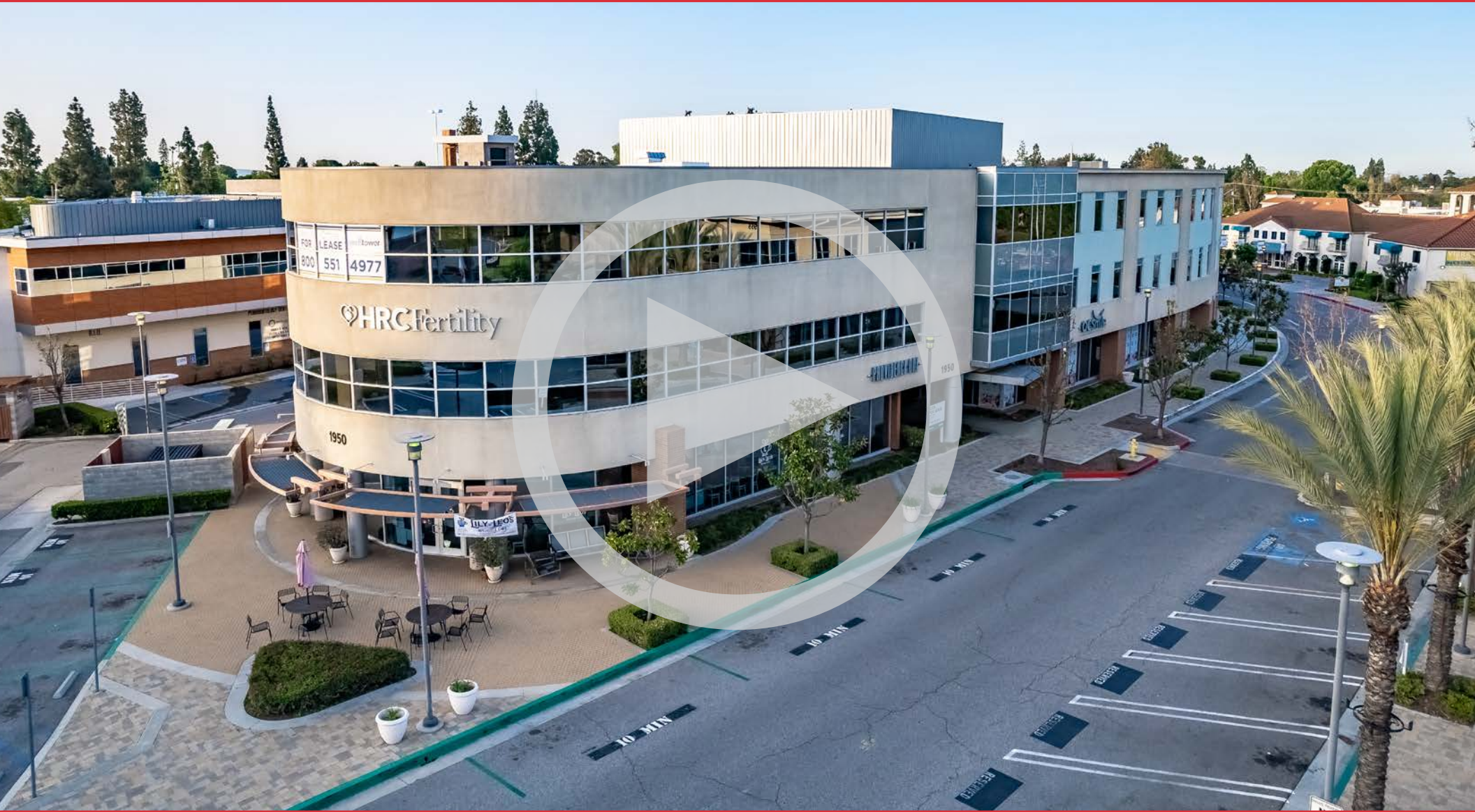


Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease



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

Casey Immel
(949) 278 - 5376 | LIC#01312850
Casey@MedWestRealty.com

Stacey Hall
(949) 331 - 0845 | LIC#01924089
Stacey@MedWestRealty.com

Owned and Operated by:
welltower

Providence One

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Medical Suites
for Lease

FEATURES

- Class A Medical Building
- Walking Distance to St. Jude Medical Center
- Institutionally Owned and Operated
- On-Site Retail Amenities
- Elevator Served
- Abundant Parking
- Flexible Suite Sizes
- **Complimentary/Free Staff Parking**

