

Providence One

1950 Sunny Crest Drive, Fullerton, CA 92835

Medical Suites
for Lease



Bryan McKenney
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Owned and Operated by:
welltower

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FEATURES

- Class A Medical Building
- Walking Distance to St. Jude Medical Center
- Institutionally Owned and Operated
- On-Site Retail Amenities
- Elevator Served
- Abundant Parking
- Flexible Suite Sizes

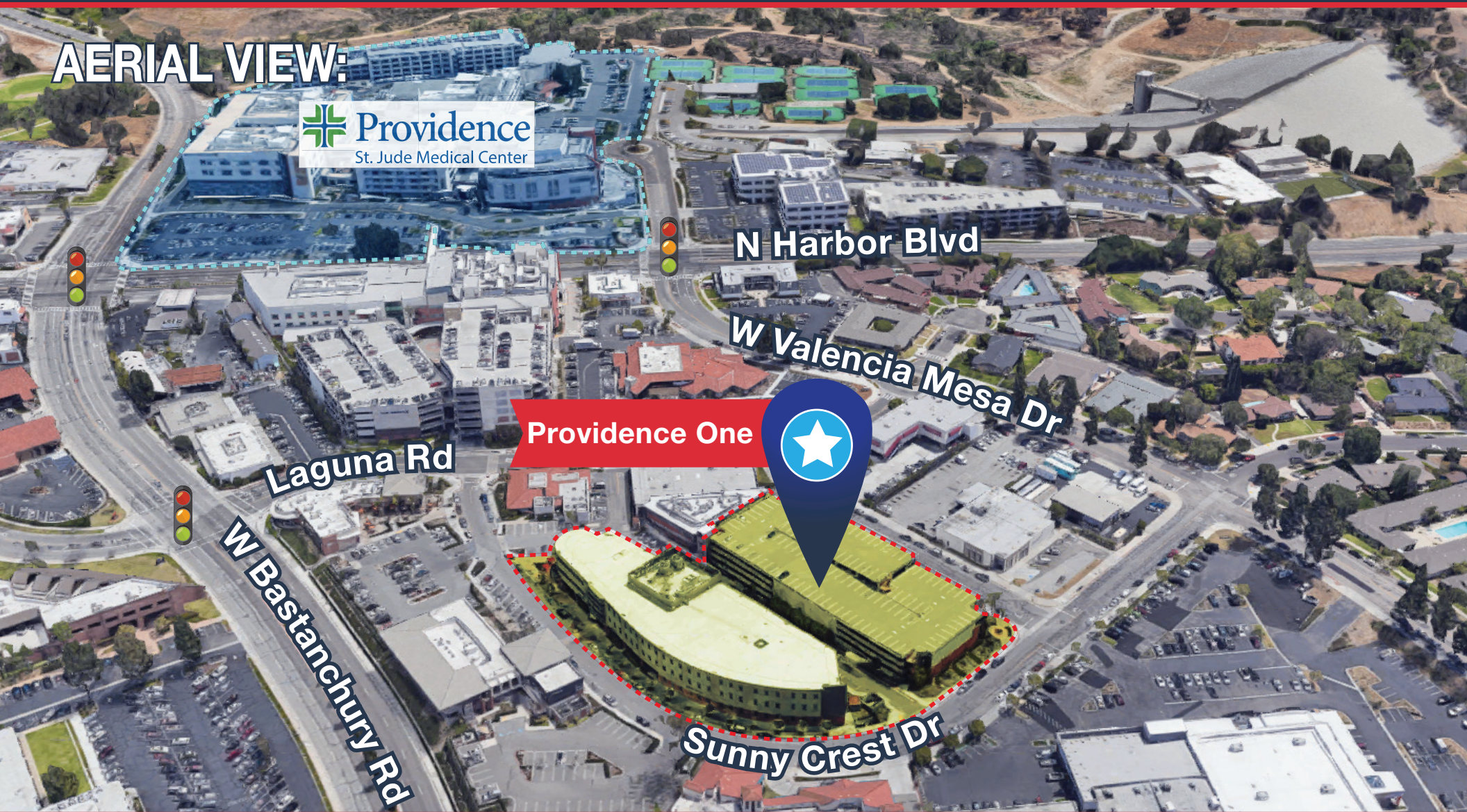


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AERIAL VIEW:



 Providence
St. Jude Medical Center

N Harbor Blvd

W Valencia Mesa Dr

Providence One

Laguna Rd

W Bastanchury Rd

Sunny Crest Dr

MED
WEST
REALTY

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SITE PLAN:



Providence One

SUNNY CREST DR

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FLOOR PLAN

1st Floor

AVAILABLE SUITE

Suite 1010 - 951 RSF

SUITE DESCRIPTION

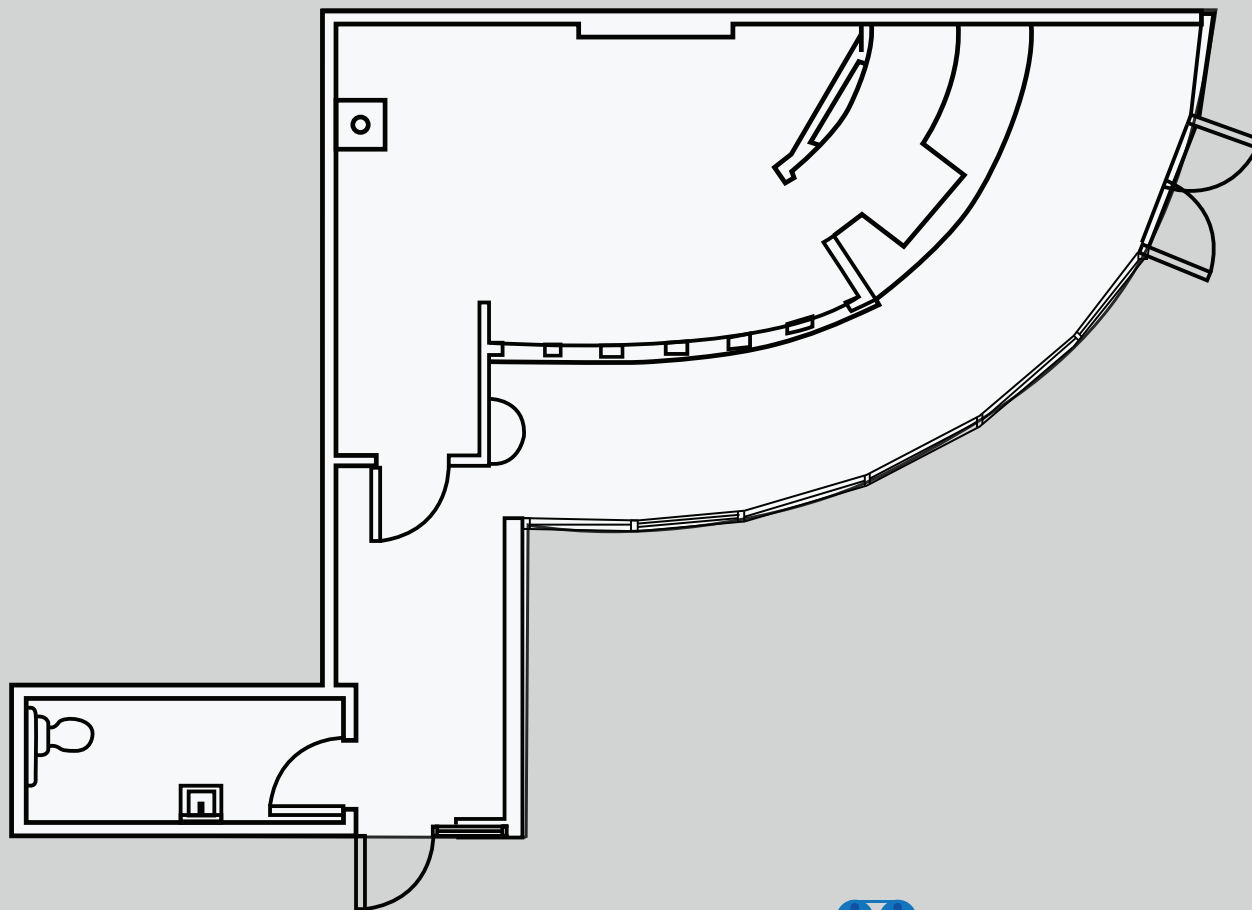
Retail Space

Excellent Exposure to Street

In-Suite Restroom

LEASE RATE

\$2.85 NNN



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FLOOR PLAN

1st Floor

AVAILABLE SUITE

Suite 1400 - 3,105 RSF

(contiguous with suite 1600 to 4,778 rsf)

