

# BEACH MEDICAL

17742 Beach Boulevard, Huntington Beach, CA

Medical  
Office  
Available

1,034 - 4,674 SF

Exclusive Agents:

**JOHN SCRUGGS**

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## Overview

**Beach Medical Building** is a 55,734 SF Class B medical office building located on the campus of Huntington Beach Hospital at the intersection of Beach Boulevard and Newman Avenue.

# BEACH MEDICAL BUILDING

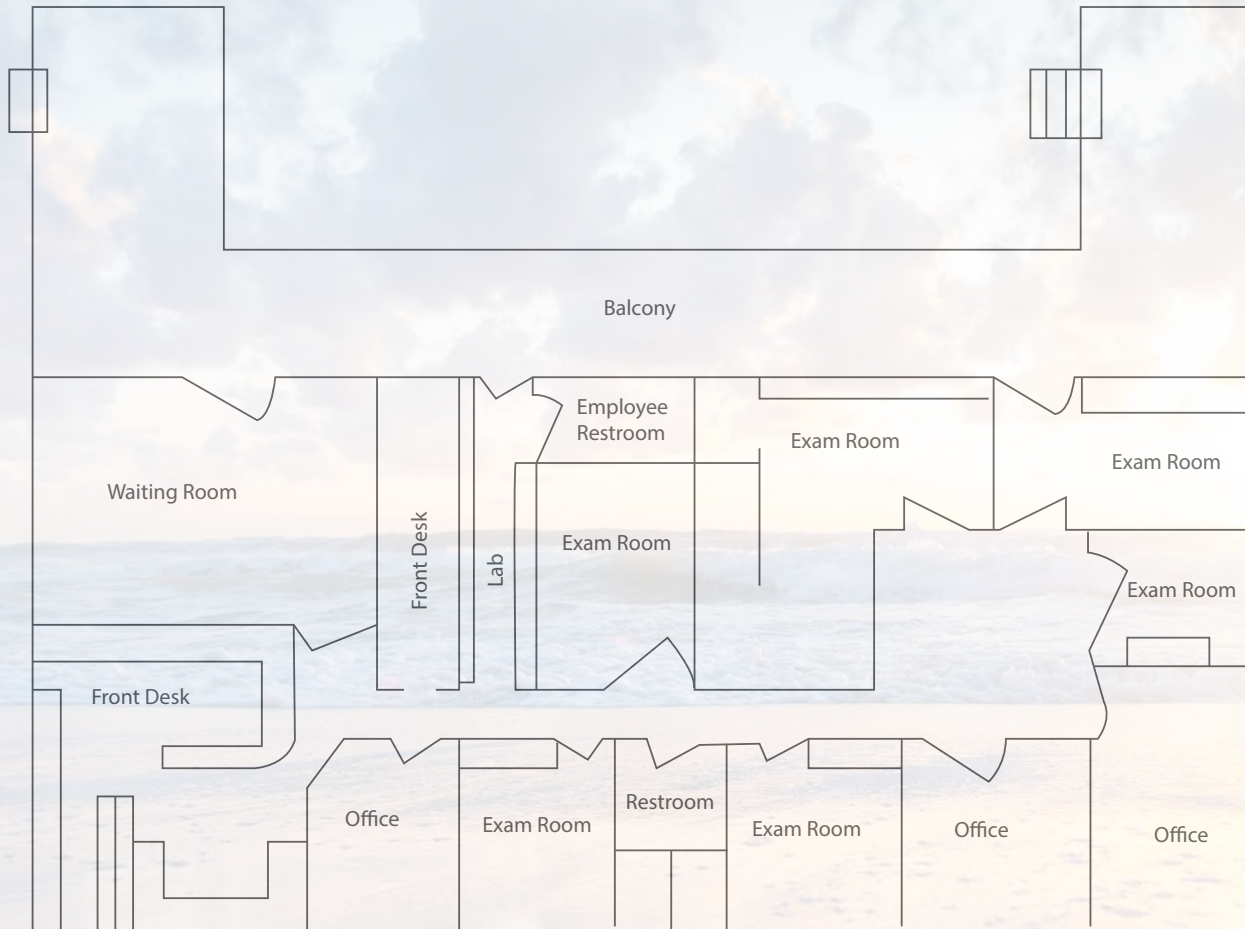
## Highlights

- All Suites Available Now
- \$2.75 FSG
- Ample Free Parking
- Dramatic Atrium Lobby Entrance
- Pharmacy on 1st Floor
- Convenient Access to 405 Freeway
- Suites with Exterior Balconies
- Tenant Improvement Allowance Available