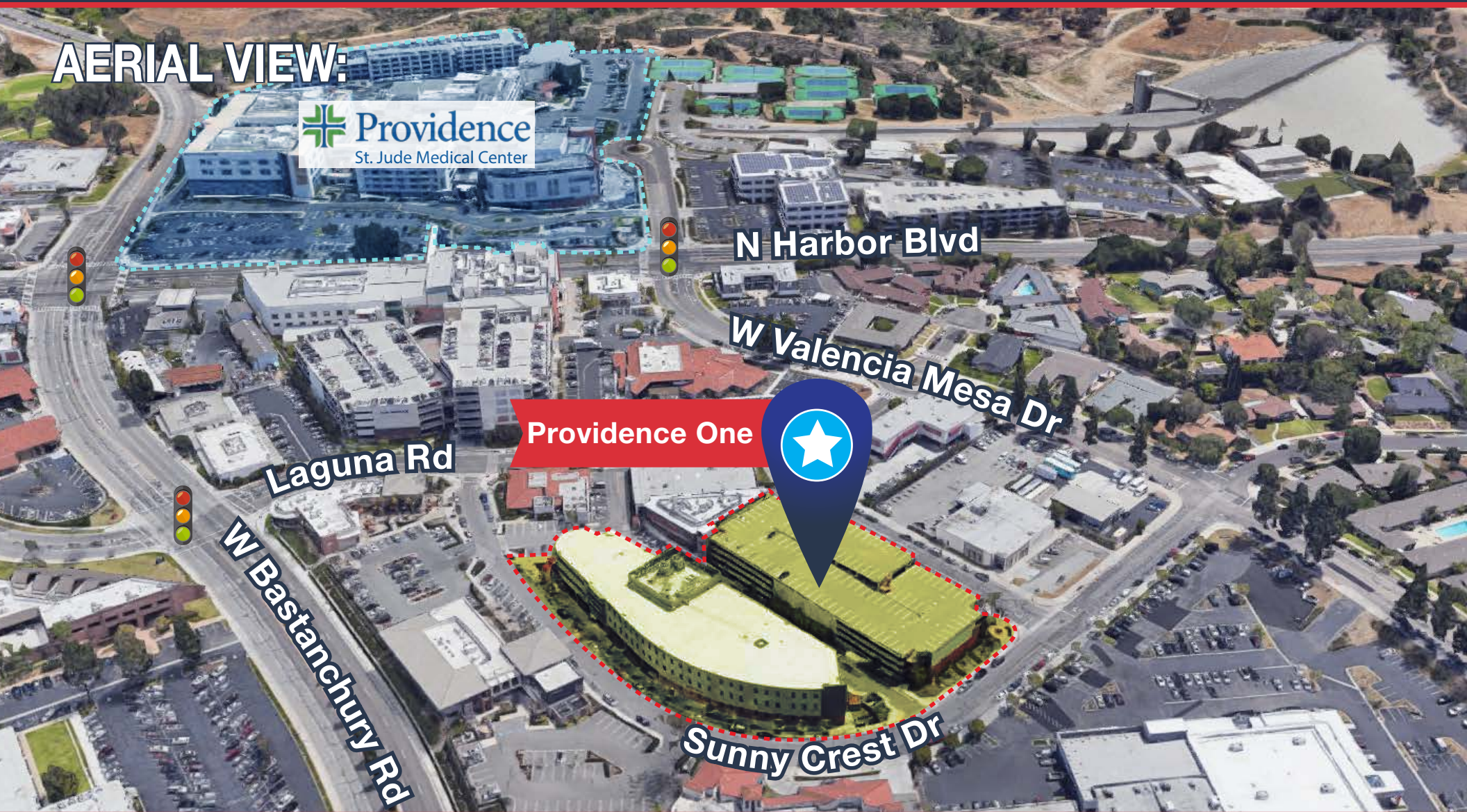


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AERIAL VIEW:



 Providence
St. Jude Medical Center

Providence One



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SITE PLAN:



Providence One

SUNNY CREST DR



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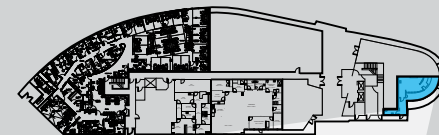
Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

1st Floor



AVAILABLE SUITE

Suite 1010 - 951 RSF

SUITE DESCRIPTION

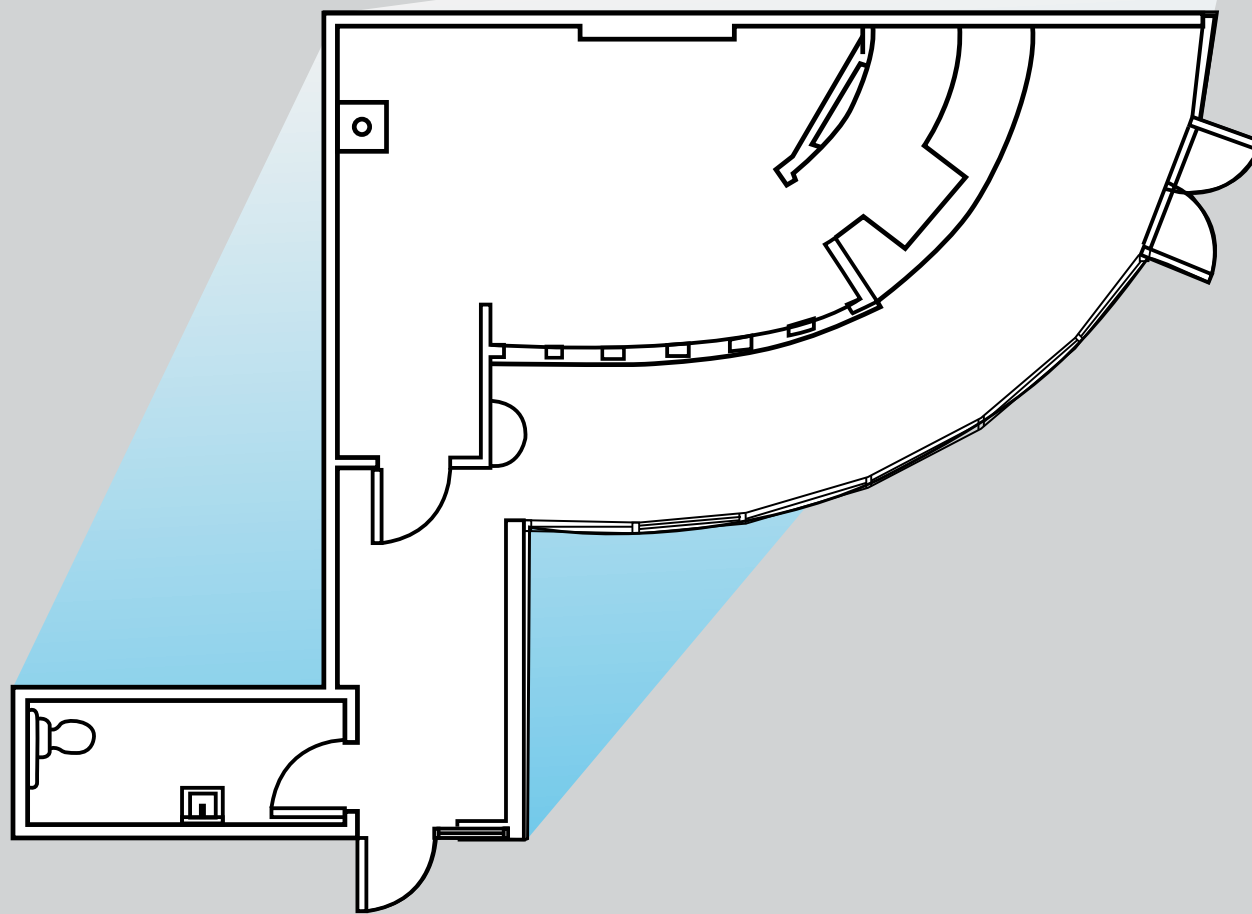
Retail Space

Excellent Exposure to Street

In-Suite Restroom

LEASE RATE

\$2.25 NNN



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1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

