

# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



Kellie Hill  
(858) 461 - 8776 | LIC#01923075  
Kellie@MedWestRealty.com

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

# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



## FEATURES:

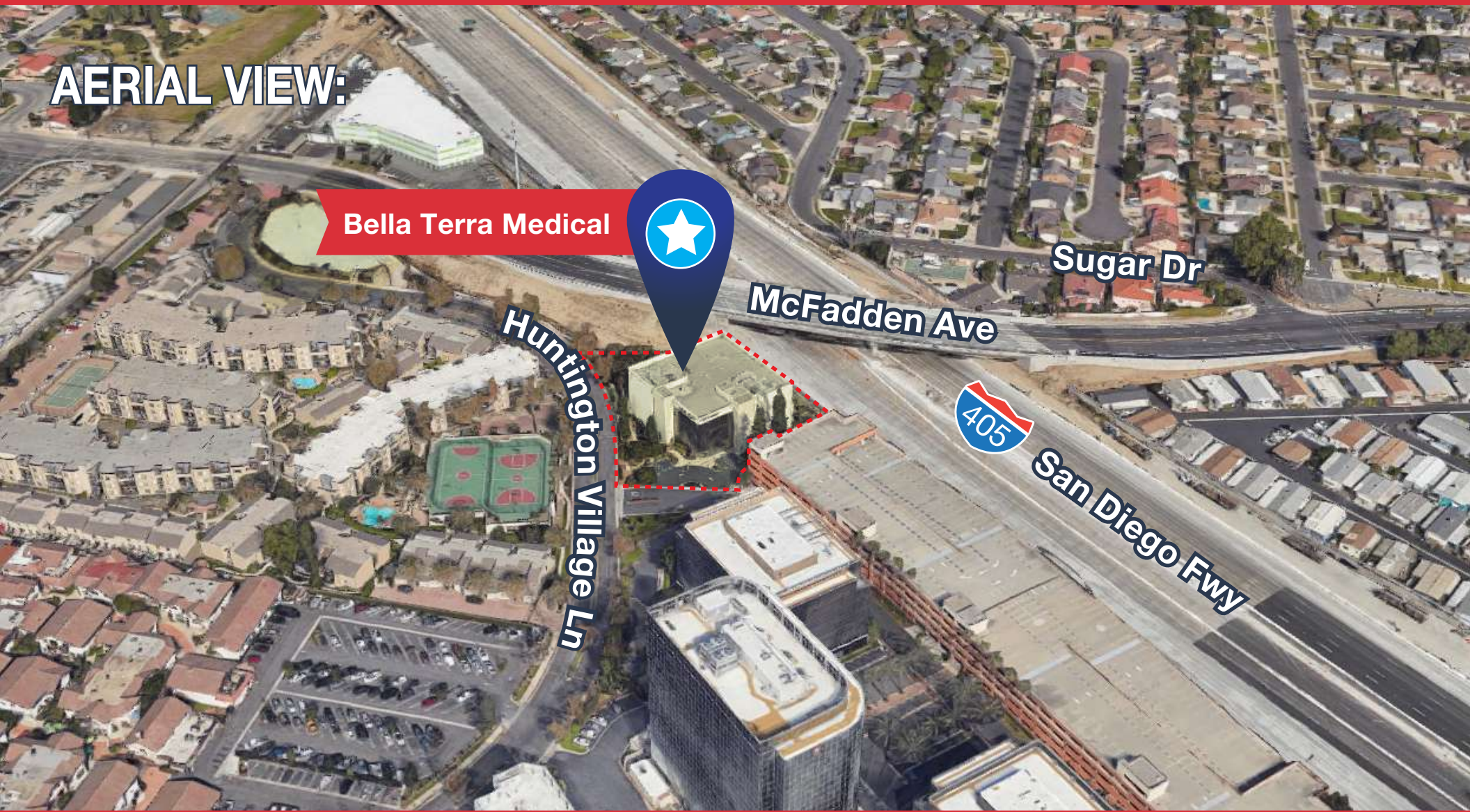
- Modern Medical Office Building with newly upgraded Lobby, Restrooms and Elevators
- Located in the heart of Orange County with easy access to 405 Fwy & the many amenities provided by the Bella Terra community
- Ample Parking - Free and Convenient Patient Parking
- A variety of Medical Practices within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



