

Harbor Nutmeg Plaza

1520 NUTMEG
PLACE

COSTA MESA | CA

Office / Medical Building – For Lease



Lee & Associates | Orange is pleased to present the opportunity to lease 1520 Nutmeg Place in Costa Mesa, a two-story building offering flexible office and medical space options. The property is adjacent to Costa Mesa Square, featuring popular retailers such as Target, Sprouts, and Board & Brew. With immediate access to the 405, 73, and 55 freeways, the location provides convenient access to a wide range of nearby amenities including travel, dining, banking, and shopping.



Building Summary

Lease Rates:

First Floor (Medical/Ofc) - \$2.65/SF MG
Second Floor (Office) - \$1.95/SF FSG*

Availabilities:

Suite 100 – Medical or Office
+/-2,818 square feet

Suite 110 – “Move in Ready” Medical
+/-2,917 square feet

Suite 240 – Shell Condition, Office
+/-7,416 square feet (*Rate Withheld)

Suite 220 – “Move in Ready” Office
+/-1,098 square feet

Suite 250 – Office
+/-1,779 square feet

Zoning:

C1 Local Business District
[Link to Permitted Uses](#)

Signage:

Possible Eyebrow Signage

Parking:

+/- 5:1,000 Surface Parking

Freeways:

405 Freeway (+/- 2 Minute Drive)
55 Freeway (+/- 6 Minute Drive)

Nearby Amenities:

Costa Mesa Square (Target, Sprouts, Board and Brew, Starbucks, etc), South Coast Plaza, OC Mix/ SOCO, Banking, Entertainment & more!

Website:

<http://properties.leeorange.net/1520nutmeg>

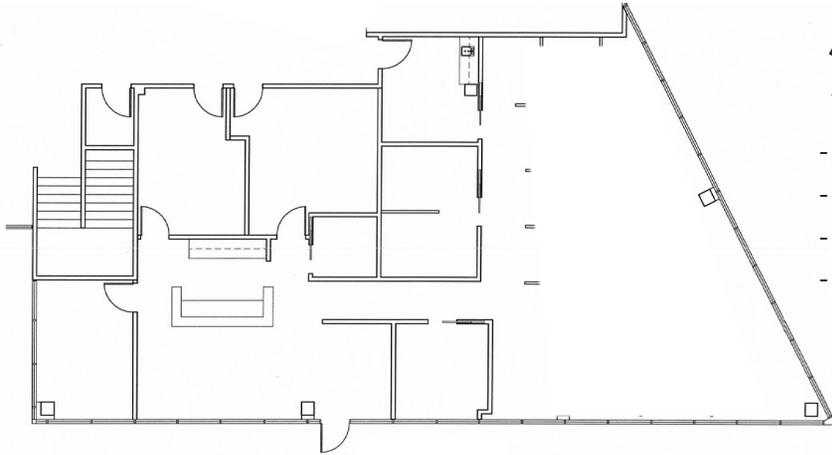


Floor Plans

First Floor

Suite 100 / Suite 110

\$2.65/SF/Mo Modified Gross



Suite 110

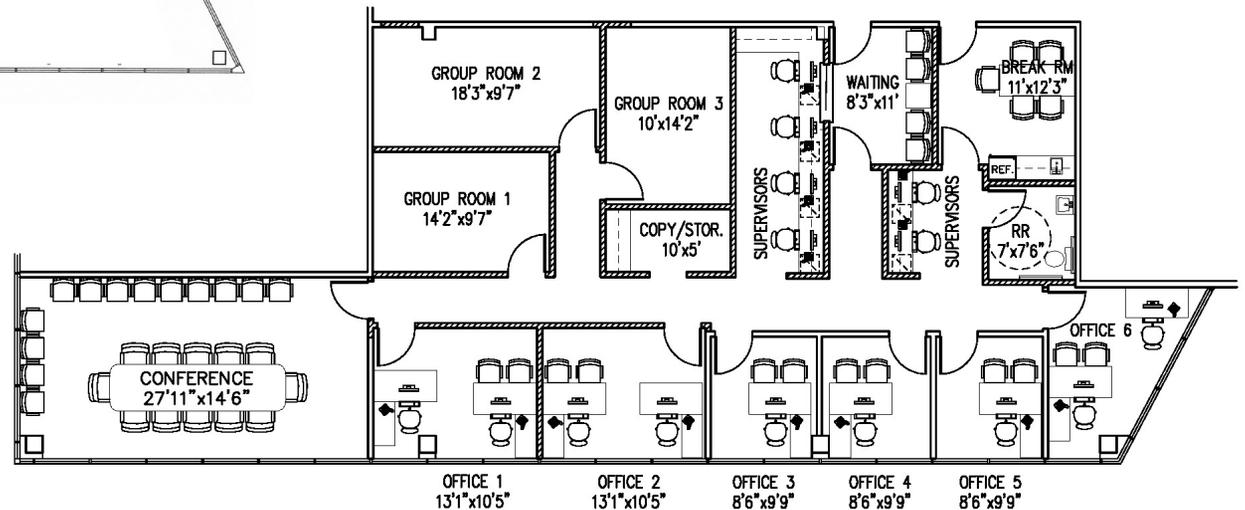
+/-2,917 RSF

- Ground Floor Medical Office
- "Move in Ready" Condition
- Efficient layout

Suite 100

+/-2,818 RSF

- Ground Floor Medical Office
- Private Exterior Entrance + Interior
- Former Physical Therapy Office
- Eyebrow Signage Possible



