

OCEANVIEW MEDICAL CENTER

675 CAMINO DE LOS MARES
SAN CLEMENTE, CA



MEDICAL OFFICE SUITES FOR LEASE - 1,252 SF & 1,592 SF

GLOBAL HEALTHCARE SERVICES:

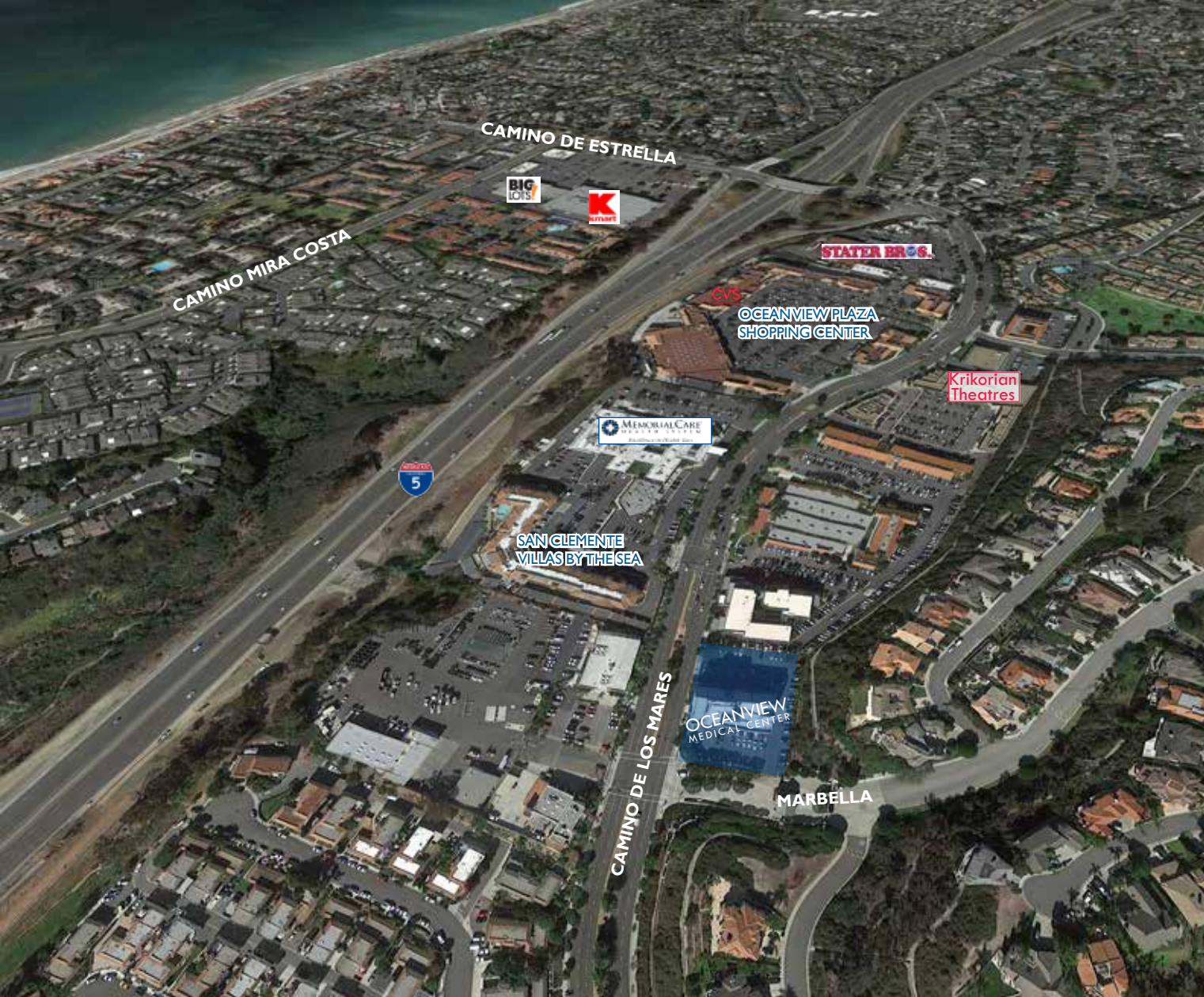
**Newmark Grubb
Knight Frank**
Global Corporate Services