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

AERIAL VIEW:



Bella Terra Medical

Sugar Dr

McFadden Ave

Huntington Village Ln

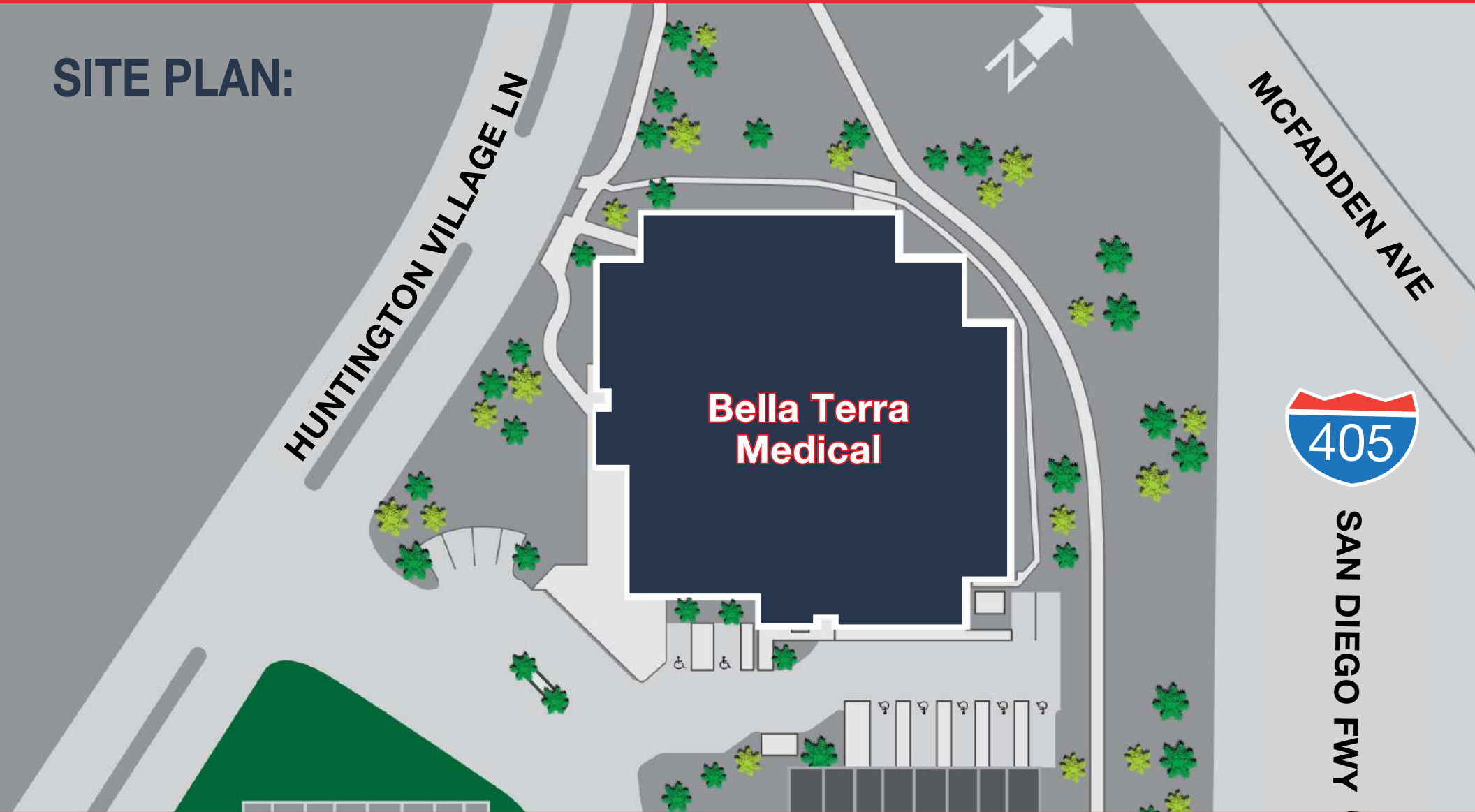
405

San Diego Fwy

# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

SITE PLAN:



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

## FLOOR PLAN

Suite 103

1,099 RSF

## SUITE DESCRIPTION:

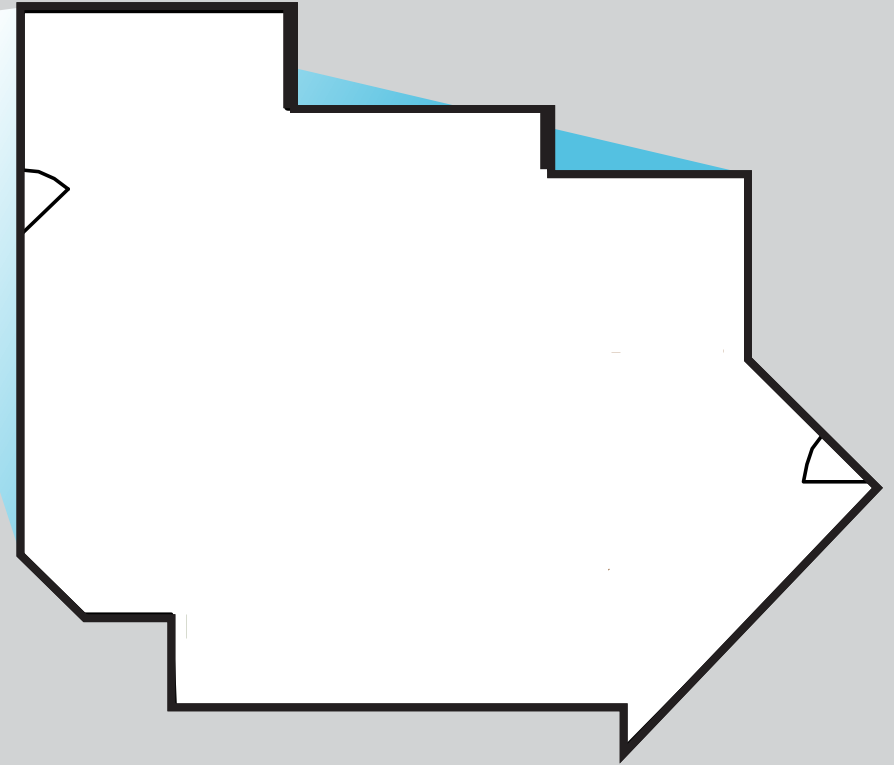
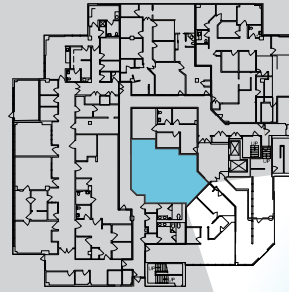
Interior suite located across from building elevators

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



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

## FLOOR PLAN

Suite 212

1,122 RSF

## SUITE DESCRIPTION:

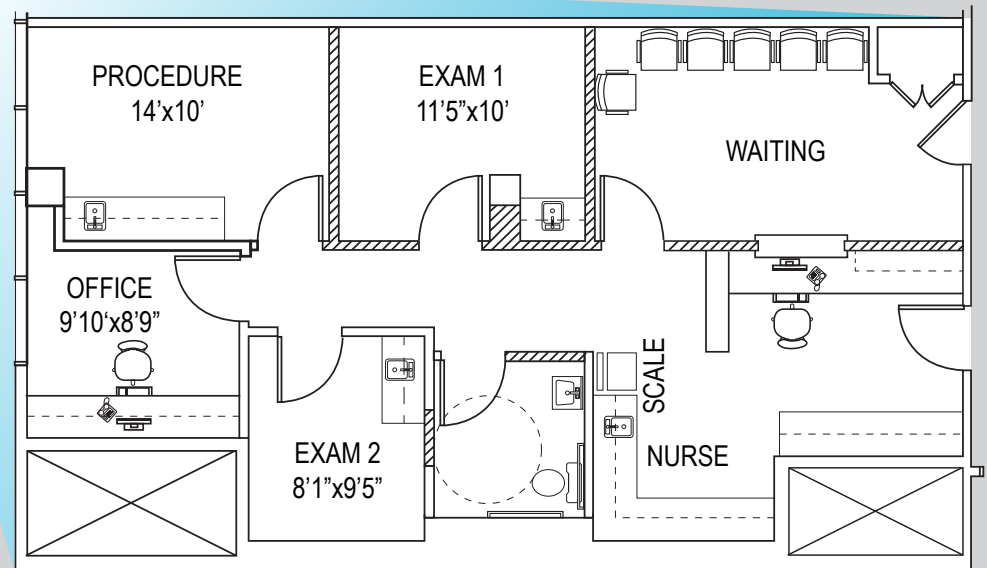
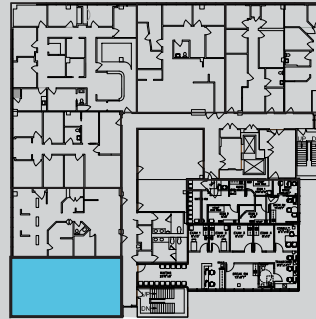
Brand new to market medical office spec suite

