

# WALSH

## MEDICAL ARTS CENTER

25405 Hancock Avenue Murrieta, California

Medical Office Space For Lease

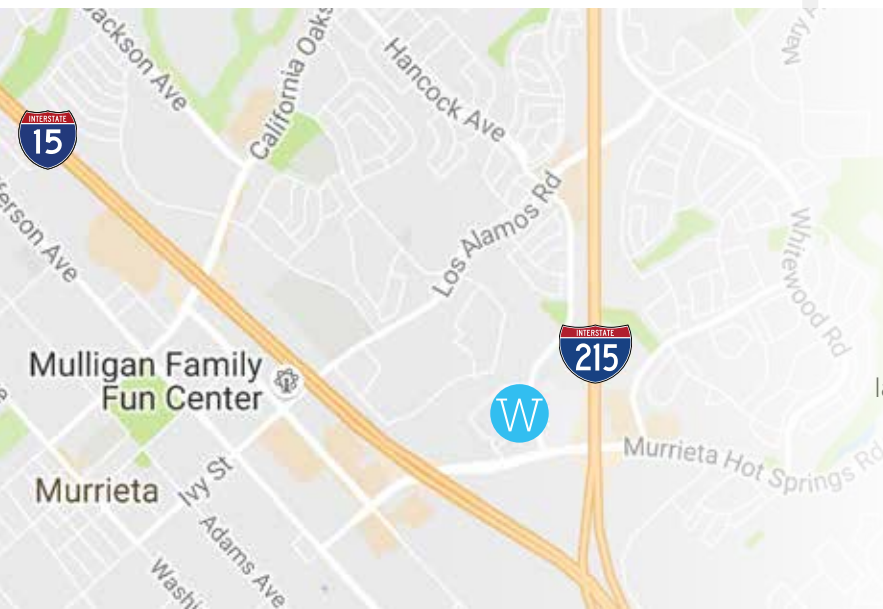


## PROJECT FEATURES

- Class "A" Medical office project
- 1,080 - 4,140 SF available
- Two-story lobby
- Adjacent to Rancho Springs Medical Center
- Easy access to both I-15 and I-215
- Abundant Parking
- Tenant mix includes: Surgery Center, Dentistry, Cardiology, etc.

Floor	Rentable SF	Suite	Asking Rates
1	1,415	120	Negotiable
2	2,596	200	Negotiable
2 <sup>1</sup>	1,332	206	Negotiable
2	1,644	207	Negotiable
2 <sup>1</sup>	1,080	208	Negotiable
2 <sup>1</sup>	1,728	210	Negotiable

\* Shell Condition 1 Contiguous for 4,140 SF



### FOR INFORMATION, CONTACT:

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**CBRE**



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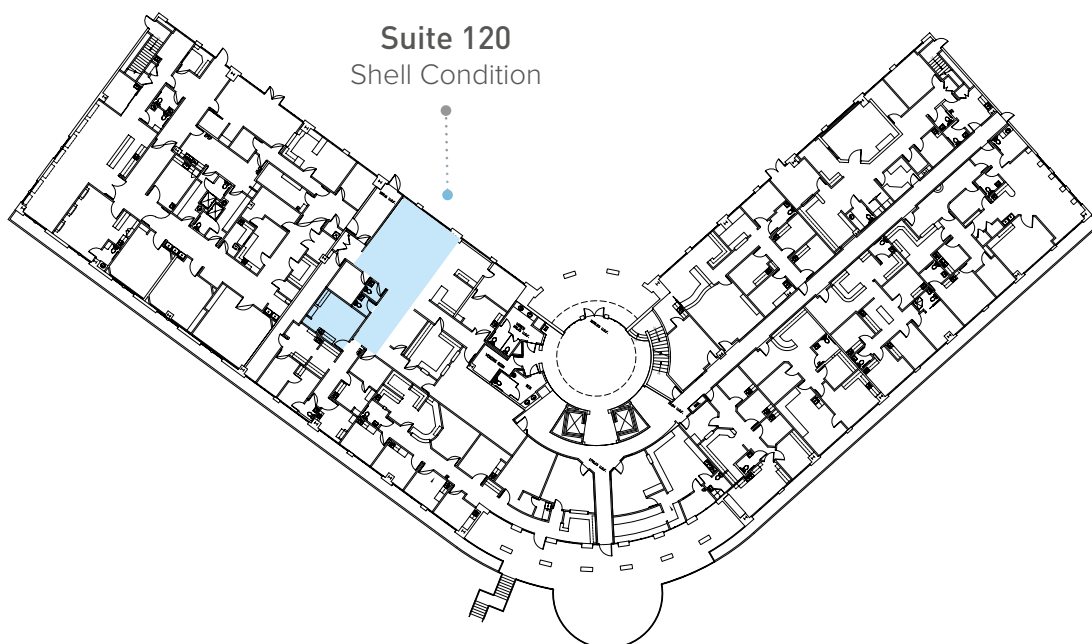
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## 1<sup>st</sup> Floor Plan



