

FIRST TIME ON MARKET | MEDICAL OFFICE (TURN KEY)

2314 NEWPORT BOULEVARD

COSTA MESA, CALIFORNIA 92627



CHRIS DRZYGA

Vice President
949.263.5303
Lic. #01926212
chrisd@voitco.com

ERIC SMITH

Vice President
714.935.2310
Lic. #01940591
esmith@voitco.com

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, California 92614 • 949.851.5100 • 949.261.9092 Fax

www.VoitCo.com

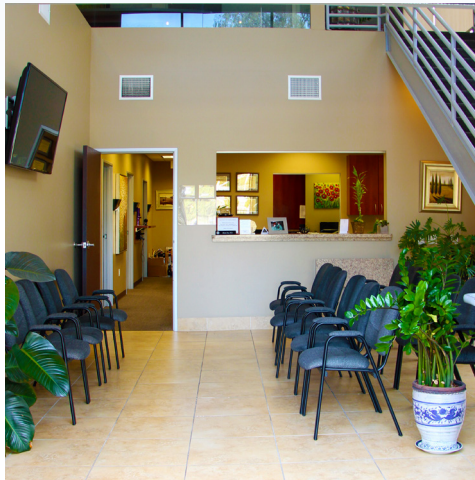
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PROPERTY FEATURES

- 3,350 SF Medical Office for Lease
- Rare, freestanding medical office building
- ADA compliant (verify)
- Building top signage
- Gated/secure access
- Solar panels lowers operating costs
- High-end interior improvements
- Turn key possible



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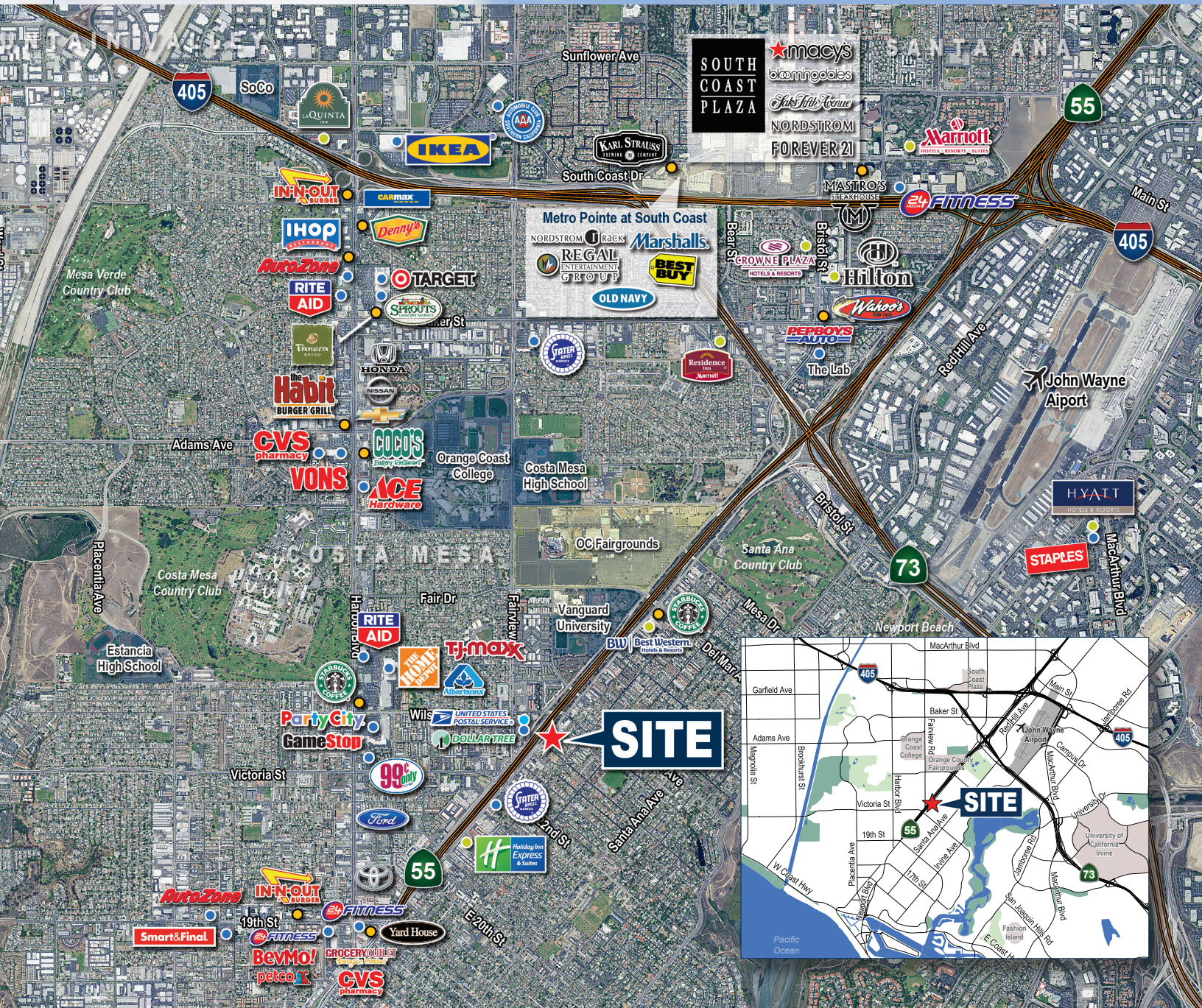
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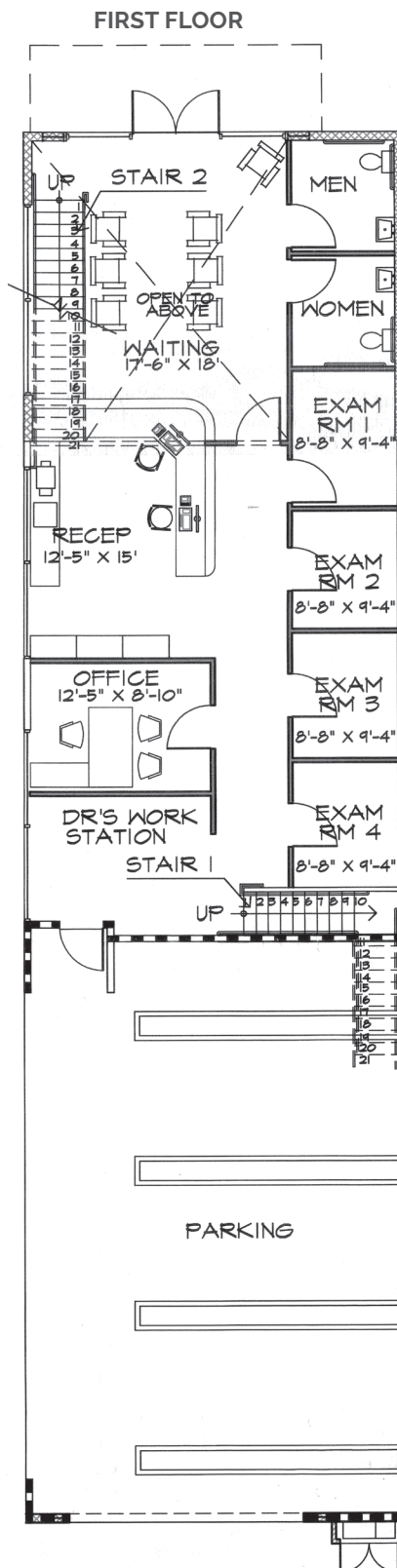
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1st Floor

