

# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



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**Medical Suite  
for Lease**

# Bella Terra Medical

7677 Center Avenue, Huntington Beach, CA 92647



## FEATURES:

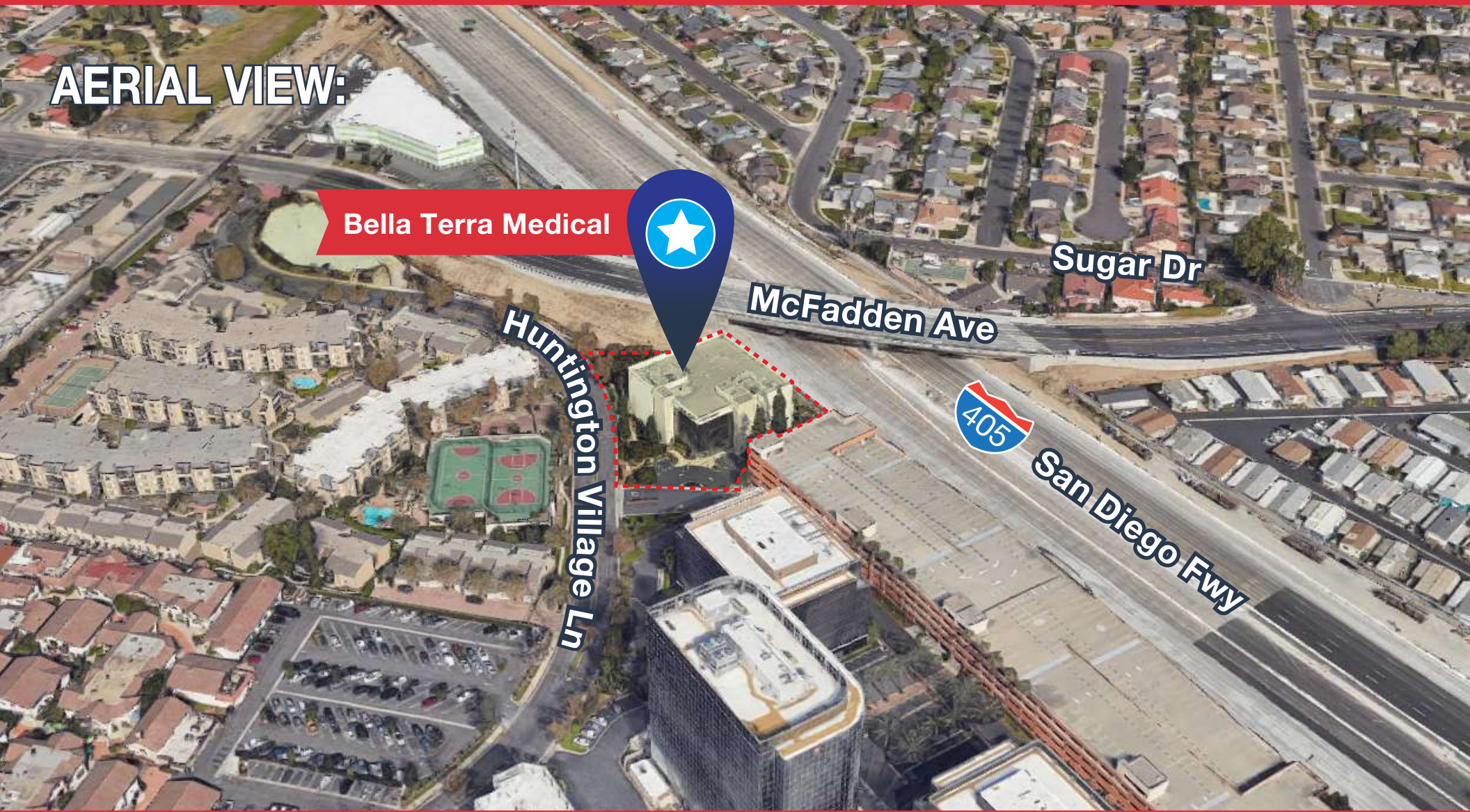
- Modern Medical Office Building with newly upgraded Lobby, Restrooms and Elevators
- Located in the heart of Orange County with easy access to 405 Fwy & the many amenities provided by the Bella Terra community
- Ample Parking - Free and Convenient Patient Parking
- A variety of Medical Practices within the building which provides ample referral opportunities



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AERIAL VIEW:



Bella Terra Medical

Sugar Dr

McFadden Ave

405

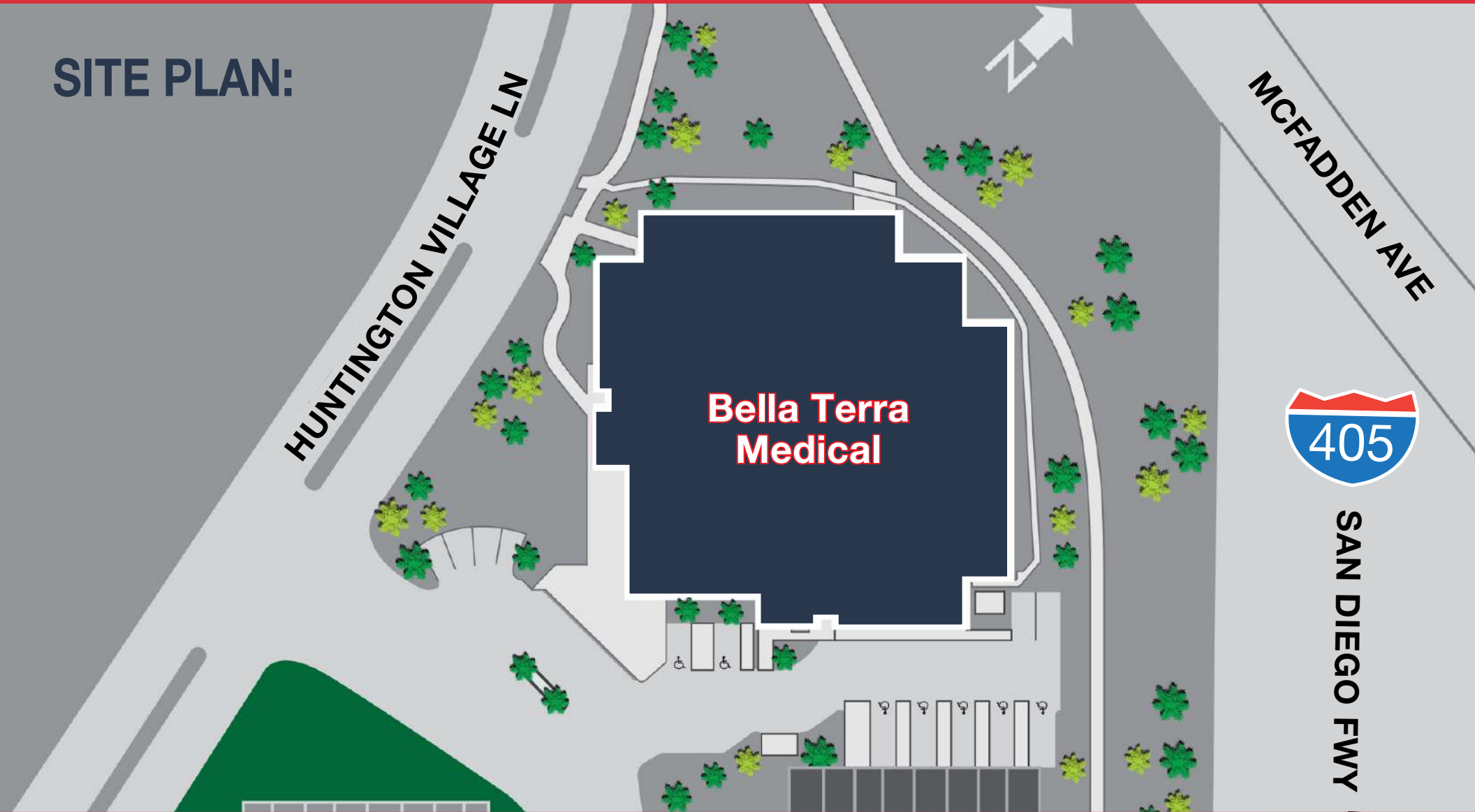
San Diego Fwy

Huntington Village Ln

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SITE PLAN:



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## FLOOR PLAN

Suite 103

1,099 RSF

## SUITE DESCRIPTION:

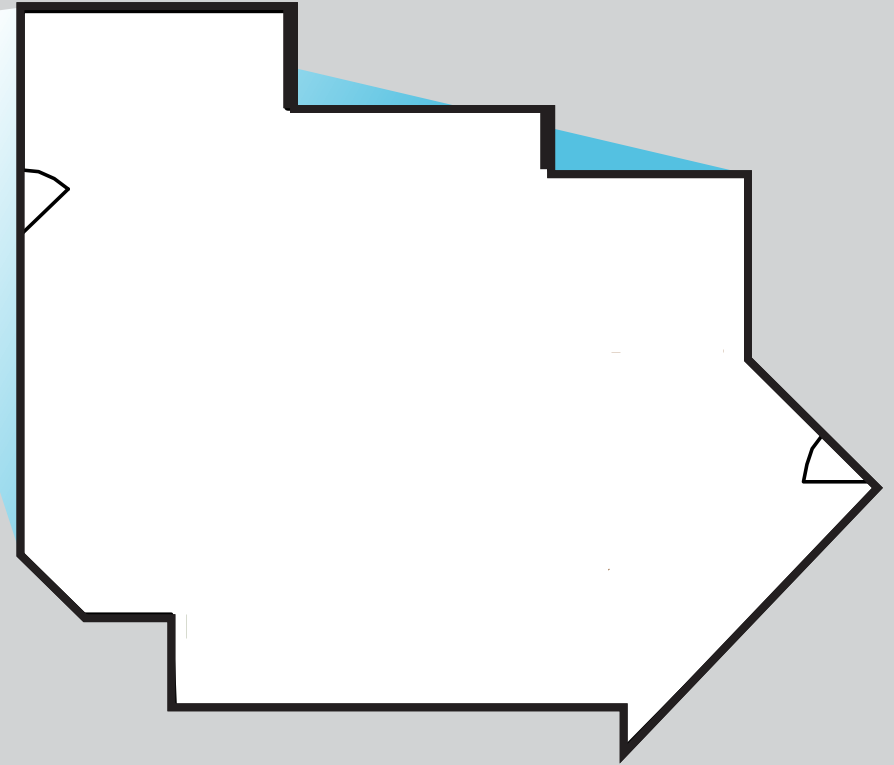
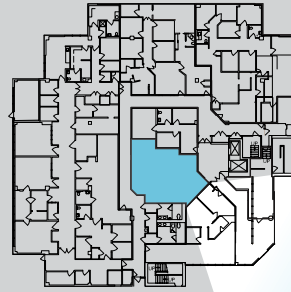
Interior suite located across from building elevators

Incredible foot traffic flows into and around this suite daily and has high visibility

Suite is in white shell condition and ready for the Tenant's custom build out

## LEASE RATE:

\$3.25 FSG



# Bella Terra Medical

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## FLOOR PLAN

Suite 201

264 RSF

*(Contiguous with Suites 209,  
211 and 214 to 3,206 rsf)*

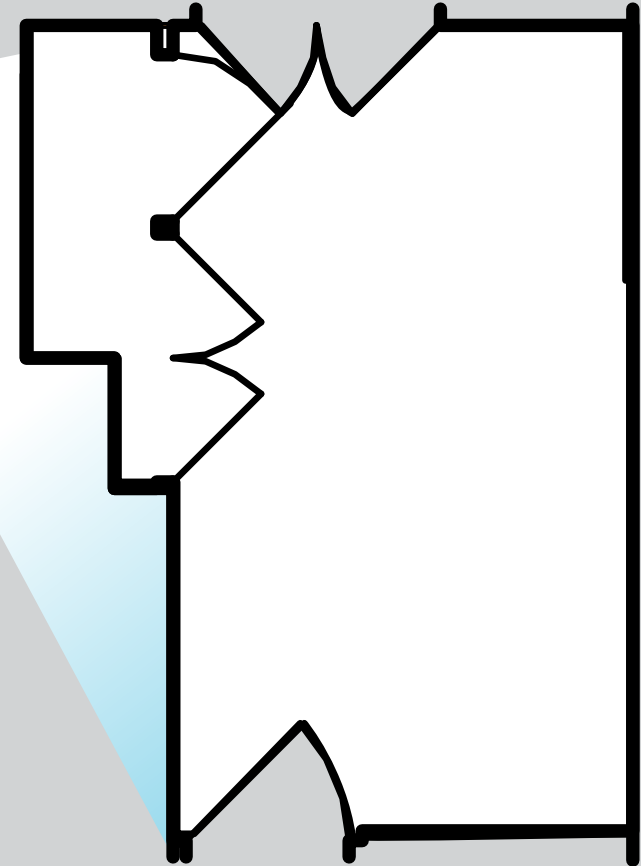
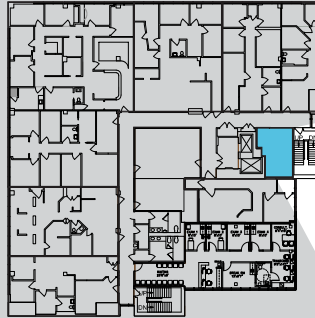
## SUITE DESCRIPTION:

Small interior suite perfect for  
a single practitioner needing  
one large open office

Has sink and lower cabinetry in suite

## LEASE RATE:

\$3.15 FSG



# Bella Terra Medical

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## FLOOR PLAN

Suite 209

1,545 RSF

*(Contiguous with Suites 201,  
209 and 214 to 3,206 rsf)*

## SUITE DESCRIPTION:

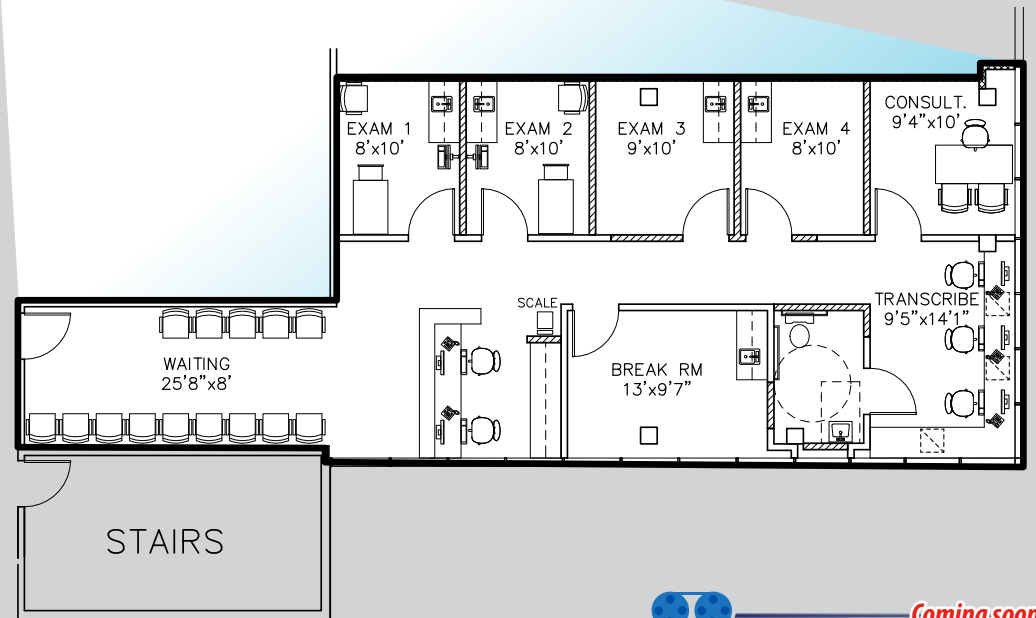
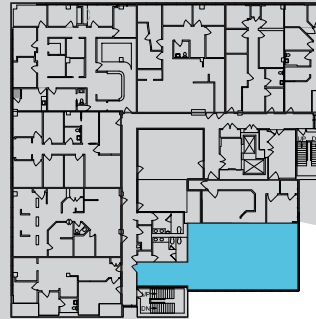
Lightly used Medical Office Suite with  
3 Exam Rooms, 1 Consult Room, a Breakroom,  
En Suite Restroom, and efficient Waiting Area.

Space is available As-Is for a short term  
sublease or time share: Lease expires  
5/31/2025.

