



# 3140 RED HILL AVENUE

*Costa Mesa, California*

## ±1,370 - ±1,703 SF AVAILABLE FOR LEASE

### PROPERTY FEATURES

- Medical and Office Suites Available
- AAAHC Approved Operating Room On Premises
- Hoag Surgery Center Transfer Agreement
- Great Exposure on Corner of Red Hill Avenue and Baker Street
- Excellent Access to the 55, 73, 405 and 5 Freeways
- Close Proximity to Shopping, Restaurants and Health Clubs
- Ample Parking for Medical Uses
- Monument Signage Available



EXCLUSIVELY LISTED BY

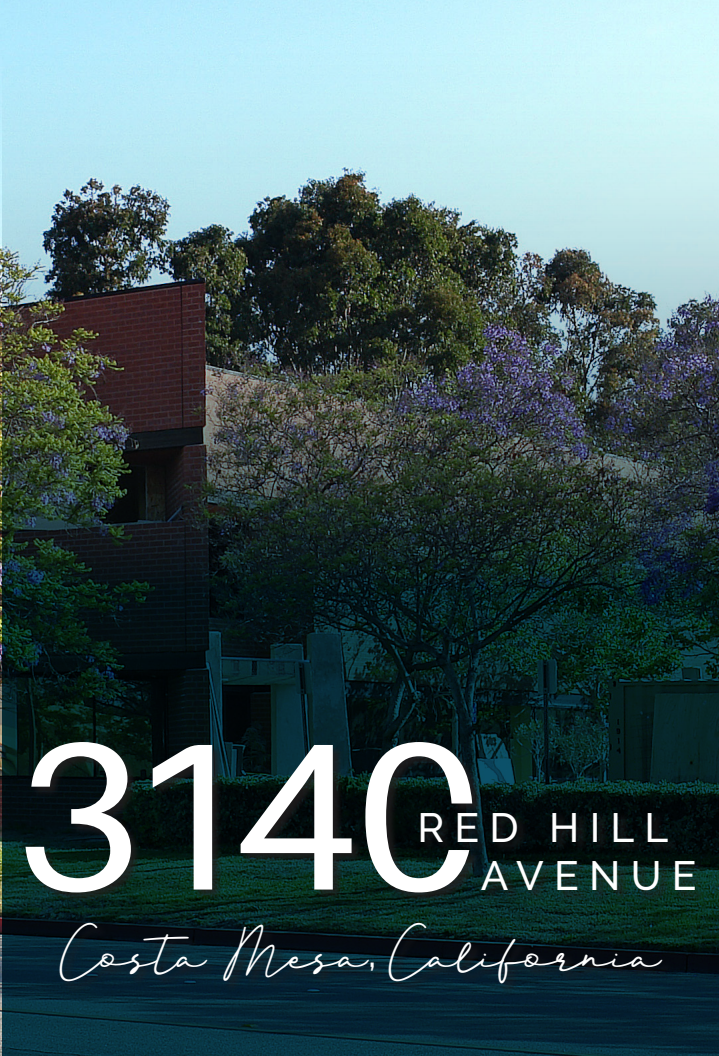
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PROPERTY GROUP**  
MAXIMIZING PROPERTY VALUES™

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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## AVAILABILITIES

SUITE	TYPE	SIZE	LEASE RATE	DESCRIPTION
170	Medical Office	±1,703 SF	\$2.25 MG	Great corner, ground floor location. Reception area, 2 interior offices, 2 exterior offices, 1 executive office and storage. Build to suit.
284	Medical Office	± 1,370SF	\$2.25 MG	Reception, waiting room, 4 exam rooms, private office, storage and kitchenette.