# AVAILABLE SPACE

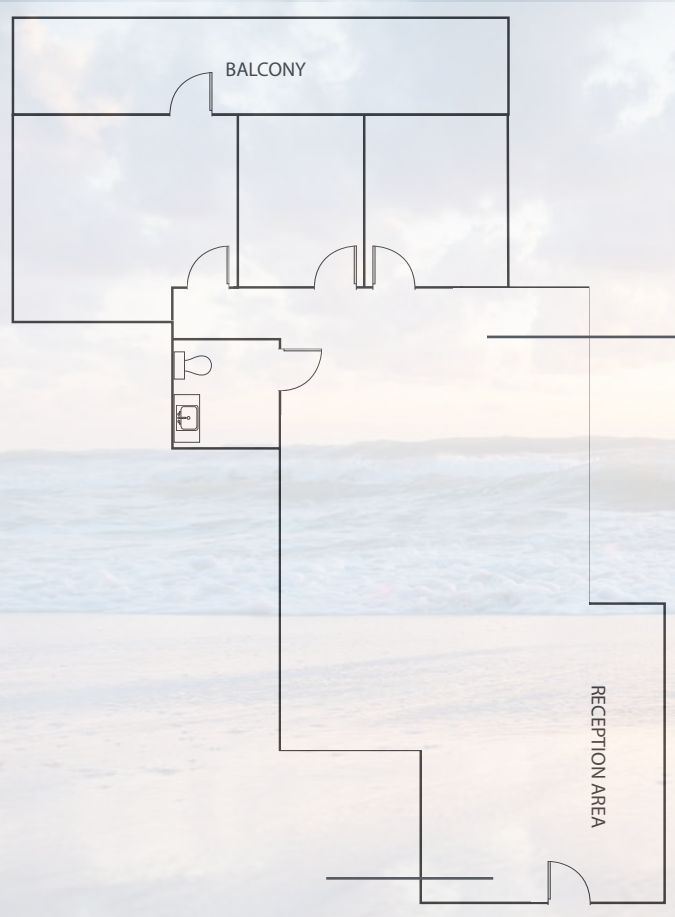


## 3rd FLOOR Approximately 2,746 SF Suite 345

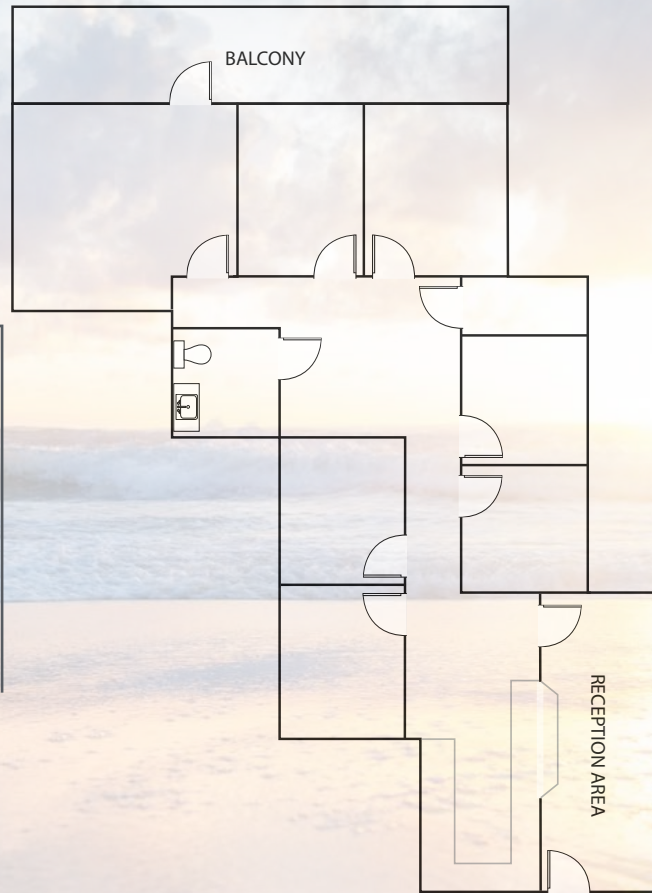
- Available Now
- \$2.75 FSG
- Reception Area
- 3 Private Offices
- 6 Exam Rooms
- Waiting Room
- 3 Restrooms
- Nurse's Station
- Lab

# AVAILABLE SPACE

EXISTING LAYOUT

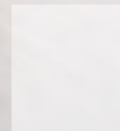


HYPOTHETICAL LAYOUT



## 2nd FLOOR Approximately 1,653 SF Suite 202 (Conceptual Layout)

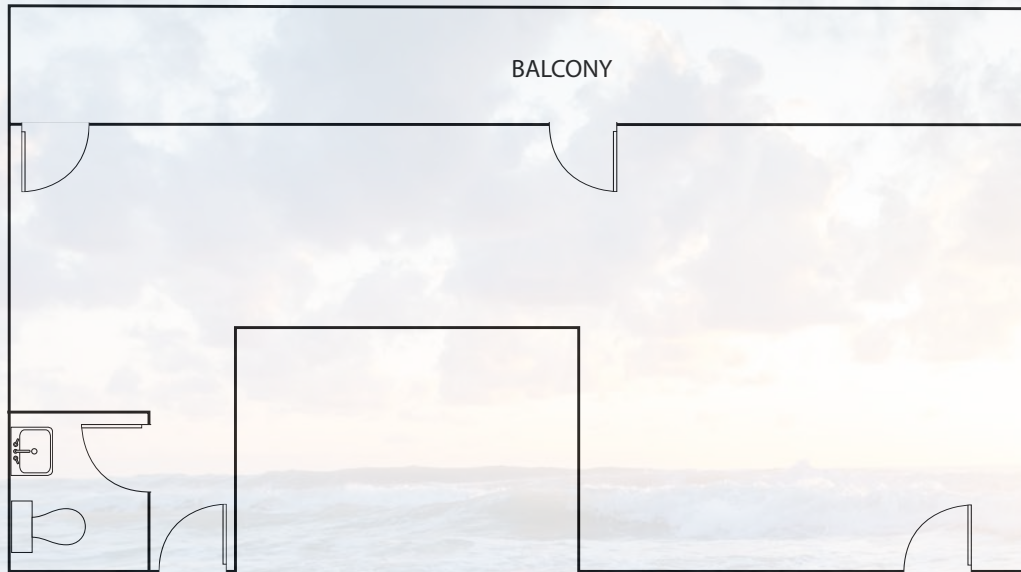
- Available Now
- \$2.75 FSG
- Reception Area
- Private Office
- 5 Exam Rooms
- Procedure Room
- ADA Restroom
- Nurse's Station
- Storage





# AVAILABLE SPACE

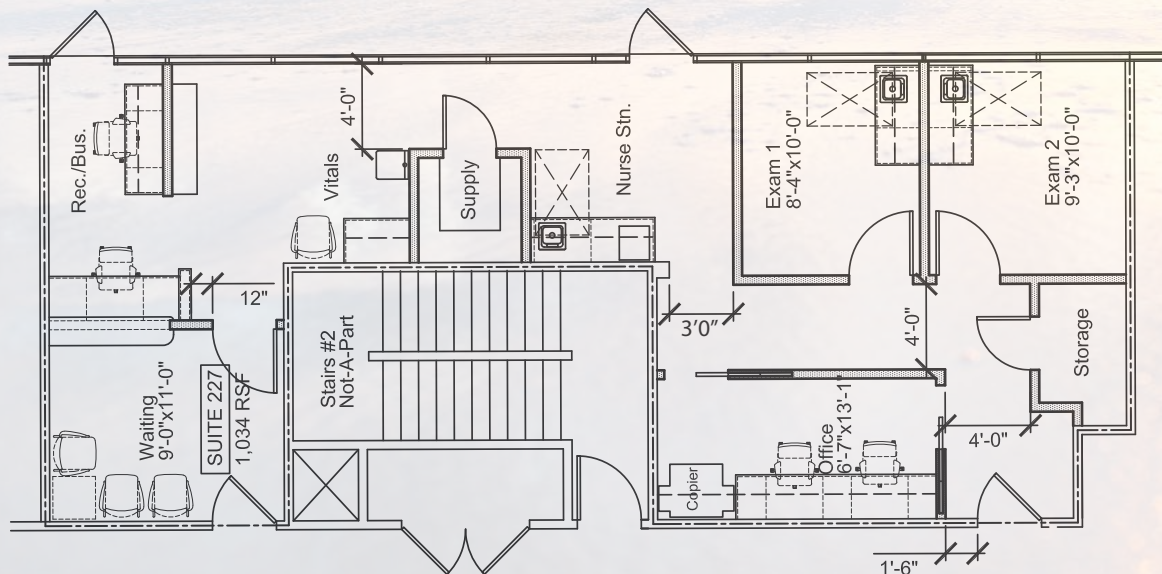
EXISTING LAYOUT



## 2nd FLOOR Approximately 1,034 SF Suite 227 (Existing Layout)

- Available Now
- \$2.75 FSG
- Reception Area
- Waiting Area
- TI's Available
- 2 Exam Rooms
- Storage

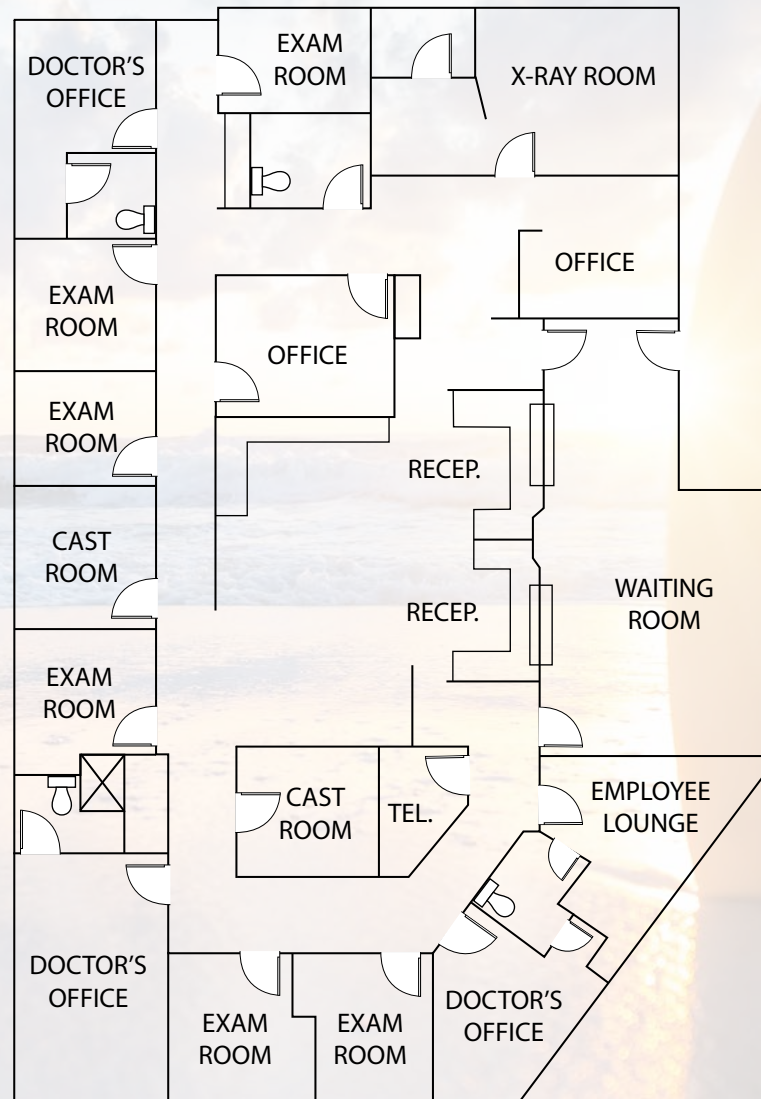
HYPOTHETICAL LAYOUT



# AVAILABLE SPACE

## 2nd FLOOR Approximately 4,674 SF Suite 245 (Existing Layout)

- Available Now
- \$2.75 FSG
- Reception Area
- Employee Lounge
- 5 Private Office's
- 6 Exam Rooms
- 2 Cast Rooms
- X-Ray Room
- 3 Restrooms







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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.

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