



Karen Sunday

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Broker ID #00870655

23 Corporate Plaza Drive | Suite 150 | Newport Beach | CA 92660



5140 Birch Street, Newport Beach

Medical and office building for lease

Two story non elevator served, building signage available

Type: Medical and office space three story building very close to John Wayne Airport

Suite 100: approximately 2,600 sq. ft. Currently medical space built out w many exam rooms and plumbing.

Suite 200: approximately 2,600 sq. ft. currently office space mainly open space.

Asking rent: Medical: \$2.95 per sq. ft. Modified Gross- Office space: \$2.30 per sq. ft. Modified Gross

Parking: Free parking, Tenant pays pro rata of electric and janitorial to the premises

How to tour: Call to show

Can be medical or office or skin care related plumbing available

Lease terms flexible.

For more Information:

Contact: Karen Sunday www.karensunday.com

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