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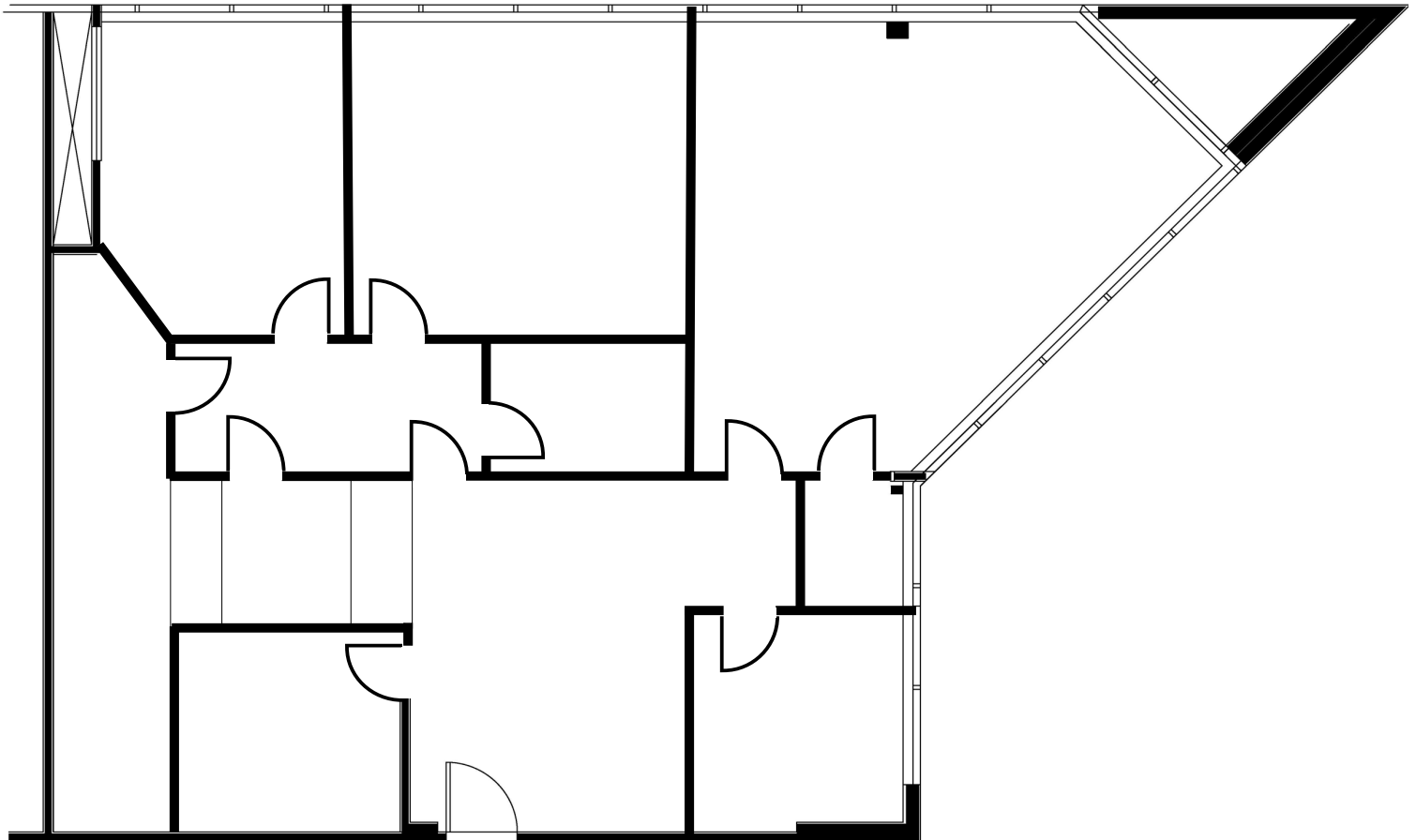
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# 3140 RED HILL AVENUE

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## SUITE 170

± 1,703 SF



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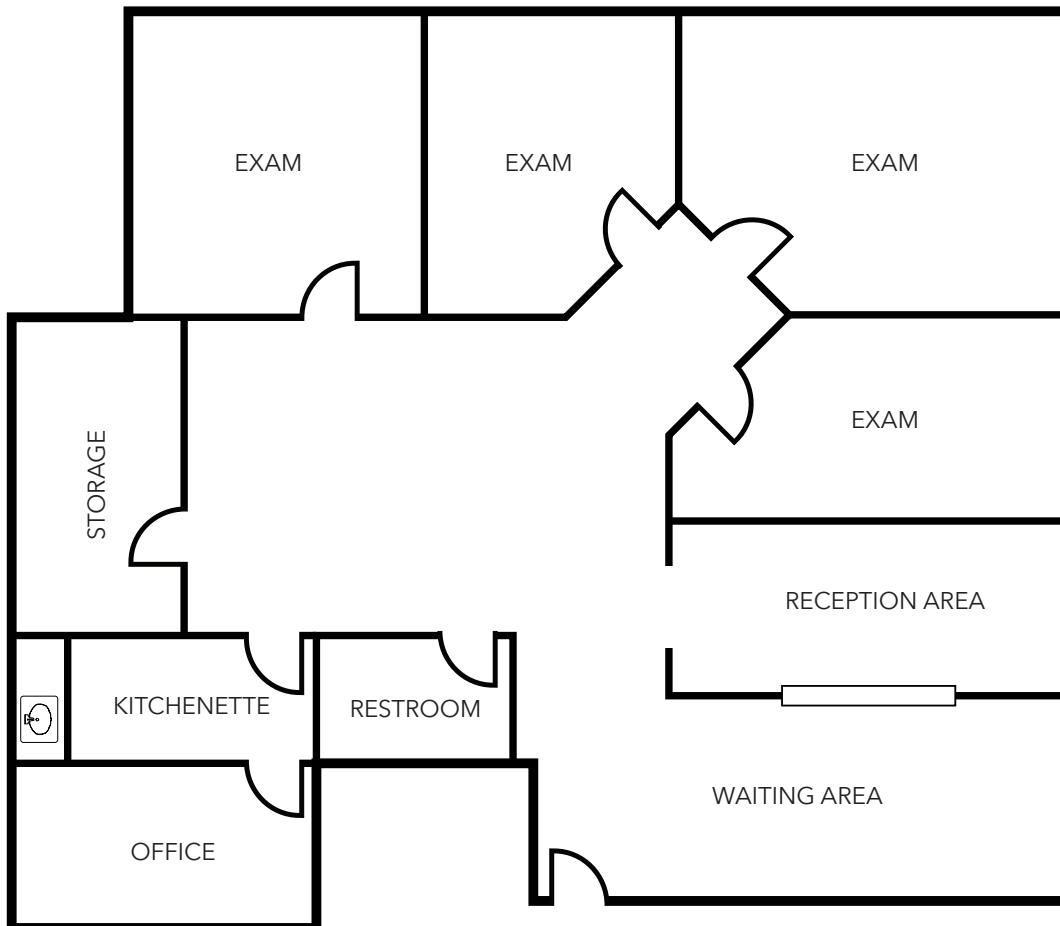
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3140 RED HILL AVENUE

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**SUITE 284**

± 1,370 SF



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