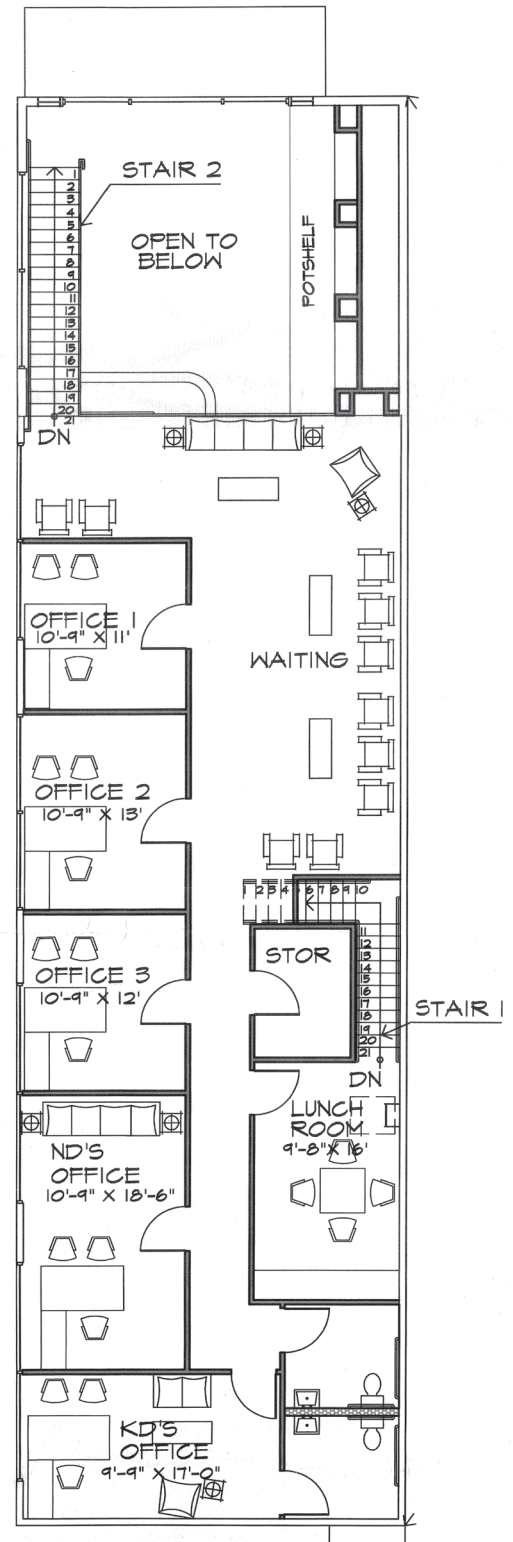
Waiting room, dedicated reception, nurses station, billing station, 4 operatories with sinks & restroom

2nd Floor

Large doctors office, 3 offices, floor-to-ceiling glass conference room, breakroom with sink, IT/Storage room, restroom



SECOND FLOOR



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