

# 15825 LAGUNA CANYON ROAD IRVINE, CA

## Medical Office Space For Sublease

2,843 Rentable  
Square Feet



For more information, contact:

Mark W. Gardner  
(949) 644-5900 - Ext. 565  
Tenant Advisor  
Mgardner@traversrealty.com  
Lic #: 01353867

Michael J. Lewis  
(949) 644-5900 - Ext. 579  
Tenant Advisor  
Mlewis@traversrealty.com  
Lic #: 01894681



## TRIVERS REALTY

840 Newport Center Drive  
Suite 770  
Newport Beach, CA 92660

CA Lic #: 00478795  
OC Lic #: 01202640

949.644.5900 Tel.  
949.644.5990 Fax

[www.traversrealty.com](http://www.traversrealty.com)

Sublease Premises: Suite 201  
Size: 2,843 RSF  
Asking Rate: \$2.50 NNN  
Term: Thru April 14, 2014  
Longer Term Possible

### FEATURES & AMENITIES

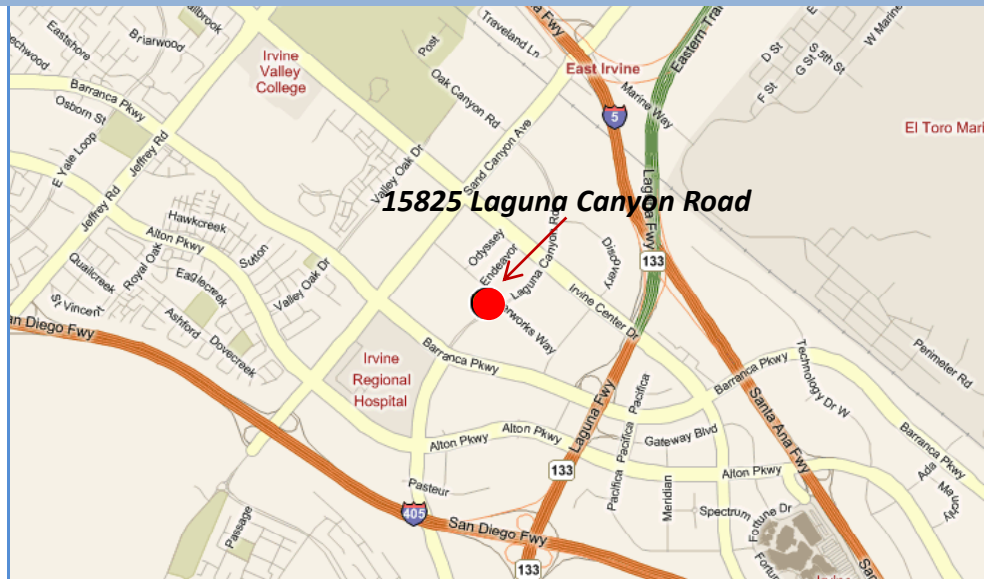
- Excellent location near Hoag Hospital - Irvine and Kaiser Permanente
- Home of Specialty Surgical Center
- 97% occupied building
- High-end finishes
- Excellent 405, 5 and 133 freeway access
- Near restaurants & retail amenities
- Strong credit sublessor

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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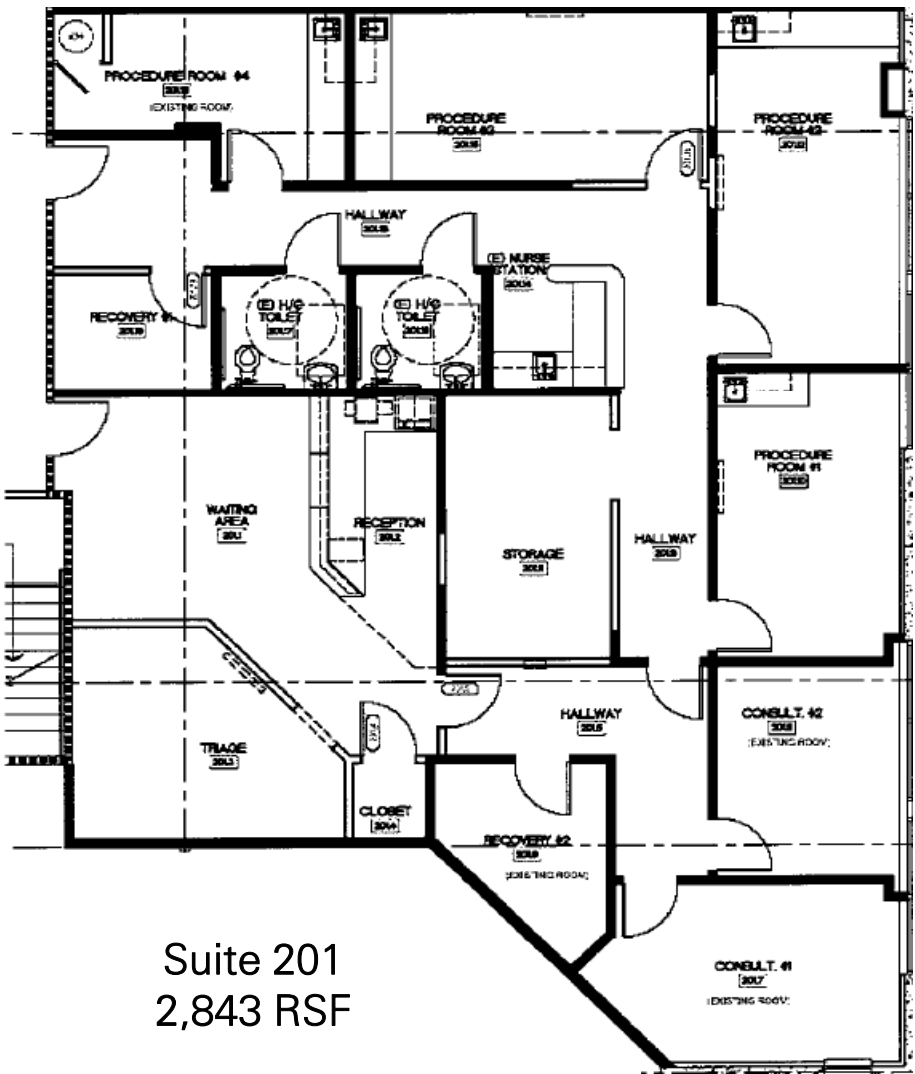
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