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





OCEANVIEW MEDICAL CENTER is a best-in-class medical office building in one of South Orange County's most affluent regions. Located adjacent to Saddleback Memorial Medical Center (SMMC) San Clemente, Oceanview Medical Center is a five-story medical office building consisting of 30,913 rentable square feet.

HIGHLIGHTS:

- Suite 302/3rd floor - beautiful ocean views - 1,252 SF
- Suite 400/4th floor - 1,592 SF
- Ample free parking
- Trophy Class-A building, completely renovated in 2006
- Local amenities surrounding the building
- Close proximity to I-5
- Exceptional demographics, Orange County coastal location

GLOBAL HEALTHCARE SERVICES:

**Newmark Grubb
Knight Frank**
Global Corporate Services

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

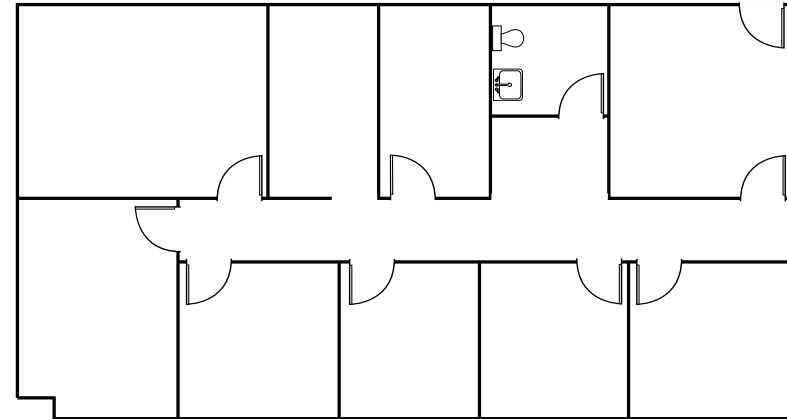
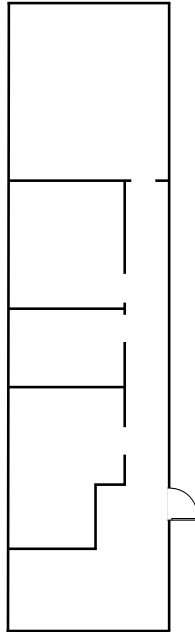
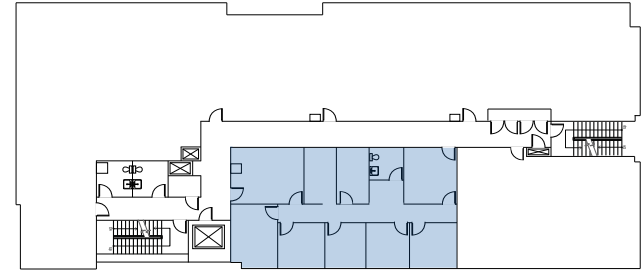
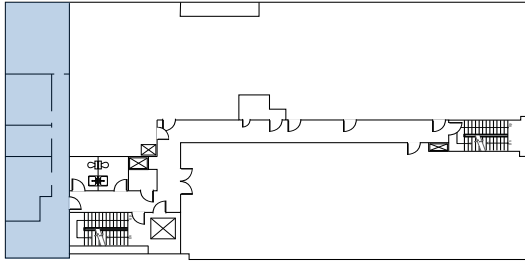
JOHN SCRUGGS
CA RE License #01796826
949.608.2102
jscruggs@ngkf.com

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

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



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.



FLOOR 3

Suite #302
1,252 SF
Ocean View

FLOOR 4

Suite #400
1,592 SF

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



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

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.