

Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



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**Medical Suite(s)
for Lease and Sublease**

Bella Terra Medical

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FEATURES:

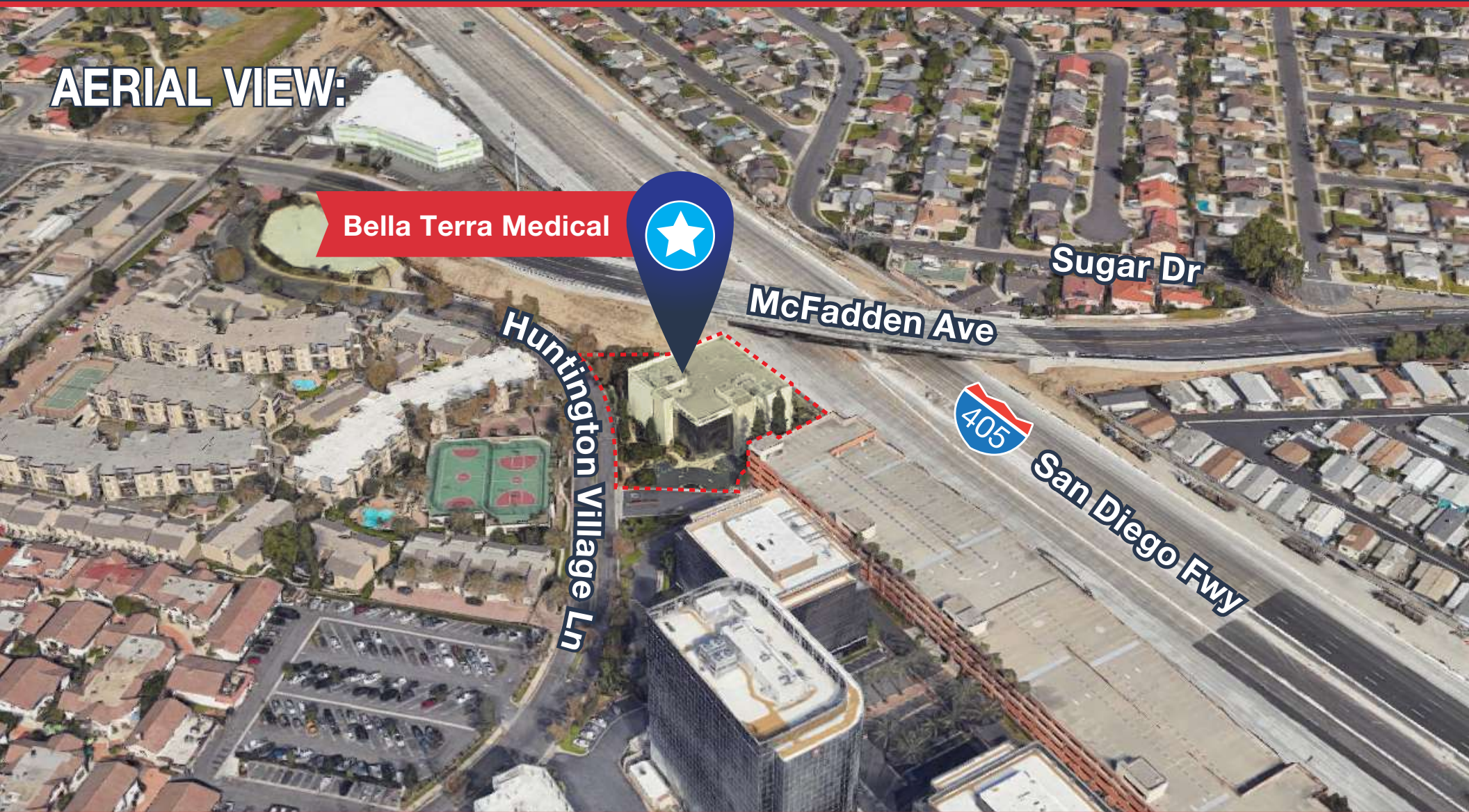
- Modern Medical Office Building with newly upgraded Lobby, Restrooms and Elevators
- Located in the heart of Orange County with easy access to 405 Fwy & the many amenities provided by the Bella Terra community
- Ample Parking - Free and Convenient Patient Parking
- A variety of Medical Practices within the building which provides ample referral opportunities



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AERIAL VIEW:



Bella Terra Medical

Huntington Village Ln

McFadden Ave

Sugar Dr

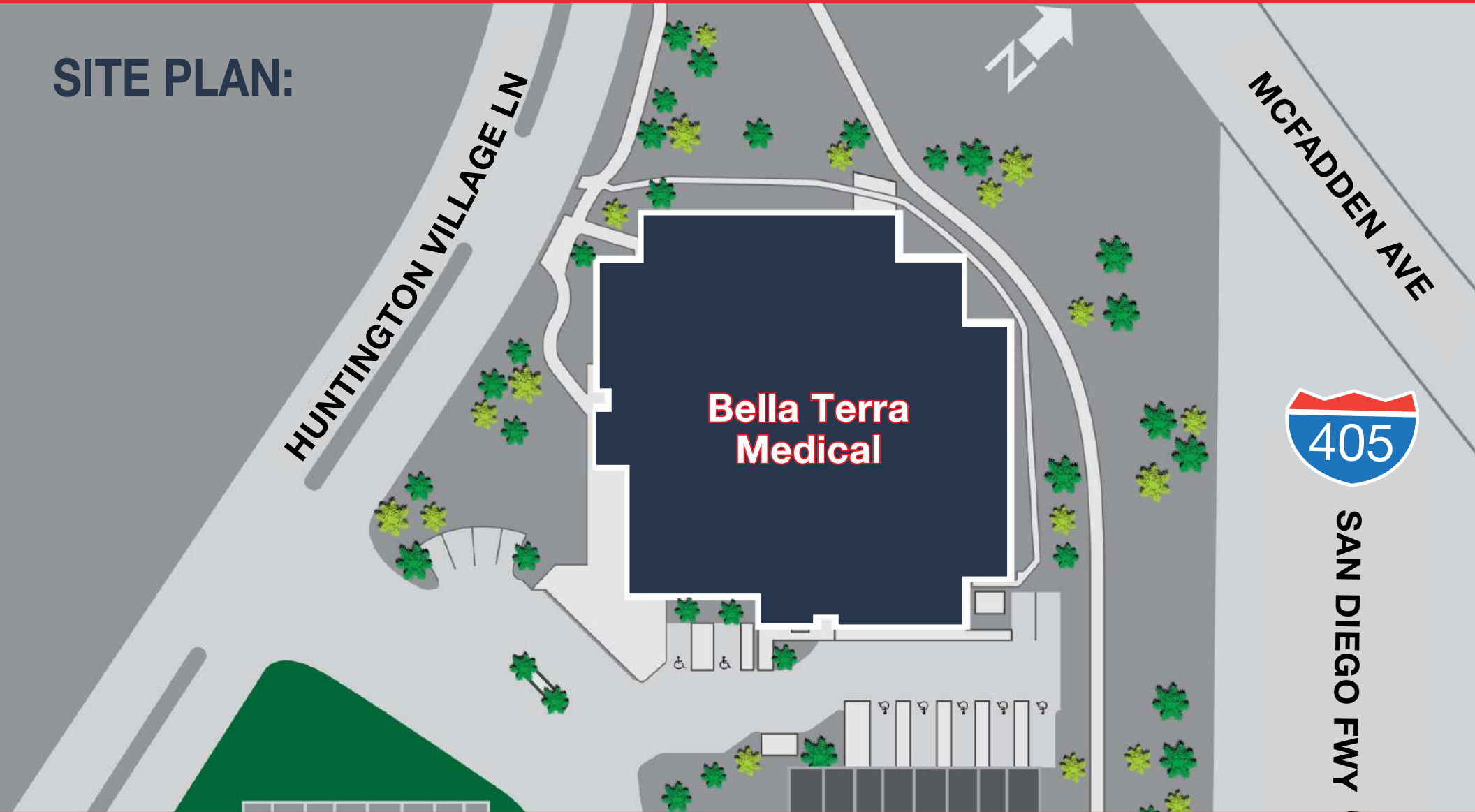
405

San Diego Fwy

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SITE PLAN:



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FLOOR PLAN

Suite 103

1,099 RSF

SUITE DESCRIPTION:

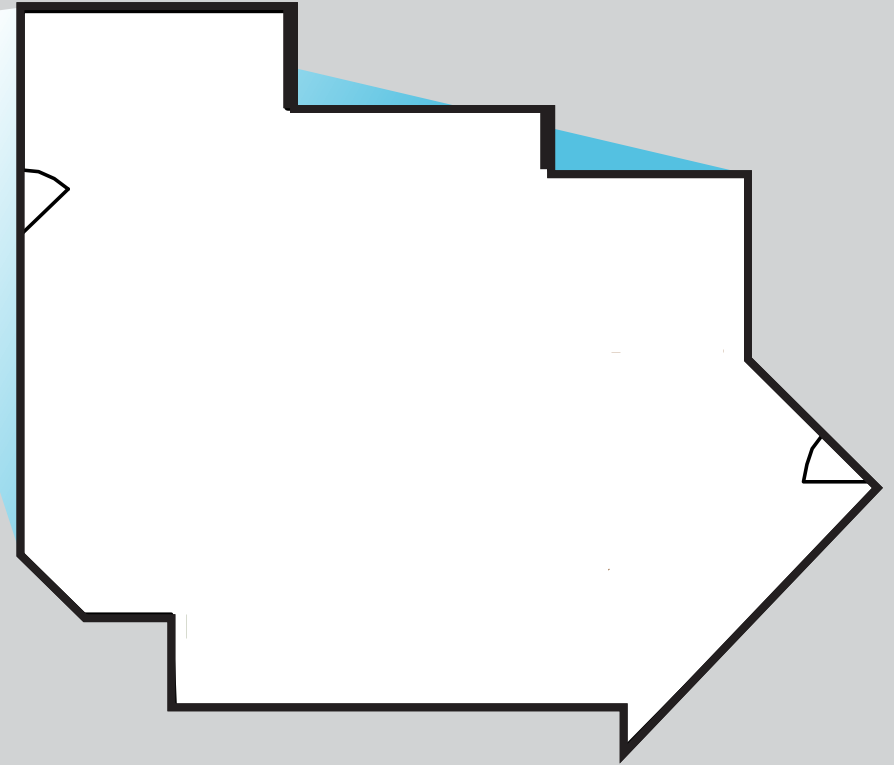
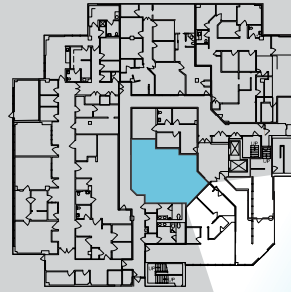
Interior suite located across from building elevators

Incredible foot traffic flows into and around this suite daily and has high visibility

Suite is in white shell condition and ready for the Tenant's custom build out

LEASE RATE:

\$3.60 FSG



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FLOOR PLAN

Suite 212

1,122 RSF

SUITE DESCRIPTION:

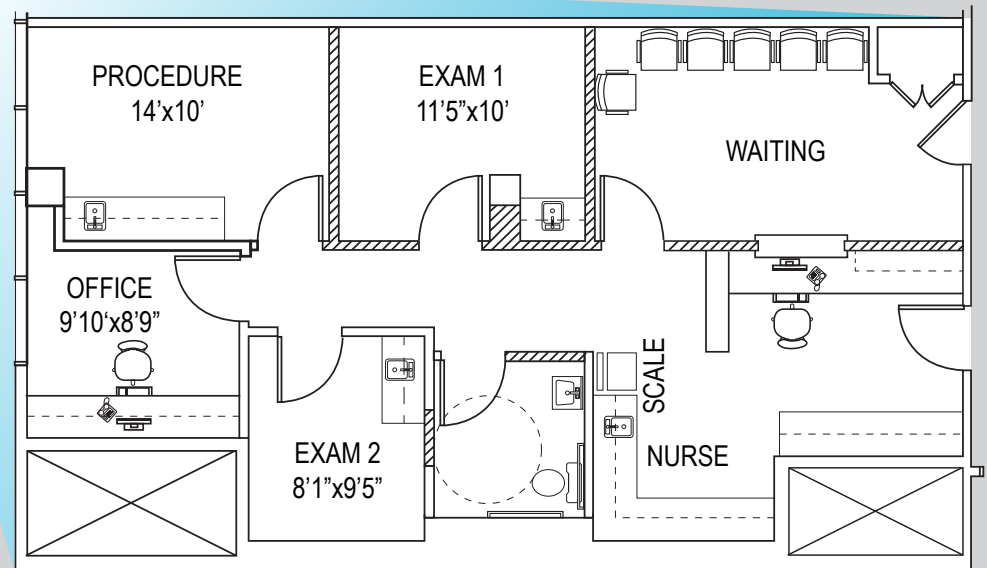
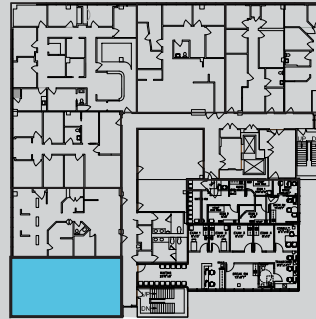
Brand new to market medical office spec suite