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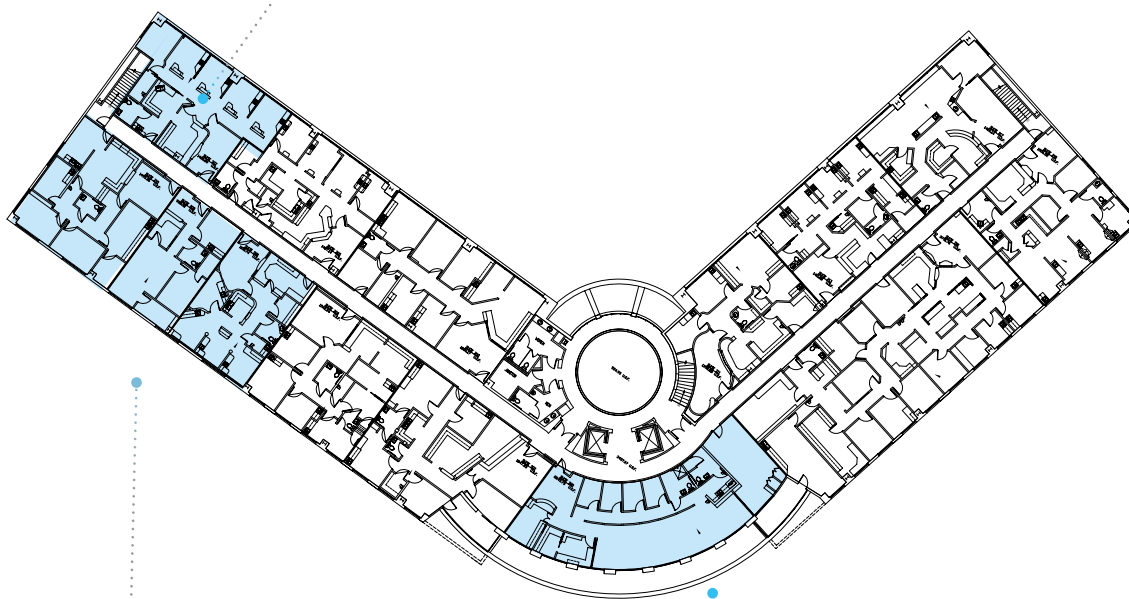
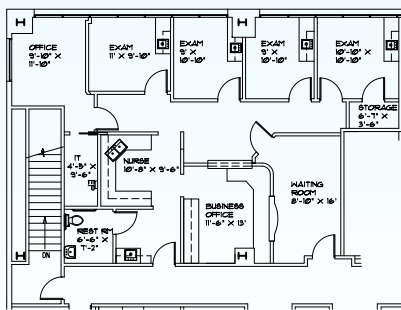
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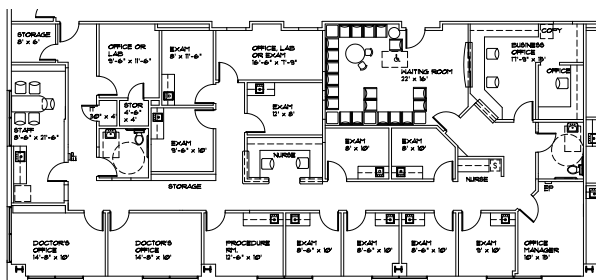
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### 2<sup>nd</sup> Floor Plan

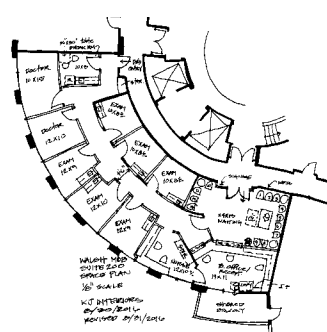
#### Suite 207



#### Suite 210, 208, 206



#### Suite 200





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