



FOR LEASE
1,961 - 3,376 SF

PACIFIC PARK MEDICAL-DENTAL
24541 Pacific Park Drive, Aliso Viejo, CA

GLOBAL HEALTHCARE SERVICES:

**Newmark Grubb
Knight Frank**
Global Corporate Services

GARTH HOGAN
CA RE License #01045154
949.608.2115
ghogan@ngkf.com

JOHN SCRUGGS
CA RE License #01796826
949.608.2102
jscruggs@ngkf.com

RYAN CLARK
CA RE License #01313065
949.608.2058
rclark@ngkf.com





PROPERTY DESCRIPTION:

24541 PACIFIC PARK MEDICAL-DENTAL is located in the affluent South Orange County community of Aliso Viejo. The property offers an exceptional location and access to local amenities for both patients and practitioners.

PROPERTY HIGHLIGHTS:

- Free covered surface parking
- Tenant improvement package available
- Floor plates ideal for medical doctors
- Immediate access to I-73, local shops, and restaurants
- Interior upgrades and building capital improvements underway

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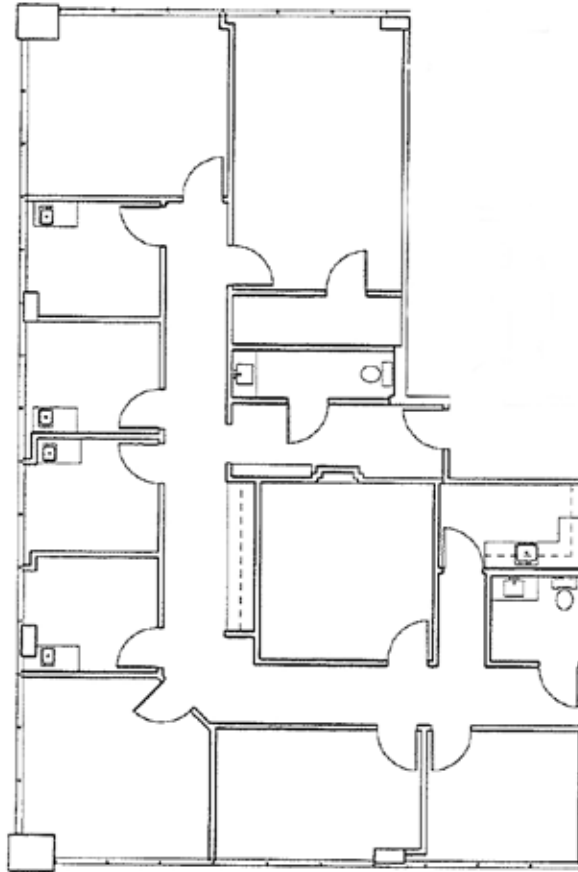
**Newmark Grubb
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Global Corporate Services

NGKF | 4675 MacArthur Court, Suite 1600, Newport Beach, CA 92660 (Corporate CA RE License #01355491)



FIRST FLOOR AVAILABILITY

Suite	SF	Available	Description
109	3,358	Immediate	<ul style="list-style-type: none">• 4 exam rooms• Large nuclear room• Fitness room• Conference room• 3 offices• 2 bathrooms• Waiting room (seats 8)



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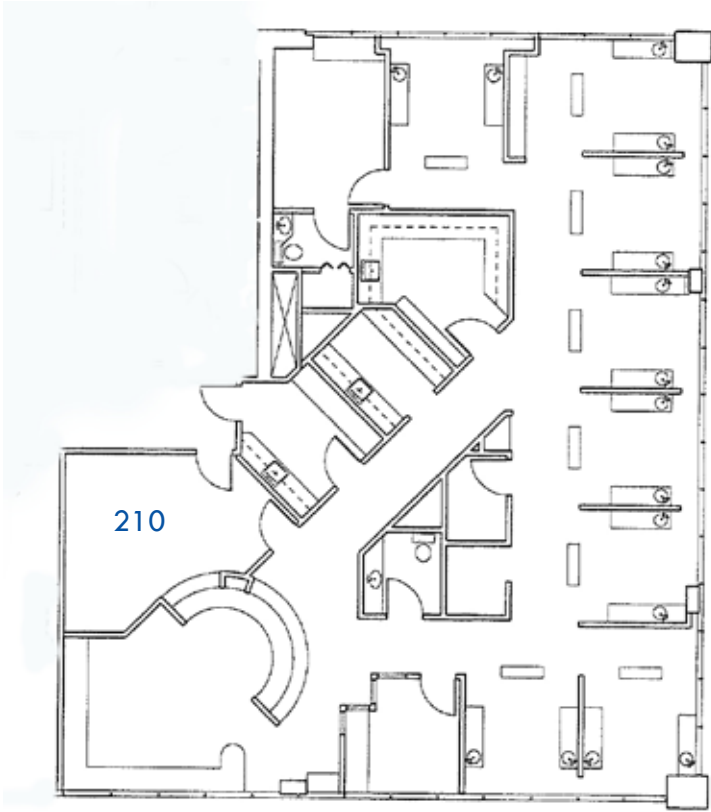
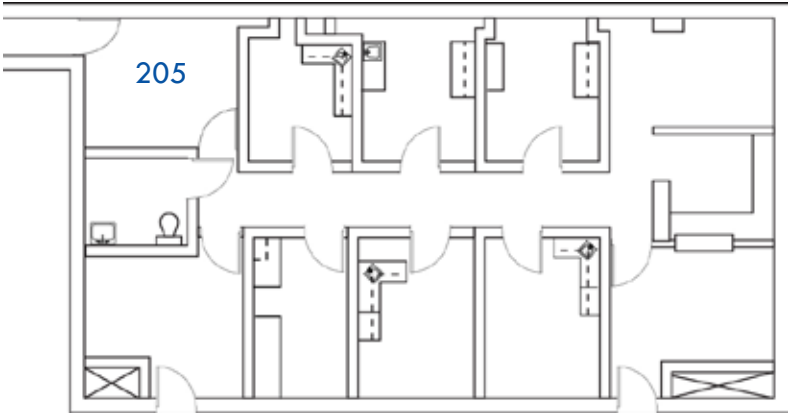
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SECOND FLOOR AVAILABILITY

Suite	SF	Available	Description
205	1,961	Immediate	• Up to 5 exam rooms
210	3,376	Immediate	• 8 exam rooms



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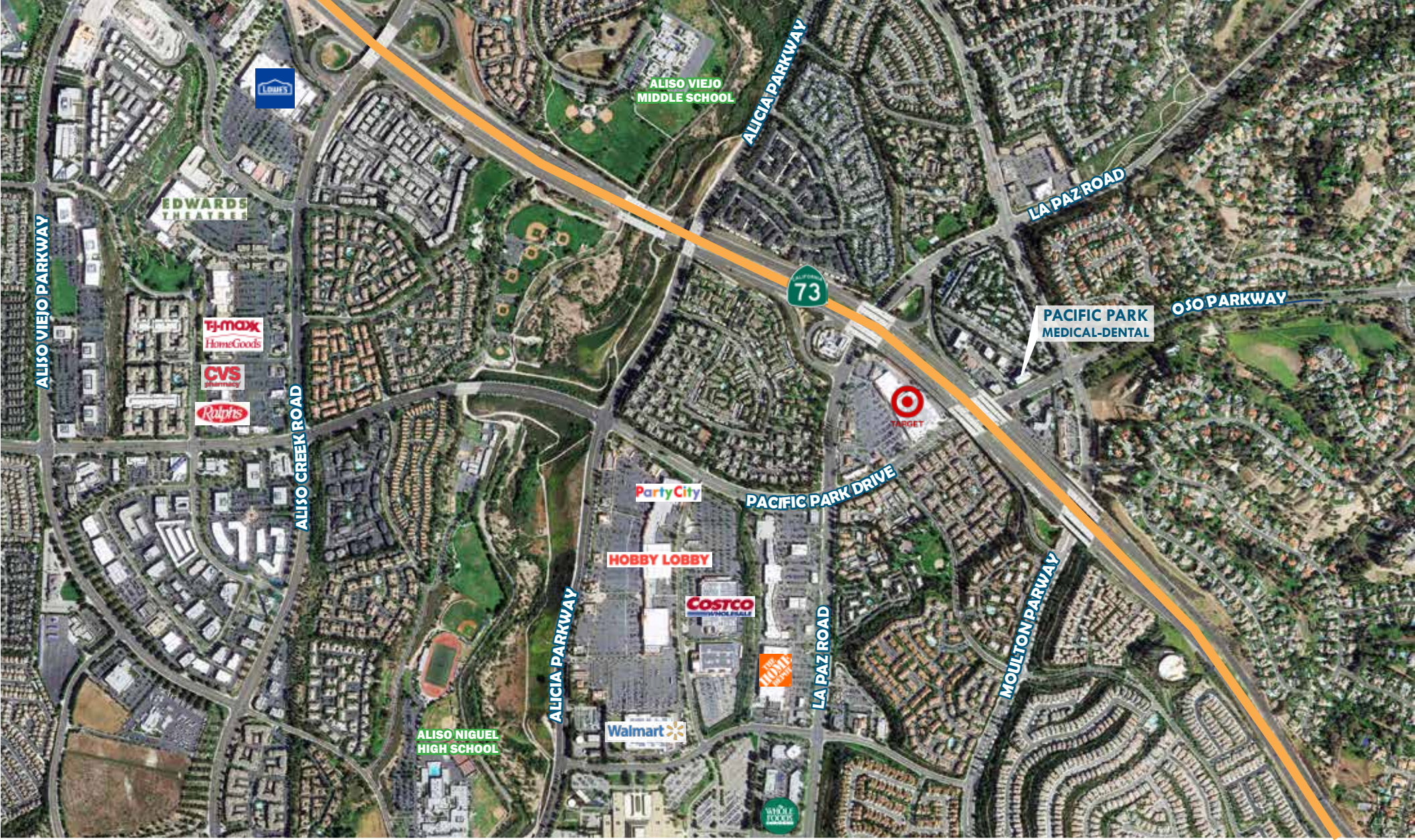
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.