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



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

## FLOOR PLAN

### AVAILABLE SUITE:

Suite 401  
2,585 RSF

### SUITE DESCRIPTION:

Beautiful MedSpa Suite located on the 4th Floor

4 Exam Rooms

1 Procedure Room

4th floor has expansive shared waiting room for additional patient cuing.

2 En Suite Restrooms

In addition to Suite Reception Area, the 4th floor of the building has large shared Waiting Area.

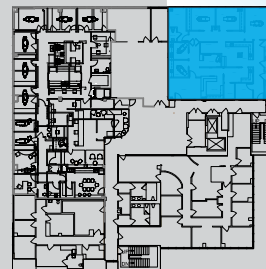
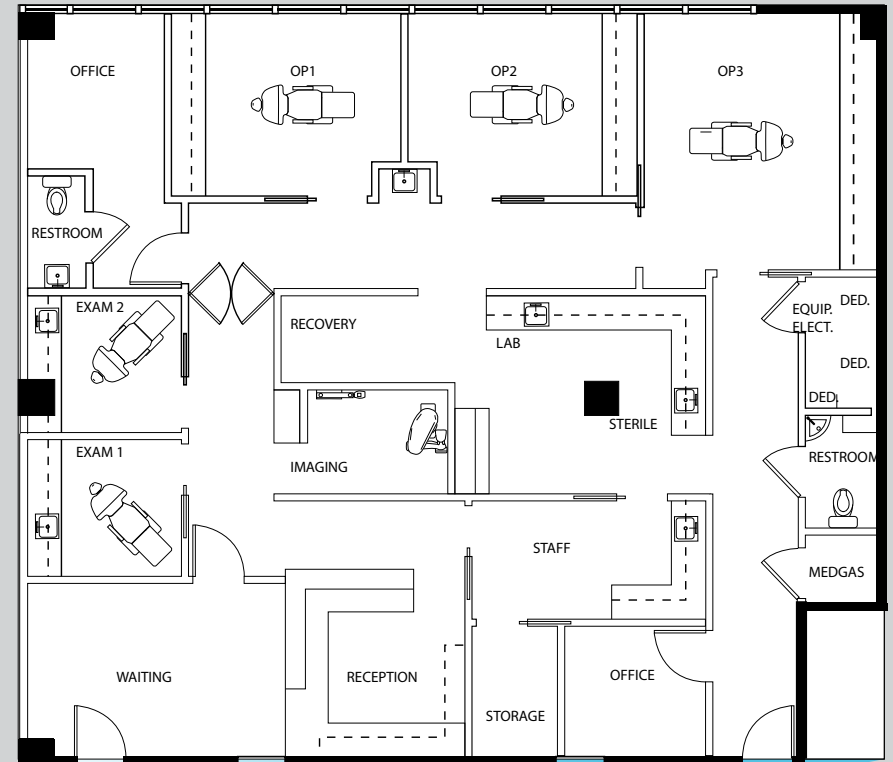
### LEASE RATE:

\$3.60/SF/Month

### SUBLEASE EXPIRATION DATE:

1/31/2027

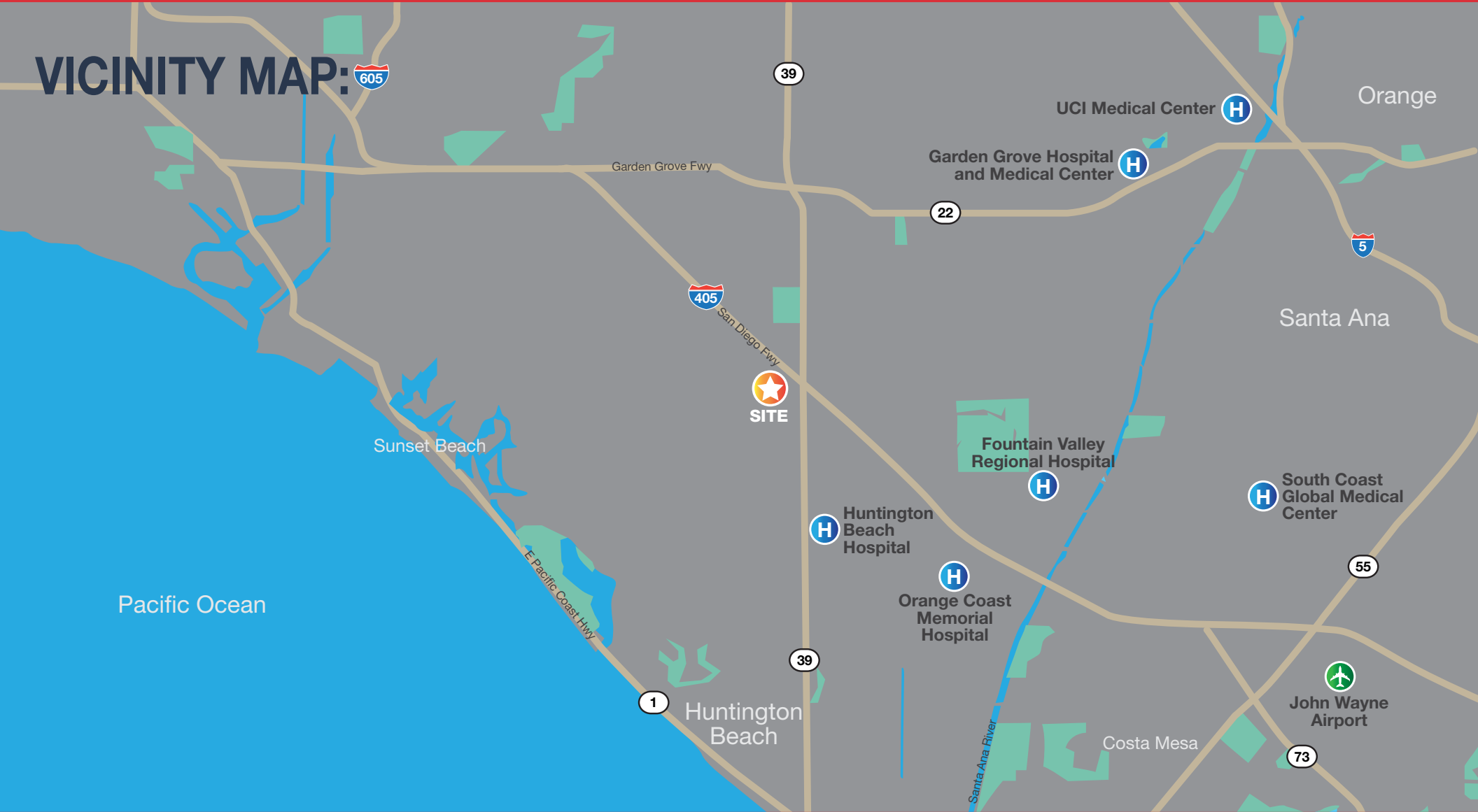
Landlord is willing to do a longer term



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647

## VICINITY MAP:



Kellie Hill  
(858) 461 - 8776 | LIC#01923075  
Kellie@MedWestRealty.com

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



# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



## DRIVE TIME ANALYSIS