JAIMESON HEARNE

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MARSHAL VOGT

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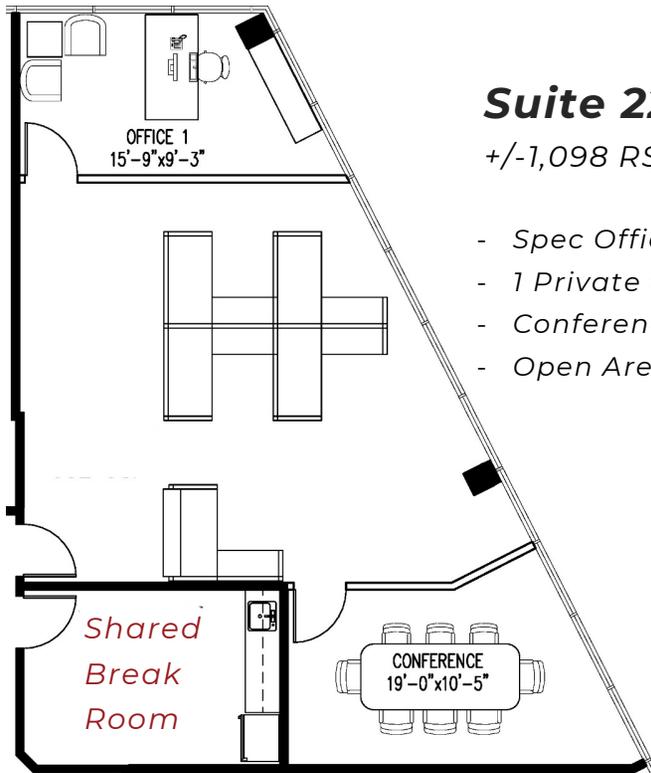


Floor Plans

Second Floor

Suite 220 / Suite 250

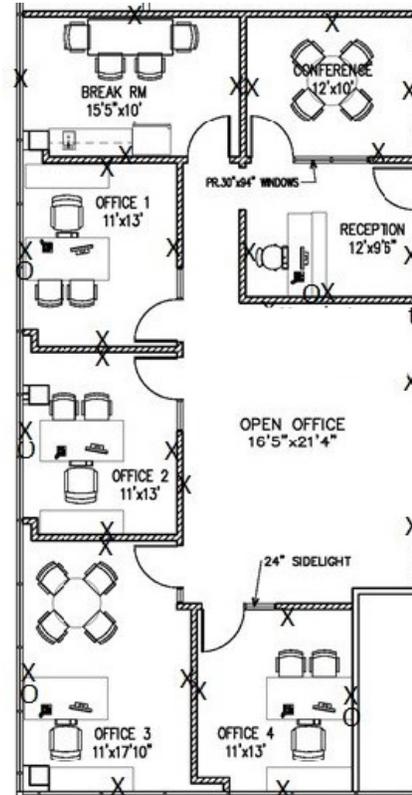
\$1.95/SF/Mo Full-Service Gross



Suite 220

+/-1,098 RSF

- Spec Office/ Move in Ready
- 1 Private Office
- Conference/ Office
- Open Area



Suite 250

+/-1,779 RSF

- Reception Area
- 4 Private Offices
- Break Room
- Conference/ Office
- Open Area

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **OFFICE ADVISORY GROUP**
VOGT | HEARNE

Floor Plans

Second Floor

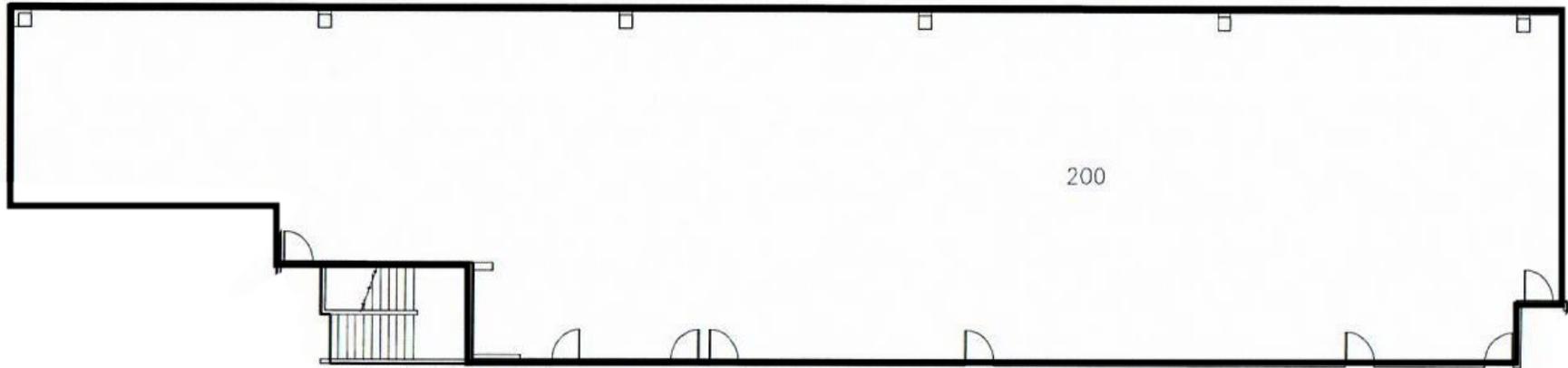
Suite 240

\$Withheld/SF/Mo Full-Service Gross

Suite 240

+/-7,416 RSF

- *Shell Condition with Tenant Improvement Package Available*
- *Multiple Entrances*
- *Excellent Window Line*
- *Call for Rate Details*



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Amenities Map



In Proximity to:



South Costa Plaza

+/-2.8 Miles



John Wayne Airport

+/-4.5 Miles



UC Irvine

+/-5.7Miles



Orange Cost Memorial Hospital

+/-3.6 Miles

Hoag Hospital Newport Beach

+/-4.4 Miles

South Coast Global Medical Center

+/-4.3 Miles

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Exclusive Agents

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