

# WOODBIDGE SQUARE MEDICAL

4980 Barranca Parkway, Irvine



## FOR LEASE

## SUITE 201: 2,887 USF / 3,419 RSF

**Newmark Grubb  
Knight Frank**  
Global Corporate Services

**EXCLUSIVE AGENTS:**

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**WOODBRIDGE SQUARE MEDICAL** is a 36,100 SF Class B medical office building located in the highly desirable Barranca Medical Corridor. As one of the market's newest medical office assets, the property offers first class amenities with easy access and convenient surface parking for tenants and their patients.

## HIGHLIGHTS

- Two-Story, Class B Medical Office Building
- Located in The Highly Desirable Barranca Medical Corridor
- Improved Orthopedic and Physical Therapy Suite - Suite 201
- Free On-Site Surface Parking

## AVAILABILITY

Floor	Suite	SF	Available	Exam Rooms
2	201 (Improved Orthopedic and Physical Therapy)	2,887 USF 3,419 RSF	Immediate	5+ with PT space

## 2015 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	24,518	156,109	338,758
Median Household Income:	\$96,970	\$93,892	\$89,362
Daytime Employee Population:	8,693	104,955	353,794

Source: CoStar

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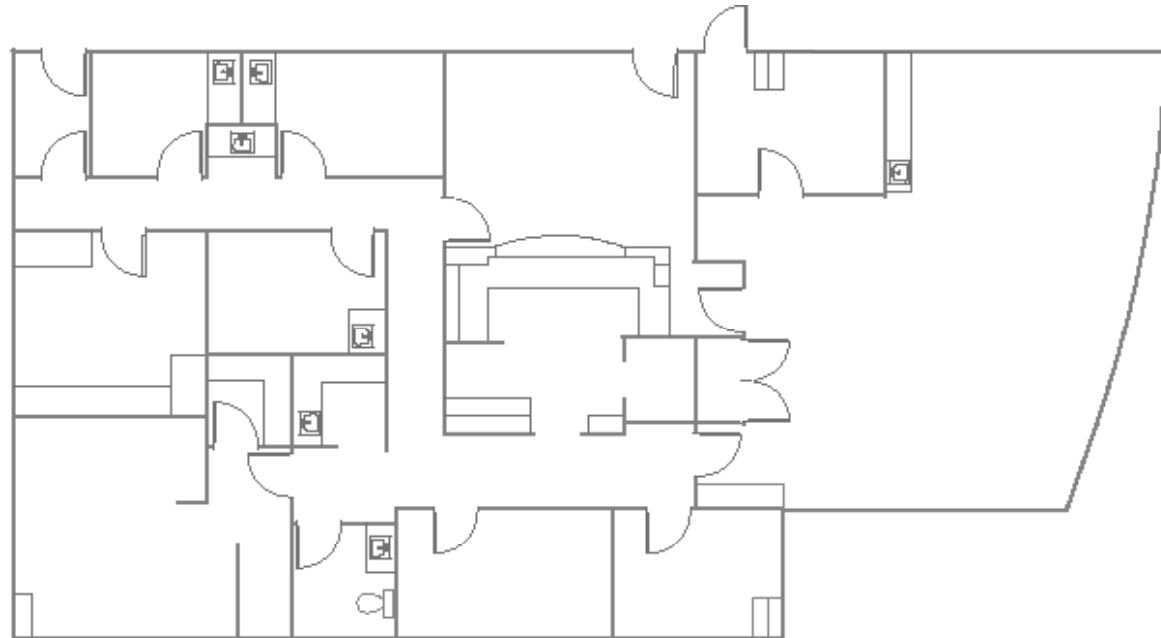
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## FLOOR PLAN