1st Floor



AVAILABLE SUITE

Suite 1100 - 4,845 RSF

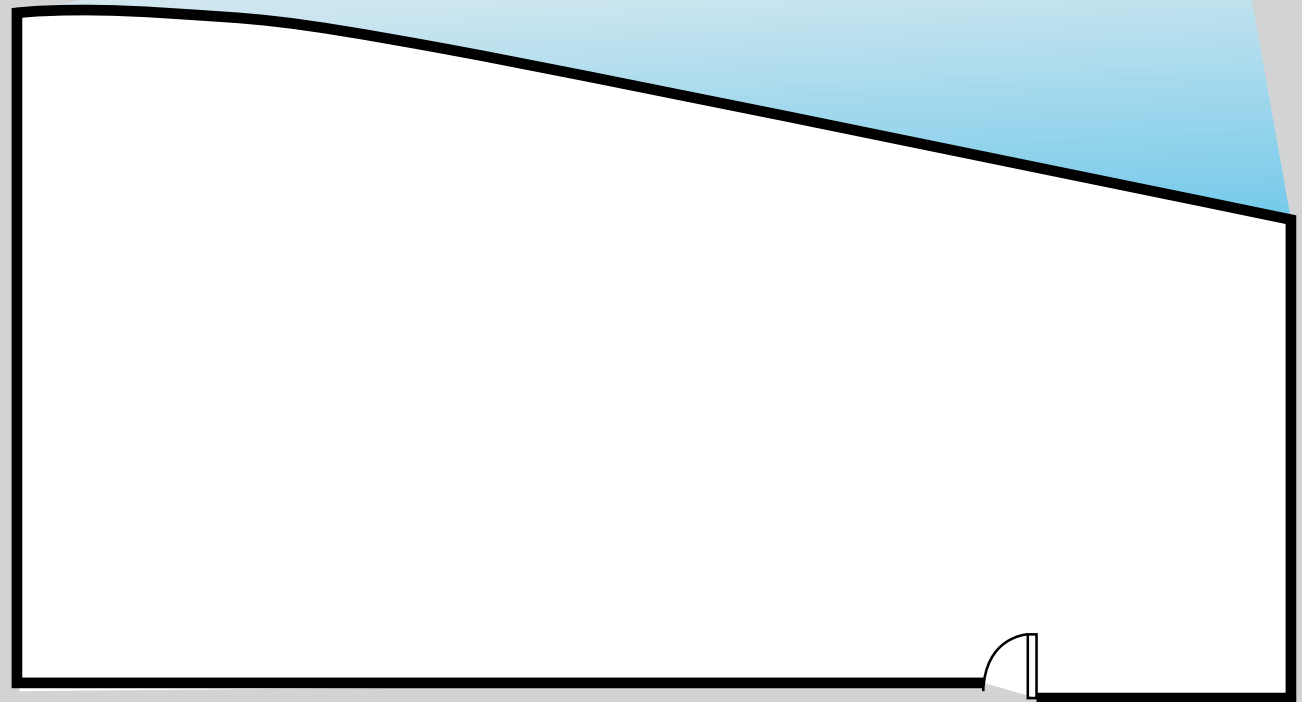
SUITE DESCRIPTION

Fully built out Dental Suite

LEASE RATE

\$2.95 NNN

Available in 90 days



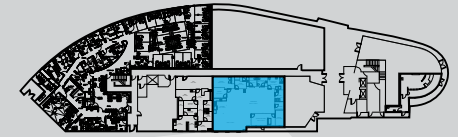
Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

1st Floor



AVAILABLE SUITE

Suite 1400 - 3,105 RSF

(Contiguous to 4,778 RSF)

SUITE DESCRIPTION

3 Offices

2 Exam Rooms

Large Open Area for Therapies

3 In-Suite Restrooms

Shower

Laundry

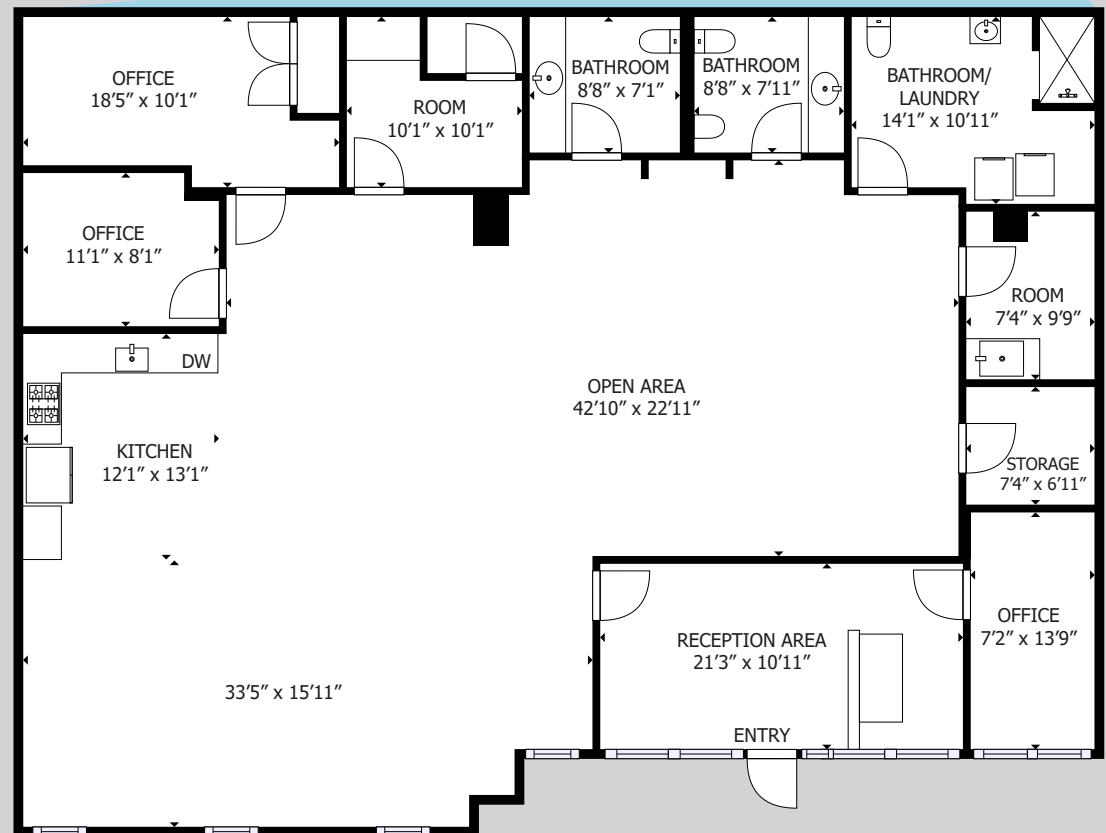
Large Kitchen

Storage

Reception/Admin

LEASE RATE

\$2.25 NNN



Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

1st Floor



AVAILABLE SUITE

Suite 1600 - 1,673 RSF

(Contiguous to 4,778 RSF)

