

FOR LEASE



**1401 N TUSTIN AVE**

**SANTA ANA, CA**

**Allen Basso**  
Senior Vice President  
CalDRE 01298152  
949.790.3130  
abasso@leeirvine.com

**Brian Garbutt**  
Senior Vice President  
CalDRE 01215482  
949.790.3166  
bgarbutt@leeirvine.com

**Eric Darnell**  
Senior Vice President  
CalDRE: 01888743  
949.790.3157  
edarnell@leeirvine.com

FOLLOW US ON INSTAGRAM @LEEASSOCIATESIRVINE



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.

## PROPERTY DETAILS



## FEATURES

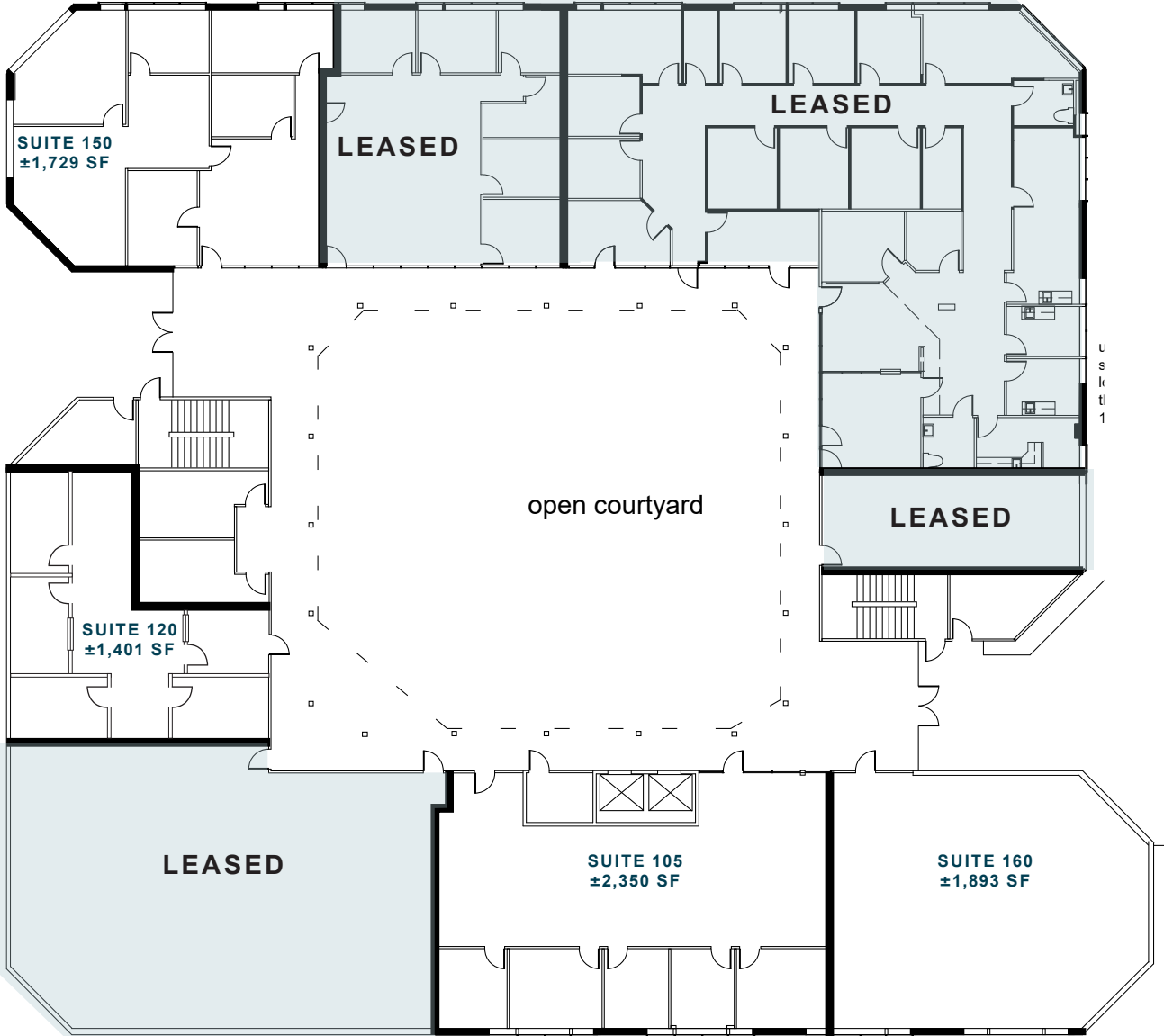
- MEDICAL AND OFFICE SUITES AVAILABLE
  - 3-STORY MEDICAL/OFFICE BUILDING
  - EASY ACCESS AND CONVENIENT PARKING
  - FREE SURFACE PARKING (RESERVED PARKING AVAILABLE UPON REQUEST)
  - PROFESSIONALLY MANAGED
  - IDEALLY SUITED FOR THERAPISTS, LAW FIRMS, DOCTORS AND ACCOUNTANTS
  - CENTRALLY LOCATED NEAR RESTAURANTS, BANKS AND MAJOR FREEWAYS
- \* ASKING RATE: \$2.25 FSG OFFICE  
\$2.75 FSG MEDICAL