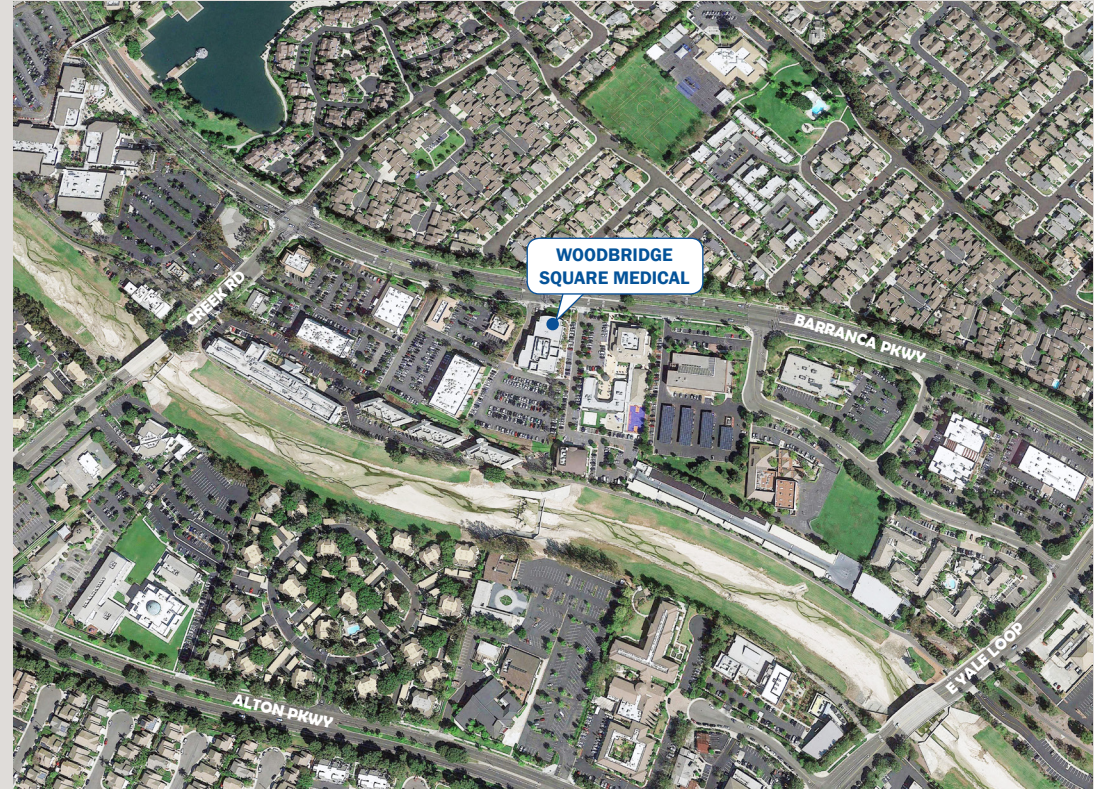
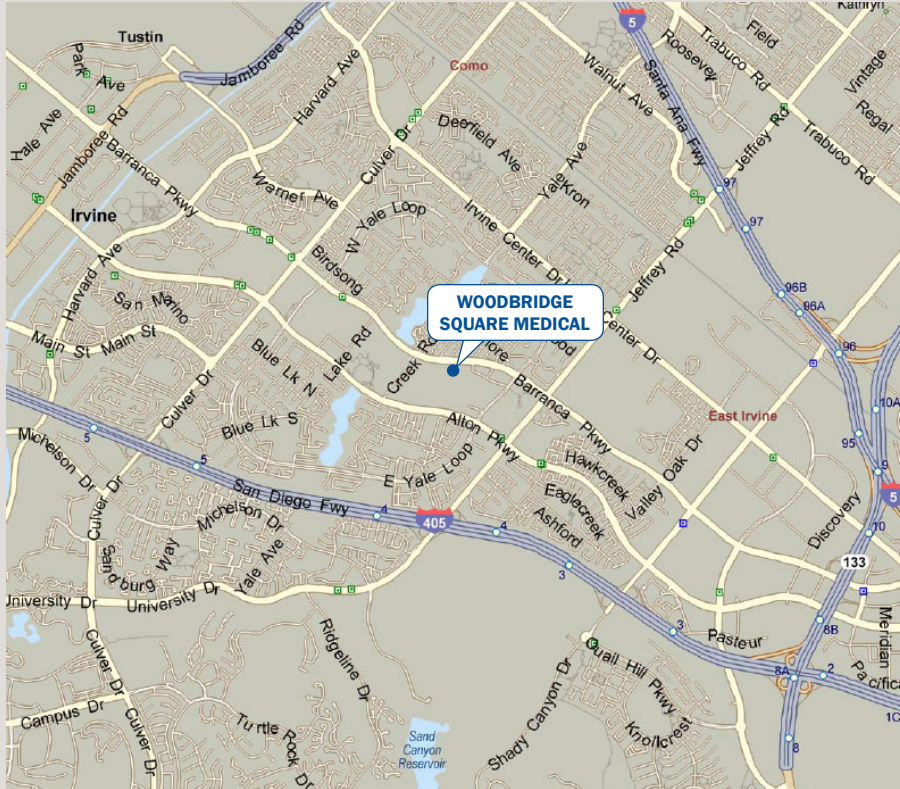
SECOND FLOOR  
SUITE 201  
2,887 USF  
3,419 RSF  
AVAILABLE NOW  
5+ EXAM ROOMS WITH PT SPACE



**EXCLUSIVE AGENTS:**



## SITE & AERIAL MAPS



NGKF | 4675 MacArthur Court, Suite 1600, Newport Beach, CA 92660

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.