SUITE DESCRIPTION

Formerly a Lab Suite

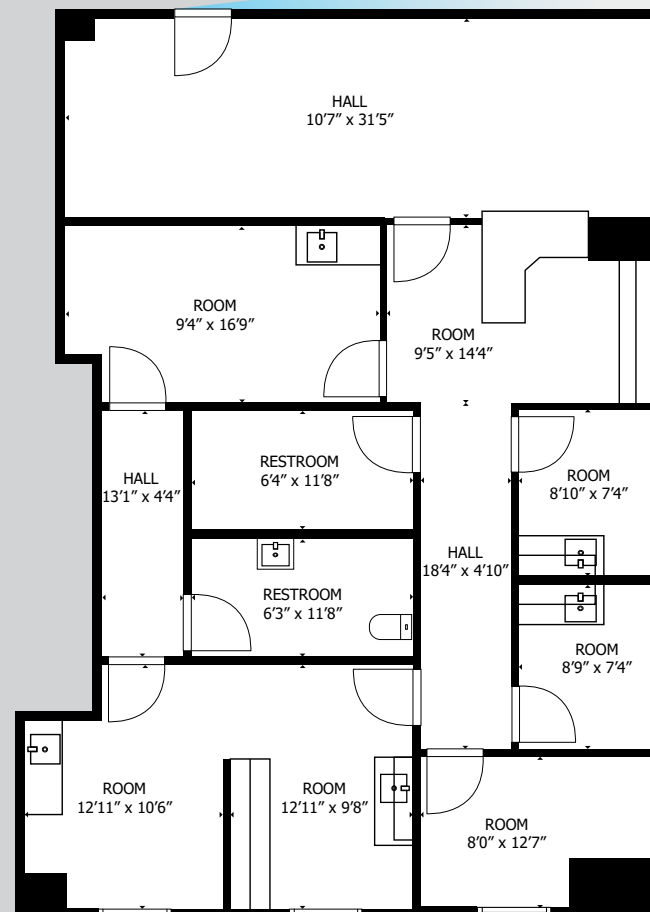
Doctor's Office

4 Exam Rooms/Draw Stations

2 In-Suite Restrooms

LEASE RATE

\$2.25 NNN



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Providence One

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Medical Suites
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FLOOR PLAN

2nd Floor

AVAILABLE SUITE

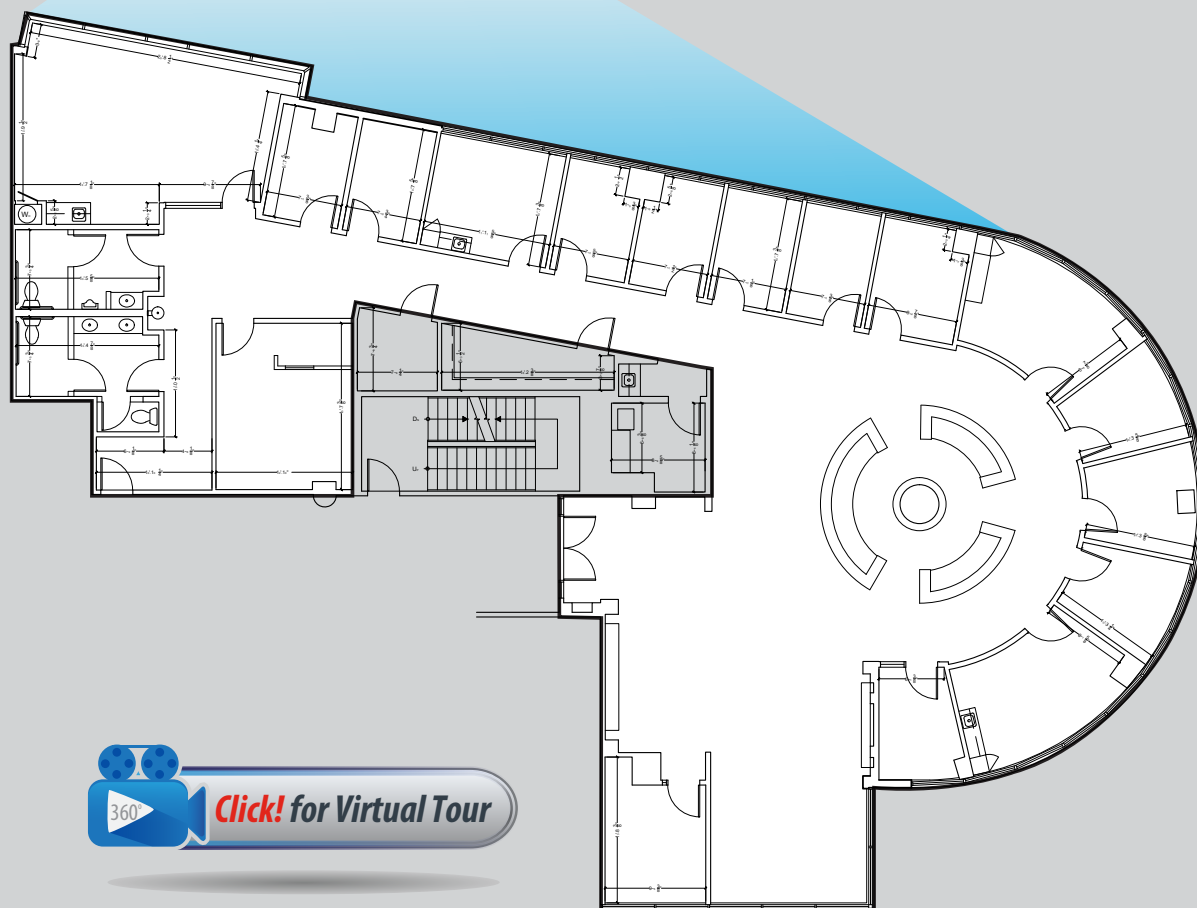
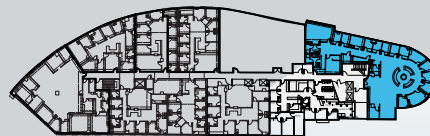
Suite 2000 - 5,479 RSF