Landlord is willing to do a direct deal  
with a new tenant for longer term

## LEASE RATE:

\$3.25 FSG



# Bella Terra Medical

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## FLOOR PLAN

Suite 211

988 RSF

(Contiguous with Suites 201, 209,  
and 214 to 3,206 rsf)

## SUITE DESCRIPTION:

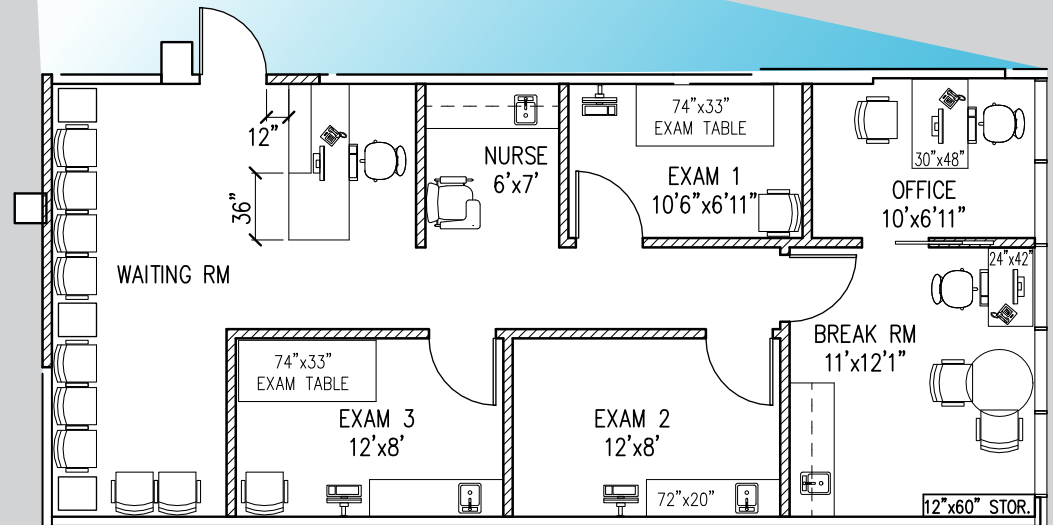
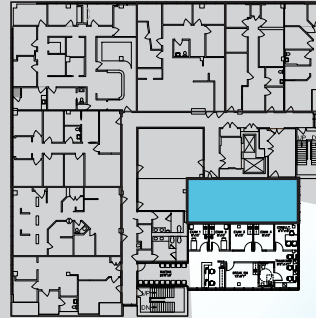
Beautifully built out doctor's office,  
located directly adjacent to elevators

Nice glass doors welcome patients  
into bright and newly designed lobby

This suite was lightly used and ready  
for its new occupant

## LEASE RATE:

\$3.25 FSG





# Bella Terra Medical

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## FLOOR PLAN

Suite 212

1,122 RSF

## SUITE DESCRIPTION:

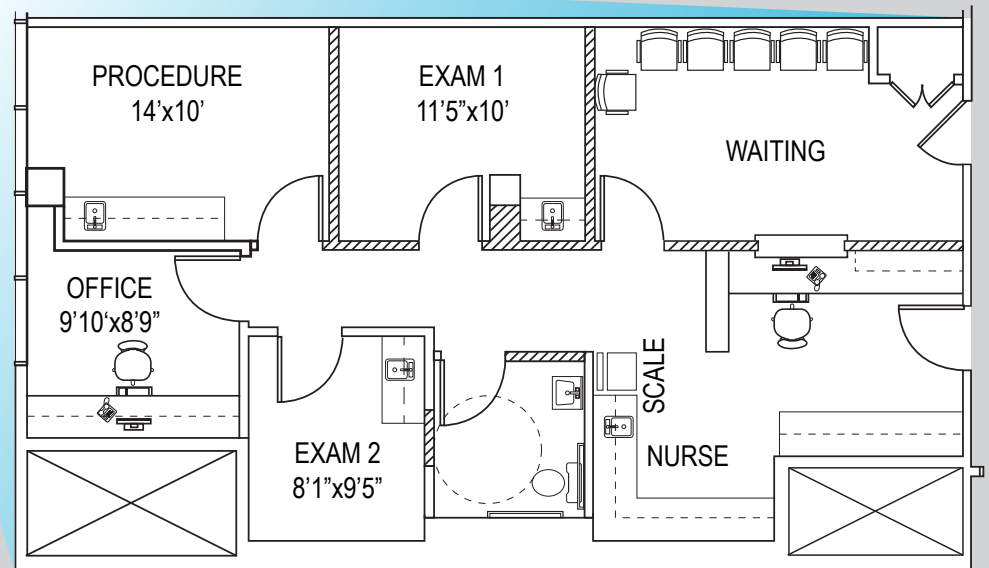
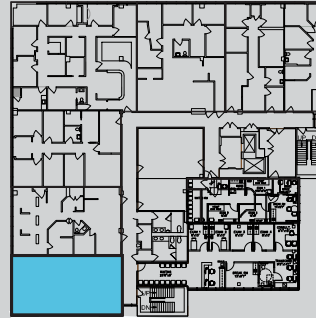
Brand new to market medical office spec suite