The suite is light and bright, with highly desired interior restroom

Additional sinks and cabinetry can be added upon request

LEASE RATE:

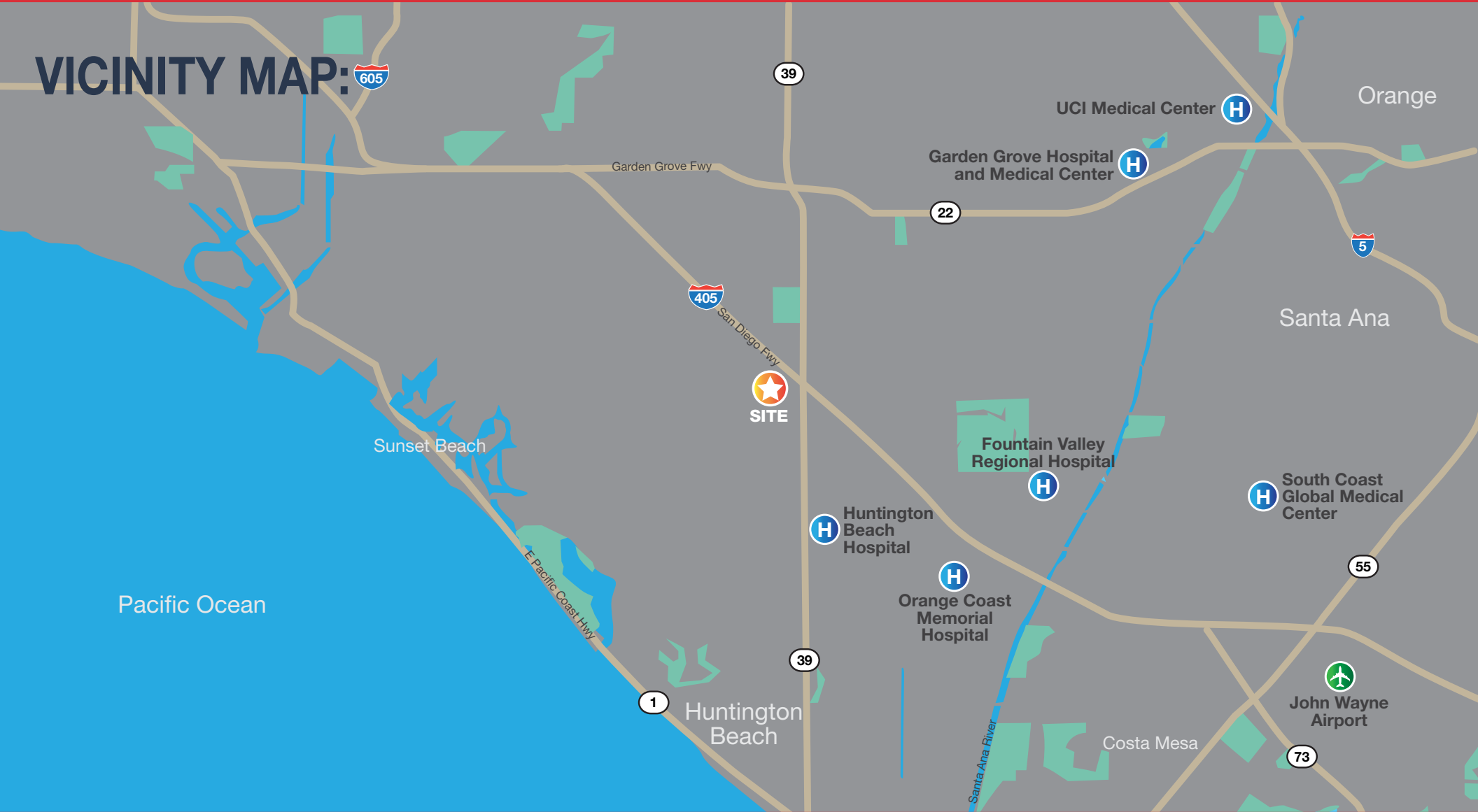
\$3.60 FSG



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VICINITY MAP:



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DRIVE TIME ANALYSIS

