



FOR LEASE
645 - 4,789 RSF

**Newmark Grubb
Knight Frank**
Global Corporate Services

ALISO VIEJO MEDICAL CENTER
24502 Pacific Park Drive, Aliso Viejo, CA

GLOBAL HEALTHCARE SERVICES:

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

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

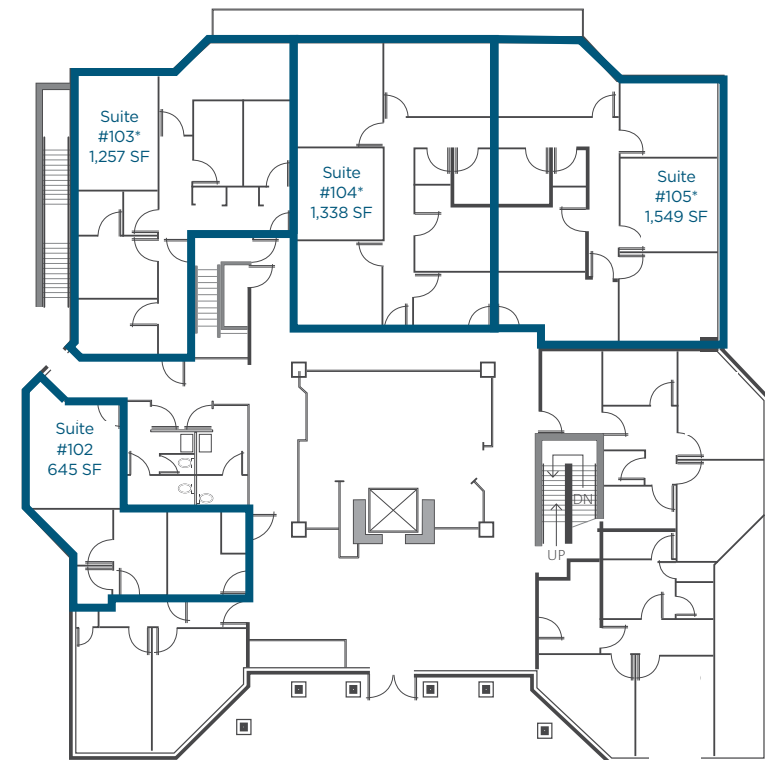
RYAN CLARK
rclark@ngkf.com
949.608.2058
CA RE License #01313065





PROPERTY HIGHLIGHTS:

- Class A medical office building
- \$2.35/SF NNN
- Existing 645 - 4,789 RSF medical offices
- Build-out allowance available
- Prime South Orange County location with immediate access to the 73 freeway, local shops and restaurants
- Newly remodeled building with updated common areas



*Suites can be combined

**Newmark Grubb
Knight Frank**
Global Corporate Services

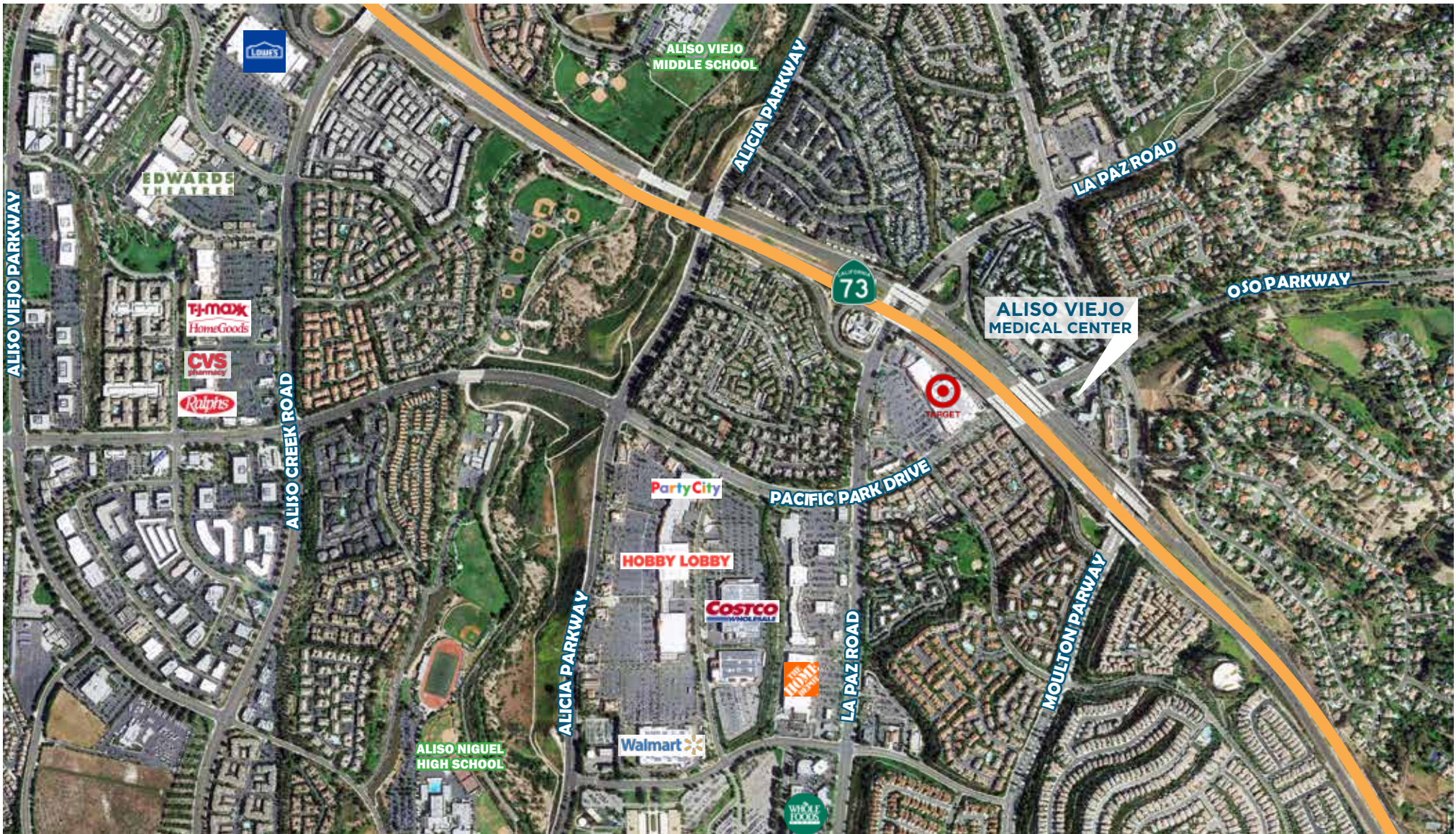
GLOBAL HEALTHCARE SERVICES:

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

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

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





**Newmark Grubb
Knight Frank**
Global Corporate Services

GLOBAL HEALTHCARE SERVICES:

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

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

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



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.

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