

# Crossroads Corporate Centre

3500 Barranca Parkway, Irvine, CA 92606



Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
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Casey P. Immel  
(949) 278 - 5376 | LIC#01312850  
Casey@MedWestRealty.com

**Medical Suite  
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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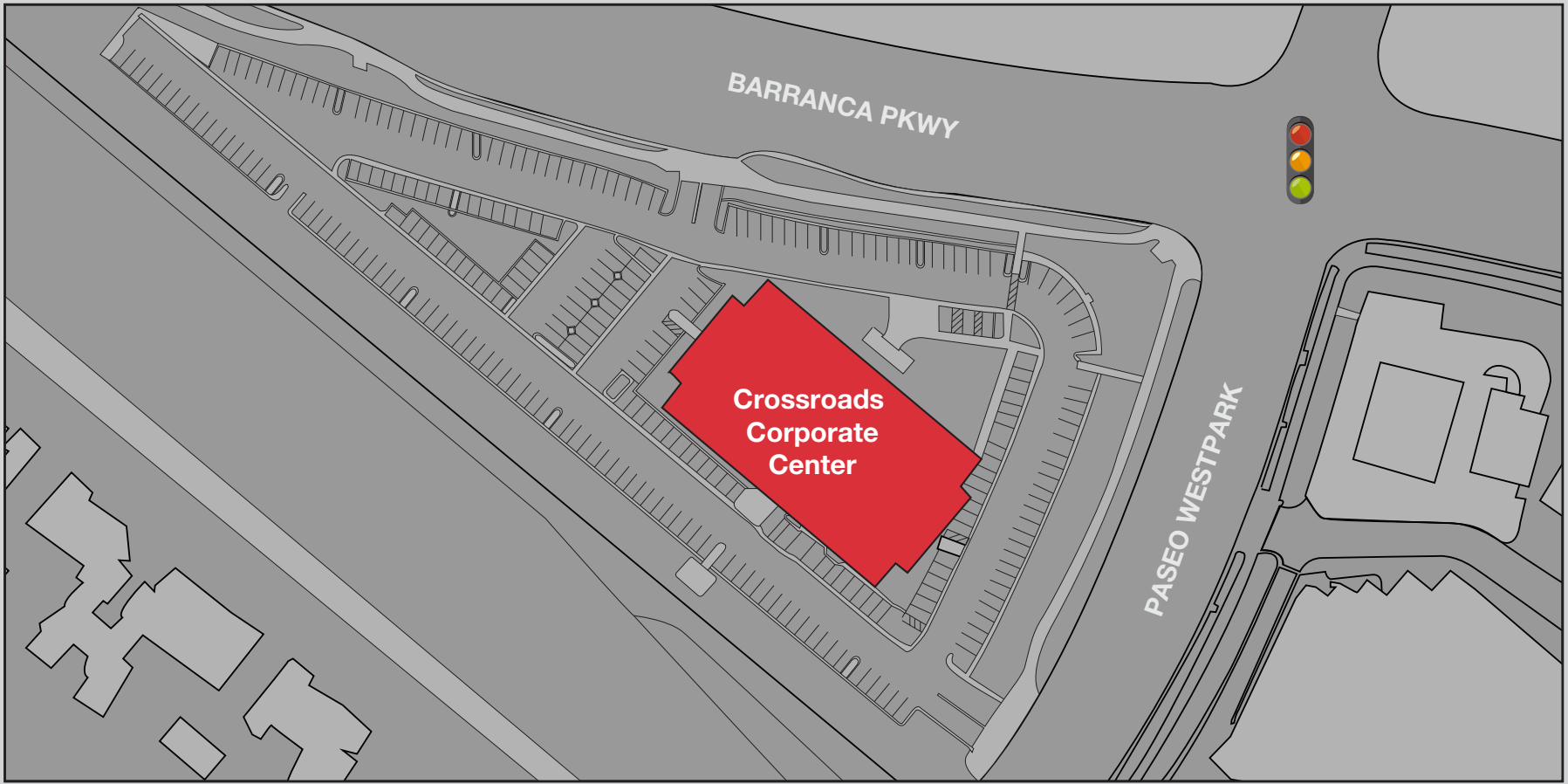
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## SITE PLAN:



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## AVAILABLE SUITE:

Suite 240  
4,423 RSF

## SUITE DESCRIPTION:

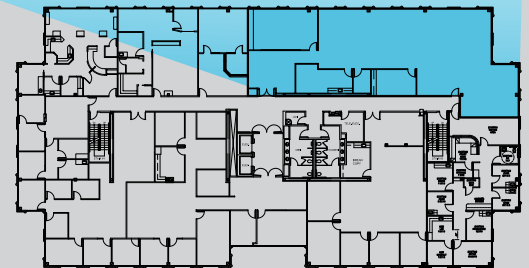
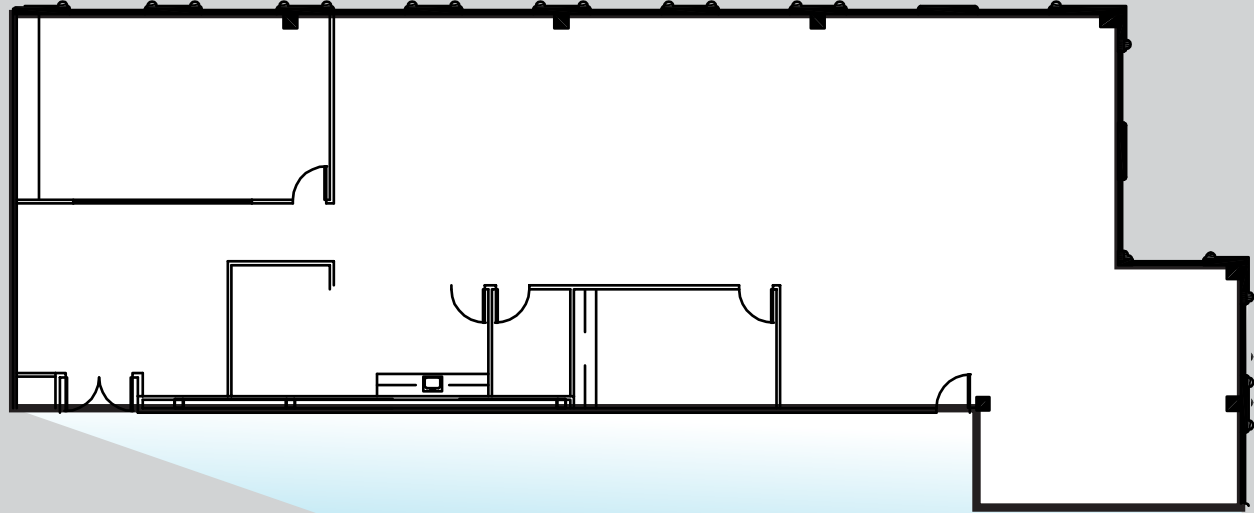
One of the Larger Available Blocks of Medical Space in Barranca Medical Corridor.

Ready for Tenant's Customization.

Generous Tenant Improvement Allowance Available.

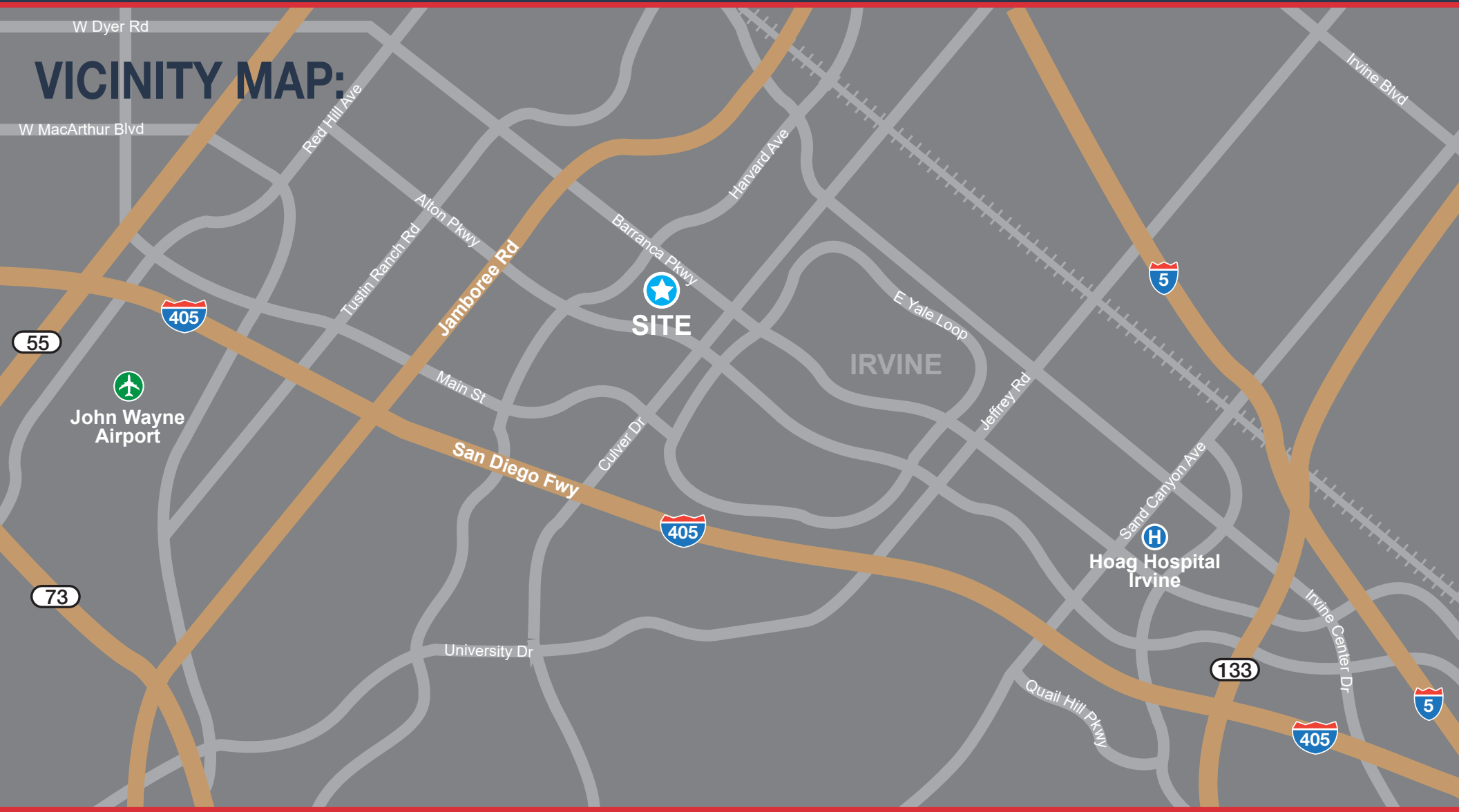
## LEASE RATE:

\$4.50 FSG



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