## AVAILABILITY

Suite 105	Office	2,350	5 offices, large open area and 2 entrances into suite
Suite 120	Office	1,401	4 offices, reception, and waiting area
Suite 150	Office	1,729	Large reception/waiting area, 4 offices, storage/data area and open area
Suite 160	Office	1,893	Reception, private window offices, open area, and conference room
Suite 260	Office	1,440	Call for details
Suite 330	Medical	1,492	Waiting area, reception, 2 offices, 1 exam room and open area
Suite 350	Office	2,649	Reception and waiting area, 5 exam rooms, doctor office
Suite 360	Medical	5,286	Previous Physical Therapy space. Open area and private offices.
Suite 300/305/310	Office/Medical	5,526	\$2.40 FSG, Current Lab Space
Suite 300/305/310/360	Office/Medical	10,812	See attached plan

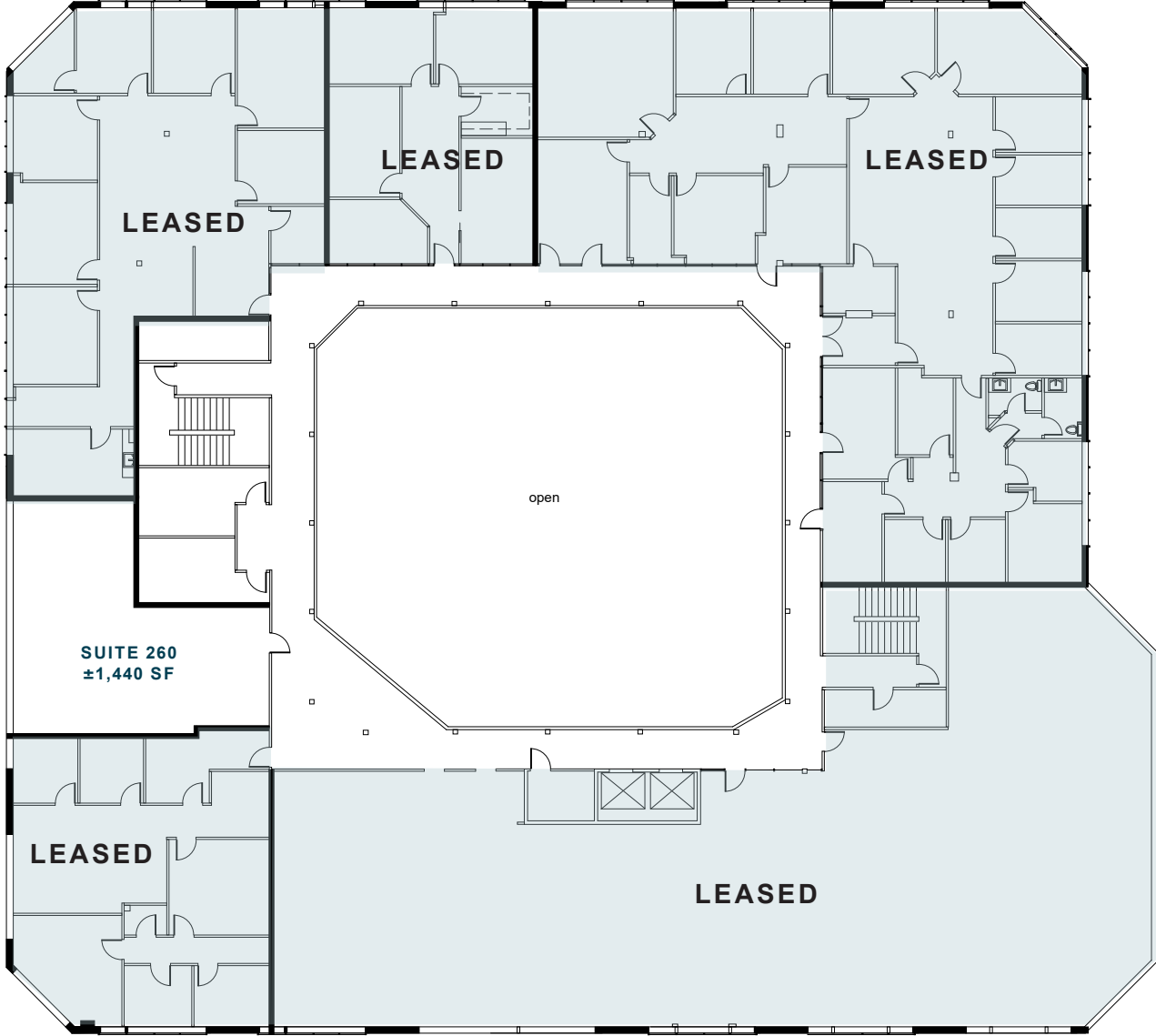
# 1ST FLOOR

±1,729 - ±4,243 SF AVAILABLE



# 2ND FLOOR

±1,440 SF AVAILABLE



# 3RD FLOOR

±1,492 - ±10,812 SF AVAILABLE

