



MadisonMarquette
A Capital Guidance Company

Medical Office Spaces

1140 WEST LA VETA, ORANGE, CA 92868

FOR LEASE | ± 1,270 - 6,624 SF



1140 W La Veta Ave., Orange, CA 92868

Building Features

- Located on St. Joseph/CHOC Hospital Campus
- Excellent access to the 22, 55, 57, & 5 Freeways
- Great tenant referral base
- Impressive Surgery Center on 3rd Floor

The information contained herein has been gathered from sources deemed reliable. Though we have no reason to doubt the accuracy, we do not guarantee it.

CONTACT INFORMATION:

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madisonmarquette.com | CalBRE 01522492

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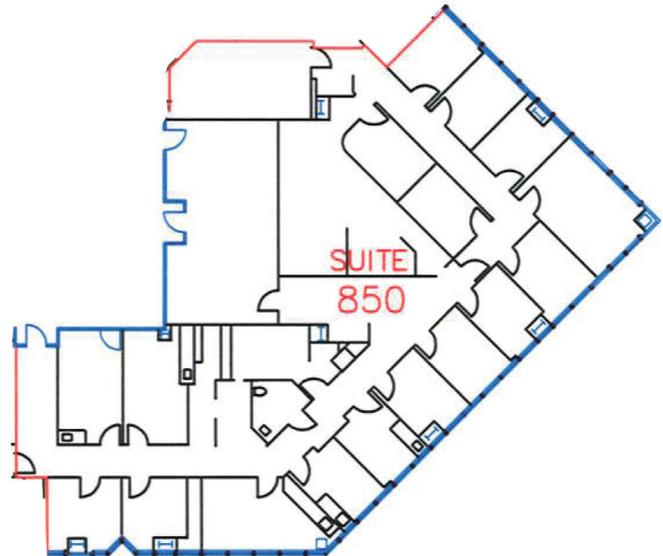


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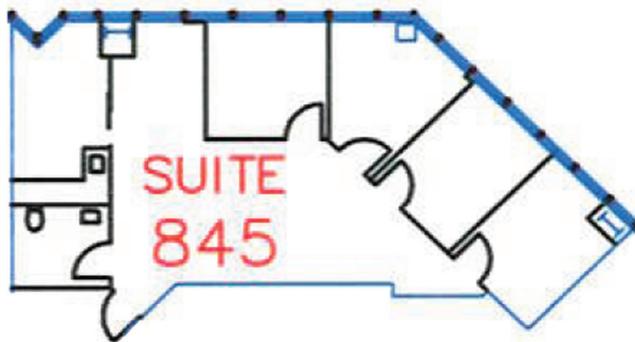
Building Features

- ▶ Valet parking and large parking structure
- ▶ On-site professionally managed
- ▶ 1,000 member medical staff
- ▶ On-site pharmacy and cafe
- ▶ Building Class A
- ▶ Lease Rate: \$3.83 FSG



SUITE 850 - EIGHT FLOOR: APPROX. 5,354SF

**Can be contiguous with suite 845 for a total of 6,624 sf*



SUITE 845 - EIGHT FLOOR: APPROX. 1,270 SF

**Can be contiguous with suite 850 for a total of 6,624 sf*

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