SUITE DESCRIPTION

11 Exam Rooms
3 Procedure Rooms
Infusion Room
Doctors Office
Xray Room
Lab Area
Storage
Reception/Admin
2 In-Suite Restroom

LEASE RATE

\$2.25 NNN



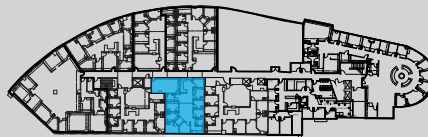
Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

2nd Floor



AVAILABLE SUITE

Suite 2800 - 1,978 RSF

(Contiguous to 4,063 RSF)

SUITE DESCRIPTION

Doctor's Office

6 Exam Rooms

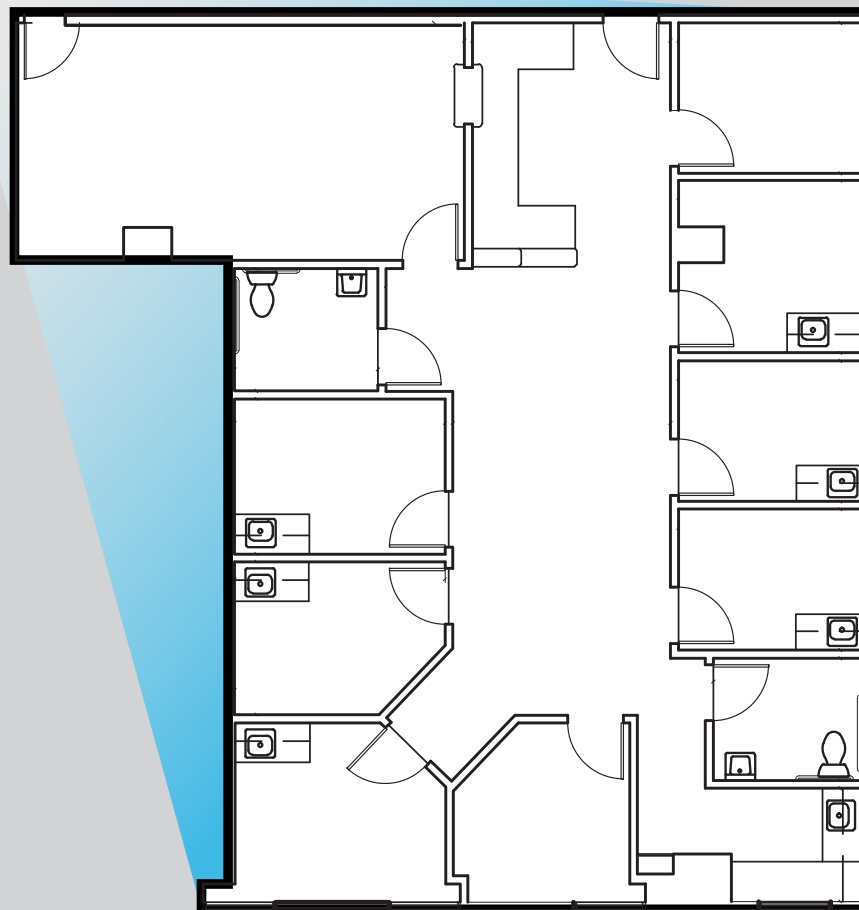
In-Suite Restroom

Breakroom

Reception/Admin

LEASE RATE

\$2.25 NNN



Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

2nd Floor

AVAILABLE SUITE

Suite 2850 - 2,085 RSF

(Contiguous to 4,063 RSF)

SUITE DESCRIPTION

6 Exam Rooms

2 Doctor's Offices

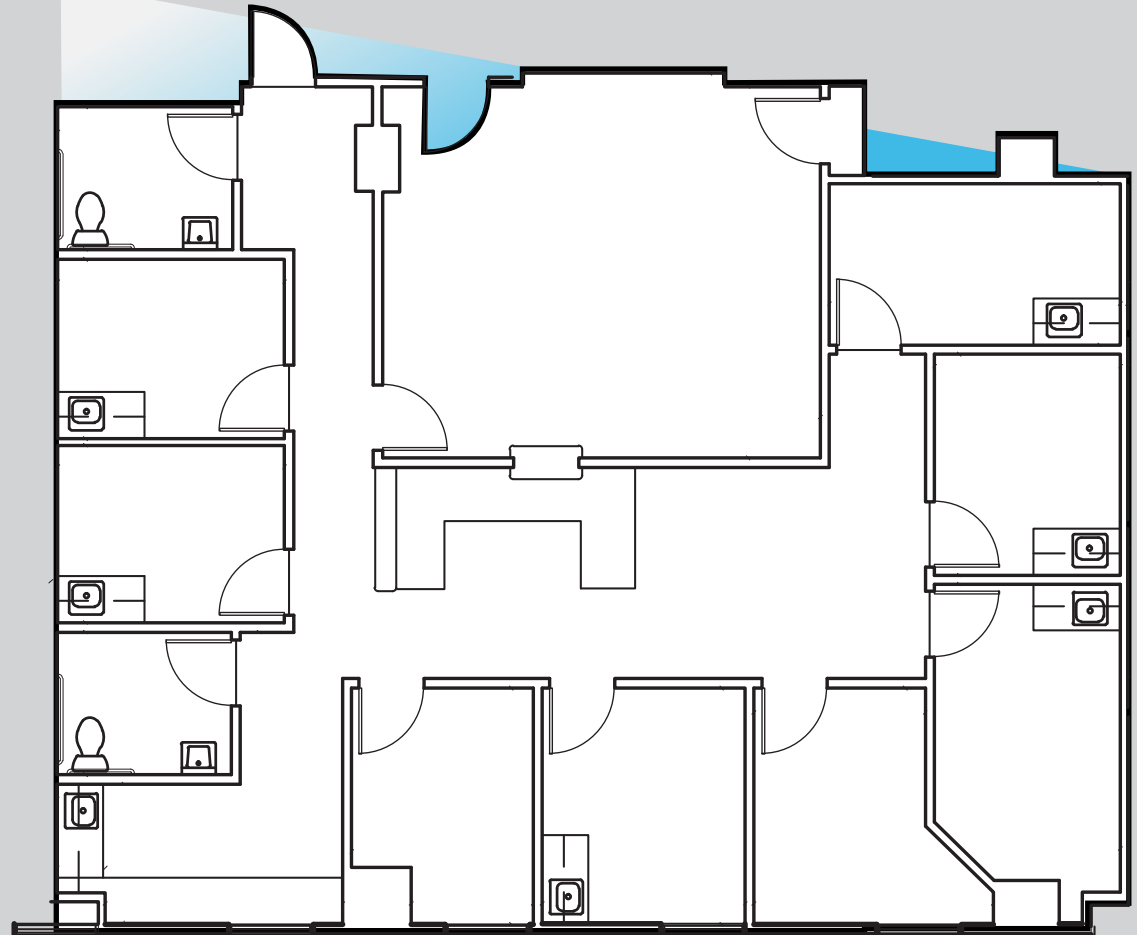
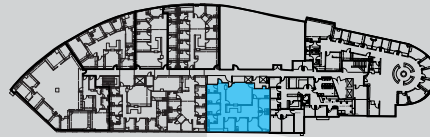
2 In-Suite Restrooms