The suite is light and bright, with highly desired interior restroom

Additional sinks and cabinetry can be added upon request

## LEASE RATE:

\$3.50 FSG



# Bella Terra Medical

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## FLOOR PLAN

Suite 214

483 RSF

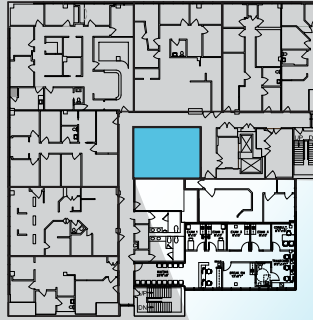
*(Contiguous with Suites 201, 209,  
and 211 to 3,206 rsf)*

## SUITE DESCRIPTION:

Interior suite with new lighting  
and ceiling

## LEASE RATE:

\$3.00 FSG



# Bella Terra Medical

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## FLOOR PLAN

Suite 310  
2,968 RSF

## SUITE DESCRIPTION:

Highly Desirable Medical Office  
Corner Suite

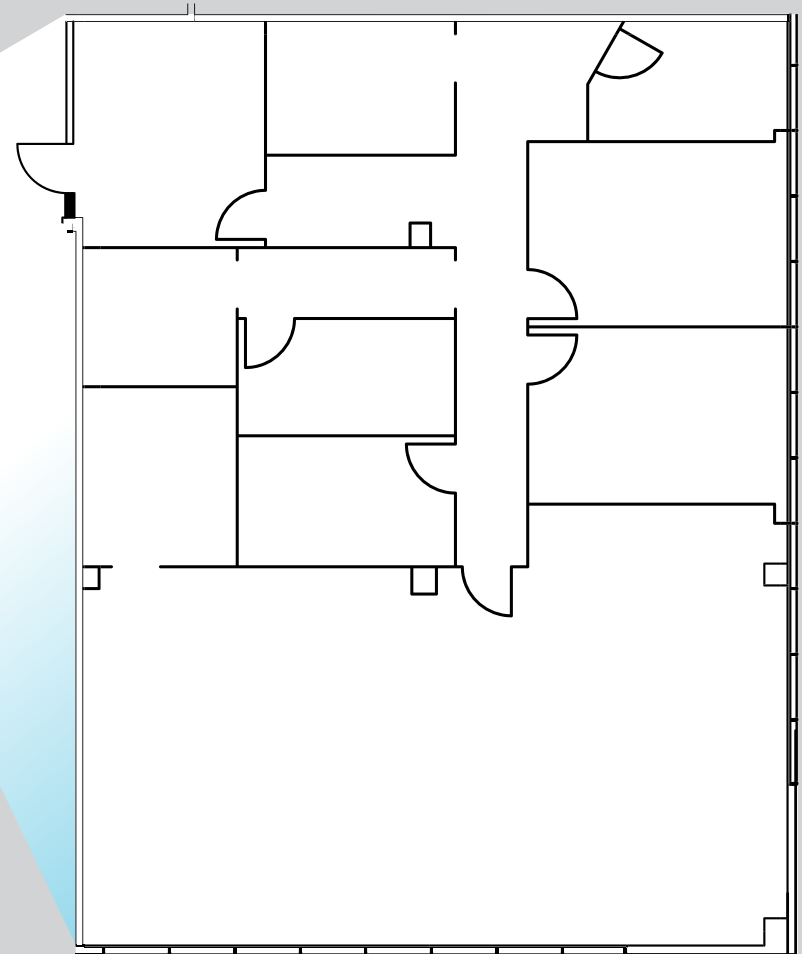
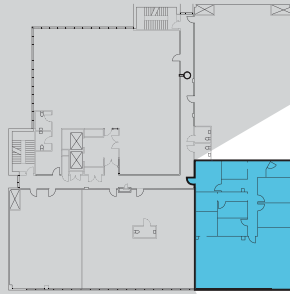
Abundant Natural Light and  
Great Window Line in Multiple Offices  
and Exam Rooms

New to Market - has not been vacant  
in over 10 years

Tenant improvement dollars available  
for upgrades

## LEASE RATE:

\$3.05 SF per Month Full Service Gross



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## VICINITY MAP:

