

Crossroads Corporate Centre

3500 Barranca Parkway, Irvine, CA 92606



Bryan McKenney
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Stacey Hall
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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:



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AVAILABLE SUITE:

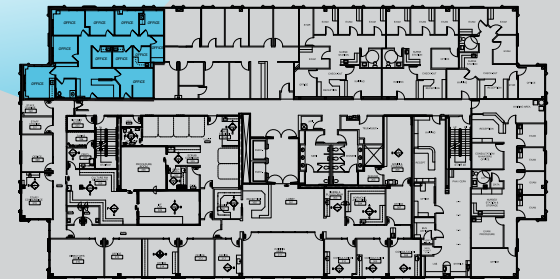
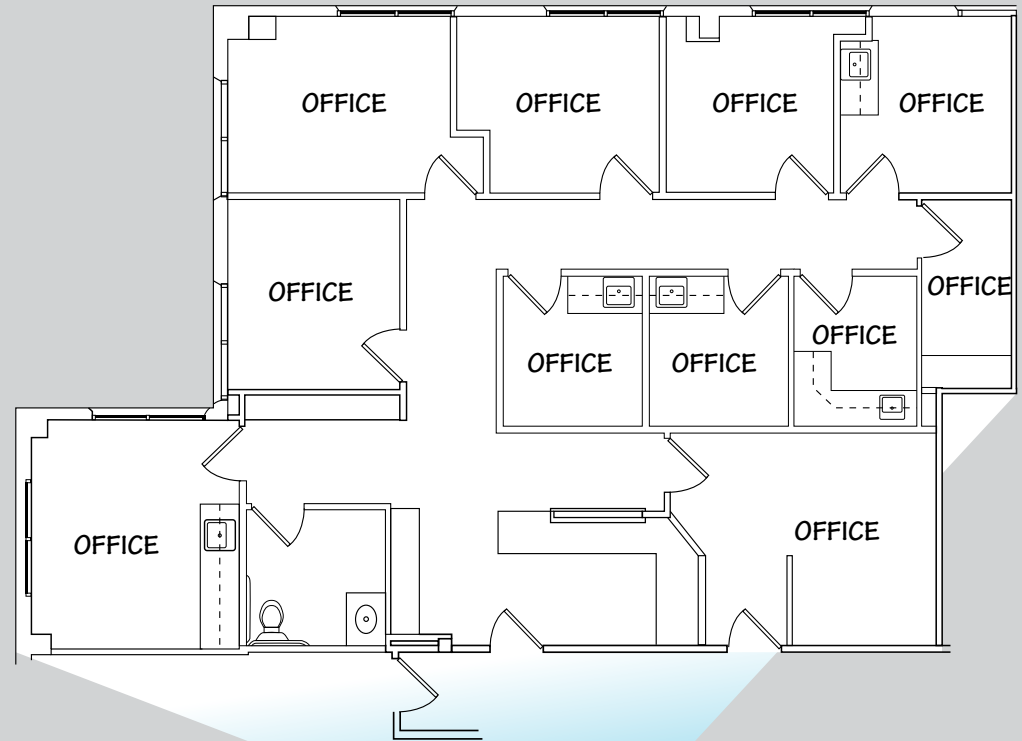
Suite 305
1,929 RSF

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

IRVINE BUSINESS CENTER

4

WOODBRIDGE HIGH SCHOOL

5

COLONEL BILL BARBER MARINE CORPS MEMORIAL PARK

6

SAN DIEGO CREEK & SAN DIEGO CREEK TRAIL

3

5

6

2

4

7

7 RETAIL

COSTCO WHOLESALE

PET SMART

WHOLE FOODS MARKET

LOWE'S

CROSSROADS CORPORATE CENTER

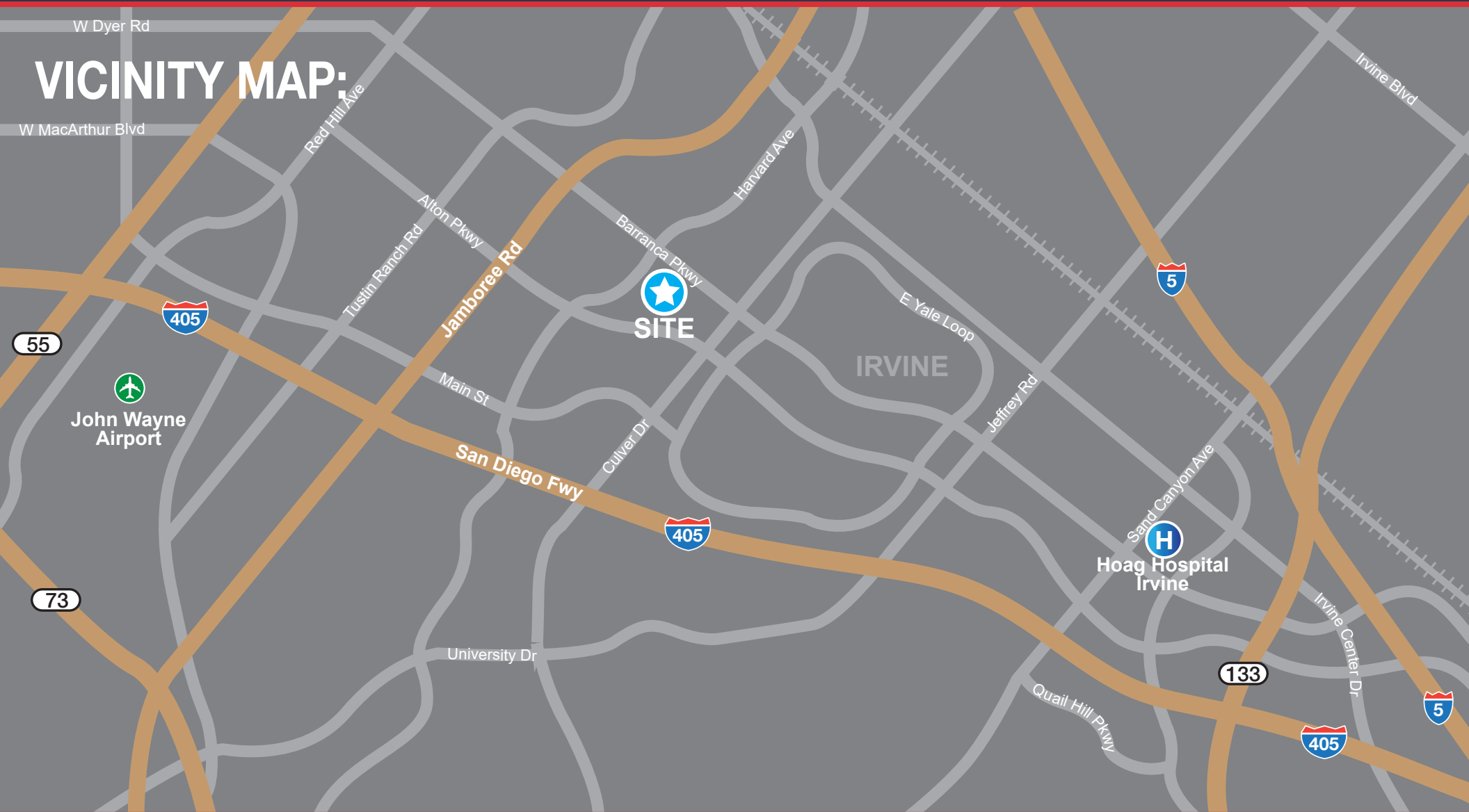


San Diego Fwy

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VICINITY MAP:



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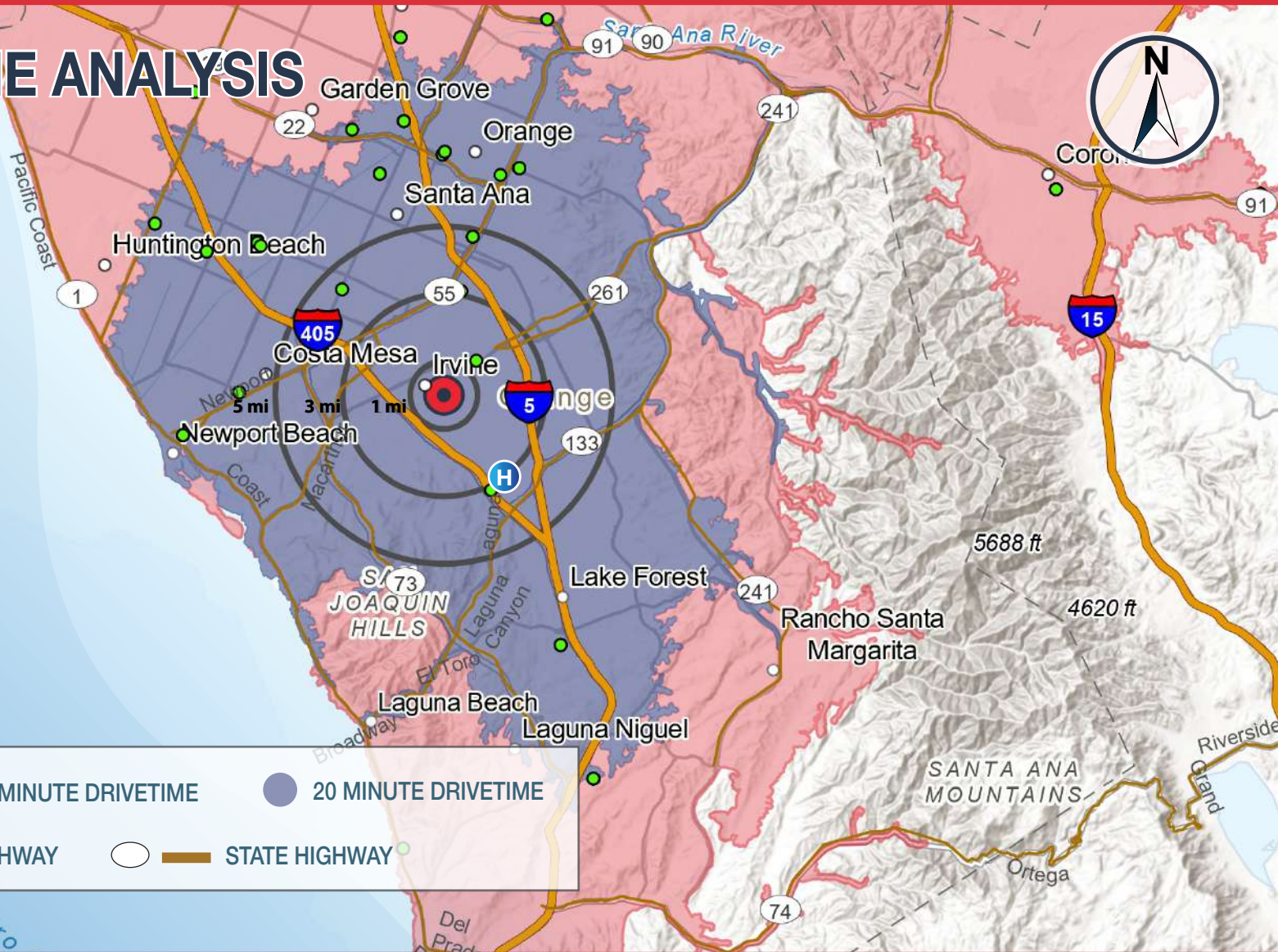
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DRIVE TIME ANALYSIS



MAP KEY

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



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