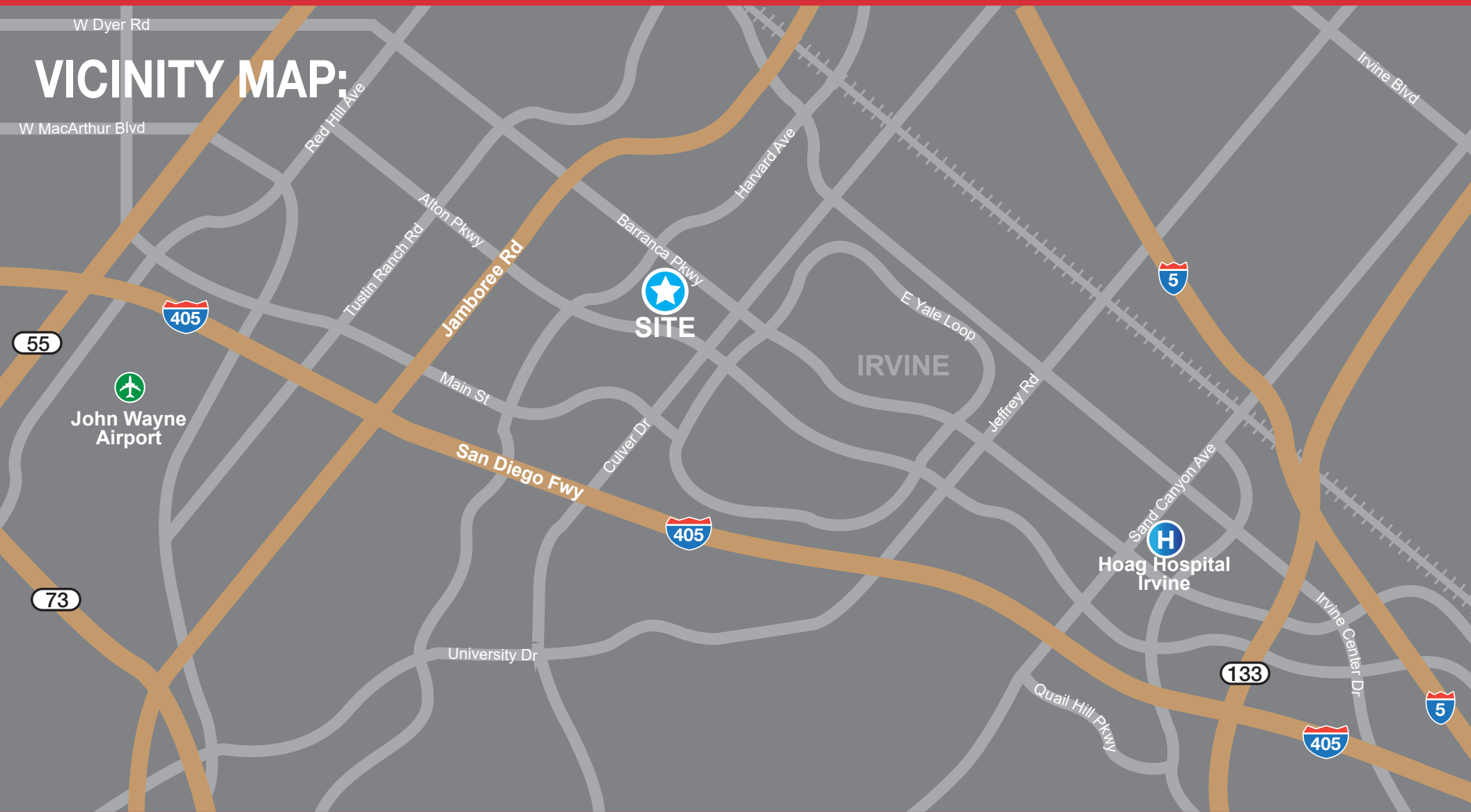


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## VICINITY MAP:



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