Breakroom

Reception/Admin

LEASE RATE

\$2.25 NNN



Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN

3rd Floor



AVAILABLE SUITE

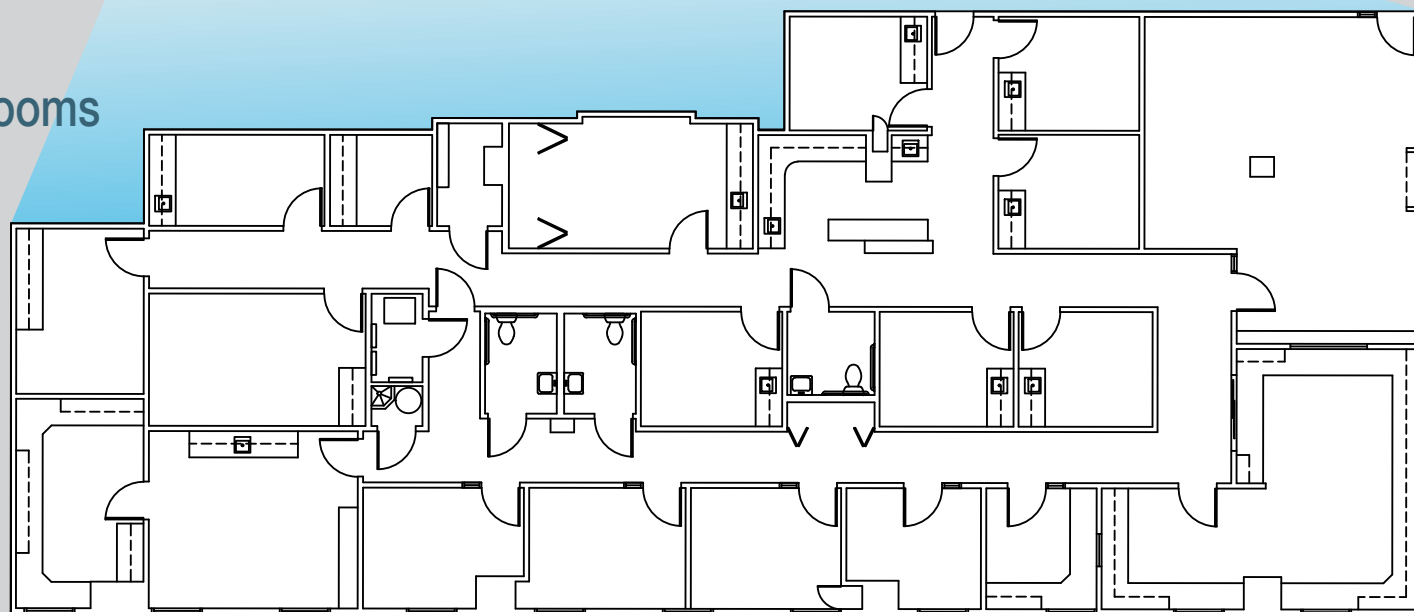
Suite 3800 - 5,214 RSF

SUITE DESCRIPTION

- 6 Exam Rooms
- 4 Doctor's Offices
- 2 Larger Exam/Procedure Rooms
- 3 In-Suite Restrooms
- Breakroom
- Reception/Admin

LEASE RATE

\$2.25 NNN

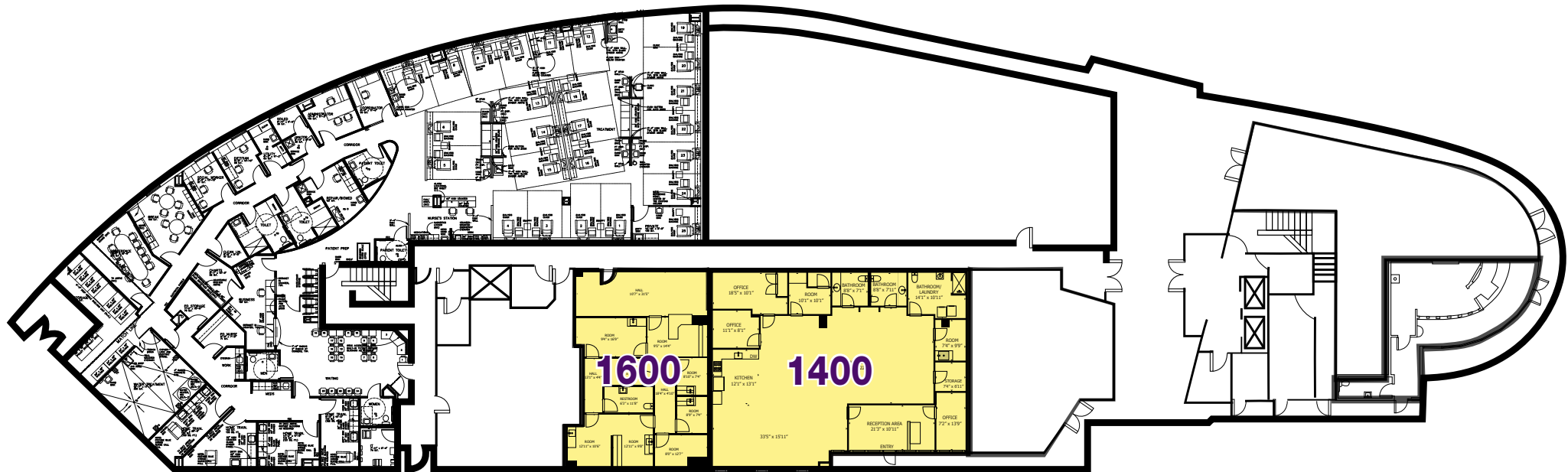


Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN - CONTIGUOUS SUITES



FIRST FLOOR

CONTIGUOUS SUITES	RSF
1400	3,105
1600	1,673

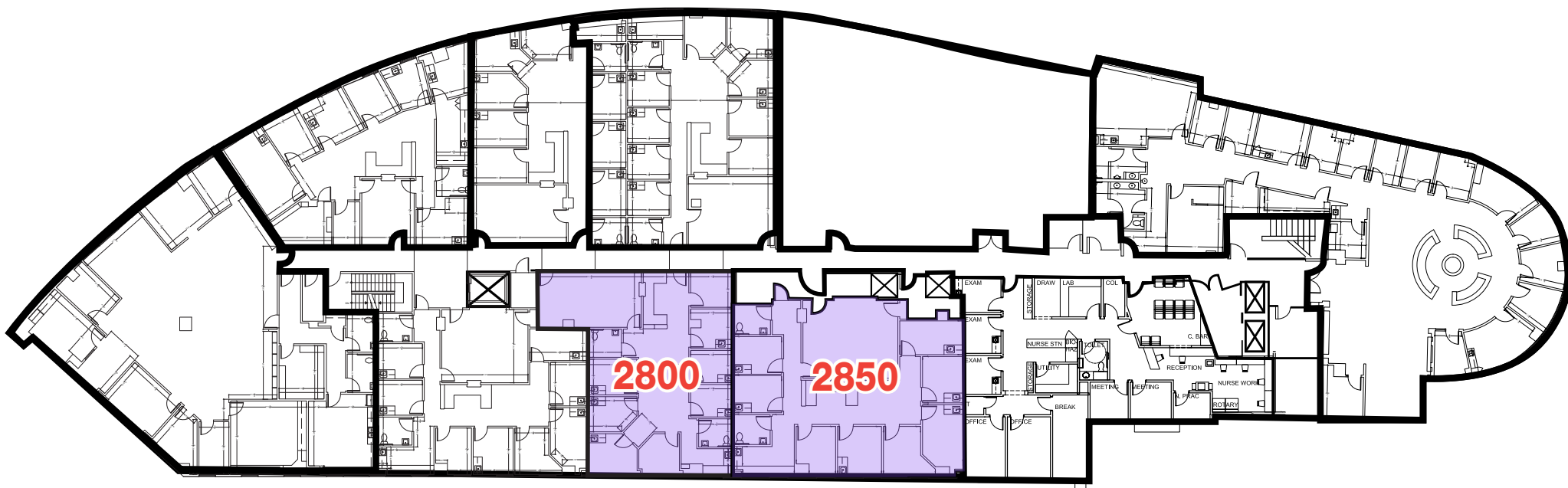
**Can be combined to Total 4,778 RSF*

Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

FLOOR PLAN - CONTIGUOUS SUITES



SECOND FLOOR

CONTIGUOUS SUITES	RSF
2800	1,978
2850	2,085

**Can be combined to Total 4,063 RSF*

Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease

AMENITIES AROUND THE PROPERTY

1 RESTAURANTS



2 SCHOOLS



Sunny Hills High School

富樂頓中文學校
Fullerton Chinese School

3





T.C.'s YUMMIES
HUNGRY BEAR



4




5 GROCERY/
RESTAURANT



6



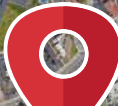
FULLERTON NORTH
JUSTICE CENTER



3



Providence St. Jude
Medical Center



1

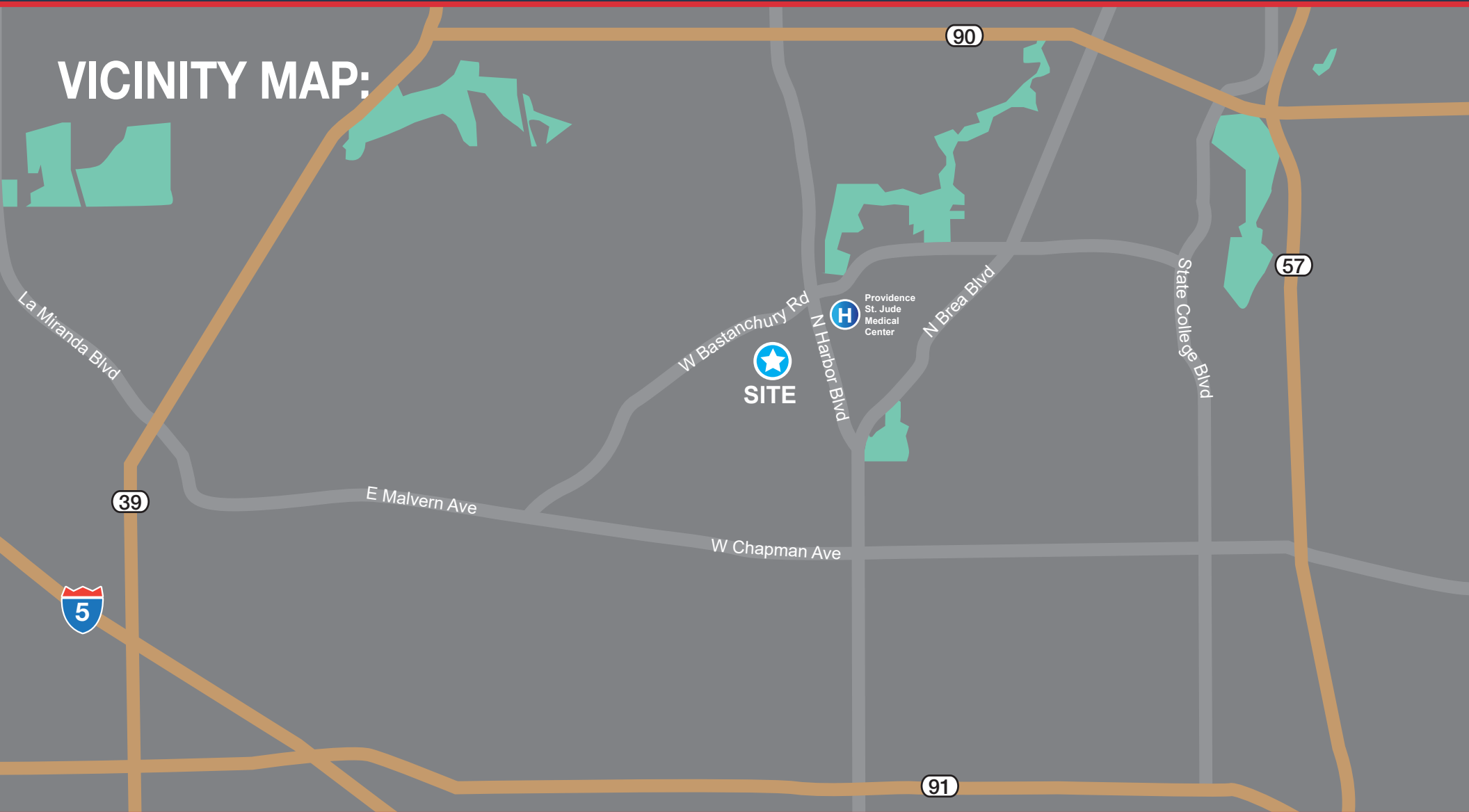
PROVIDENCE ONE

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Medical Suites
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VICINITY MAP:



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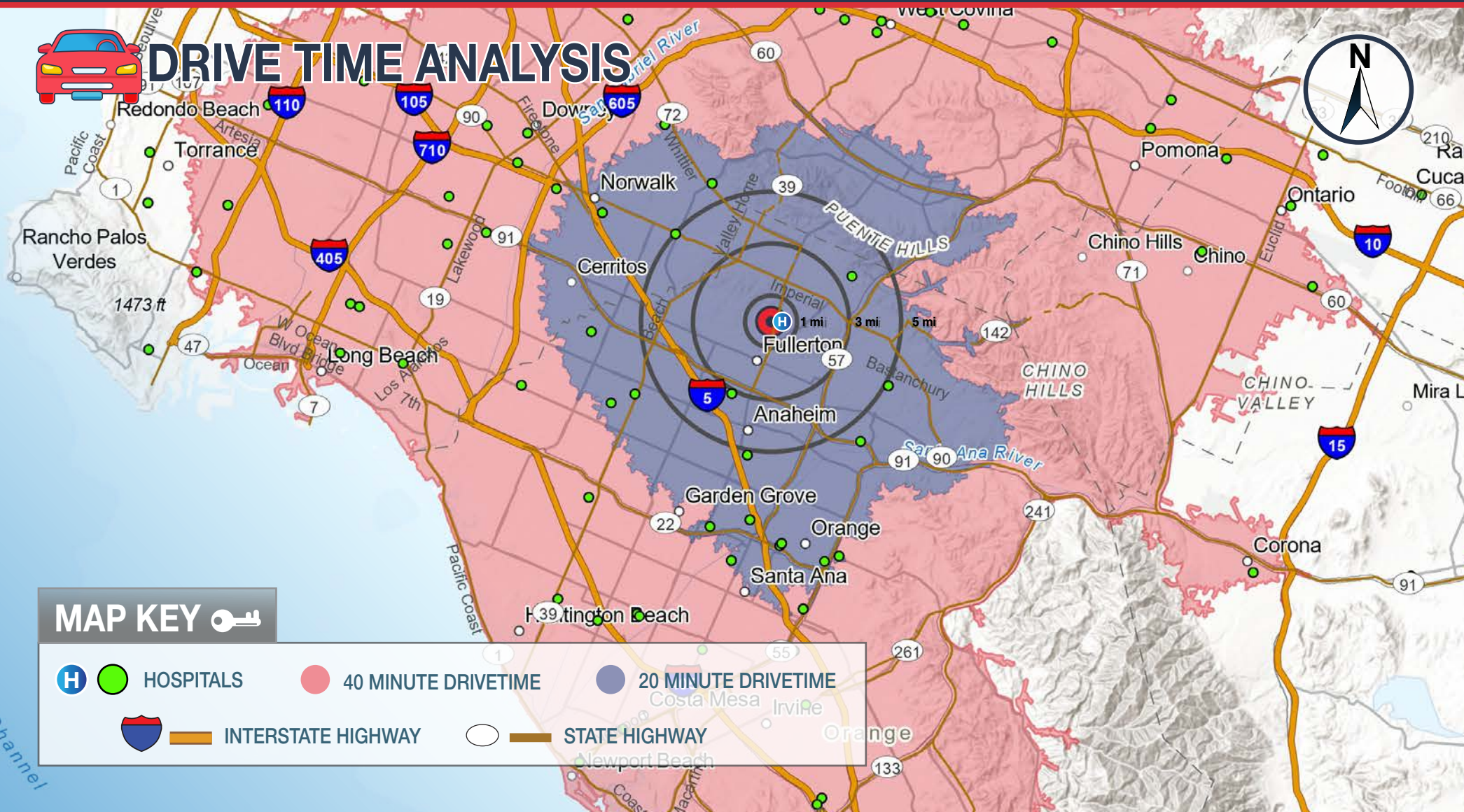
Providence One

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Medical Suites
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DRIVE TIME ANALYSIS



MAP KEY

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



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