SUITE DESCRIPTION

3 Offices

2 Exam Rooms

Large Open Area for Therapies

3 In-Suite Restrooms

Shower

Laundry

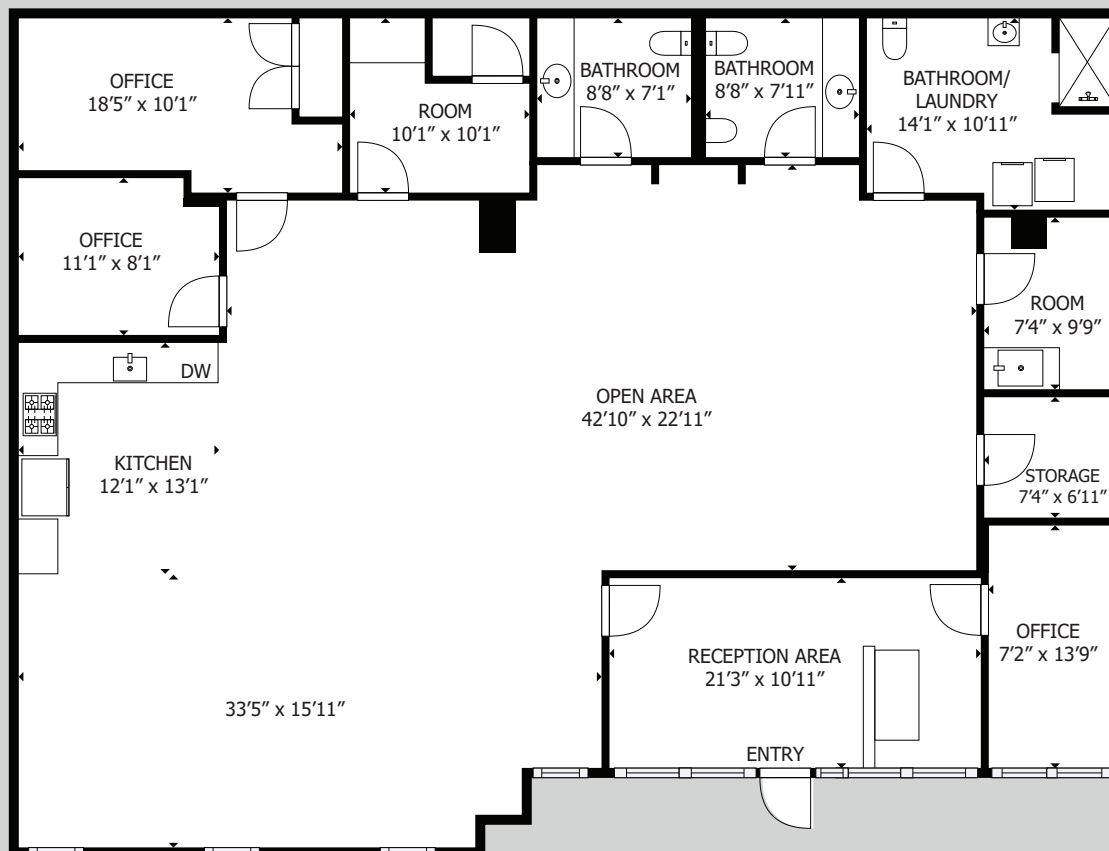
Large Kitchen

Storage

Reception/Admin

LEASE RATE

\$2.85 NNN



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FLOOR PLAN

1st Floor

AVAILABLE SUITE

Suite 1600 - 1,673 RSF

(contiguous with suite 1400 to 4,778 rsf)

SUITE DESCRIPTION

Formerly a Lab Suite

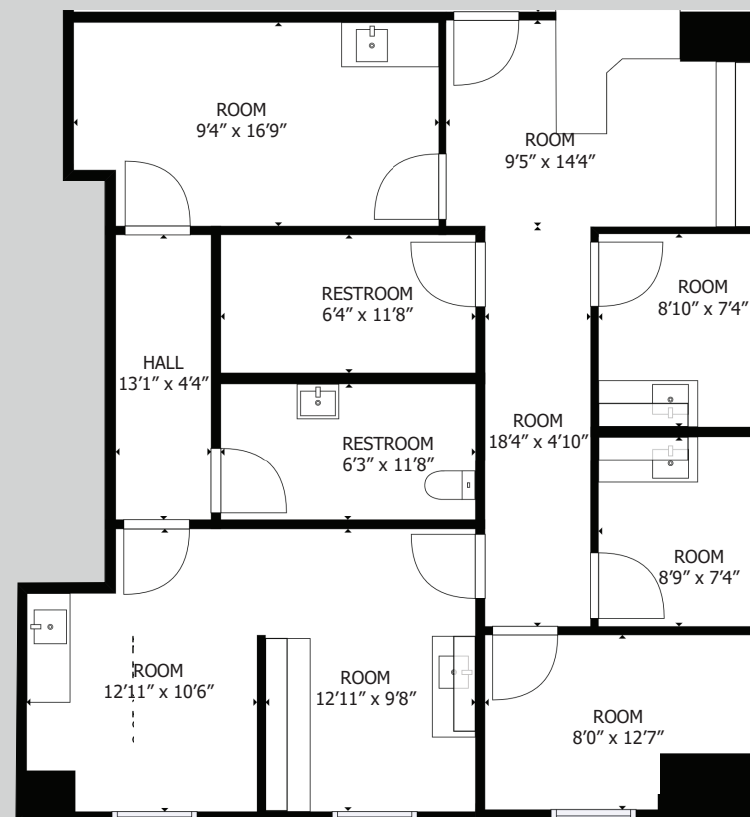
Doctor's Office

4 Exam Rooms/Draw Stations

2 In-Suite Restrooms

LEASE RATE

\$2.85 NNN



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FLOOR PLAN

2nd Floor

AVAILABLE SUITE

Suite 2800 - 1,978 RSF

SUITE DESCRIPTION

Doctor's Office

6 Exam Rooms

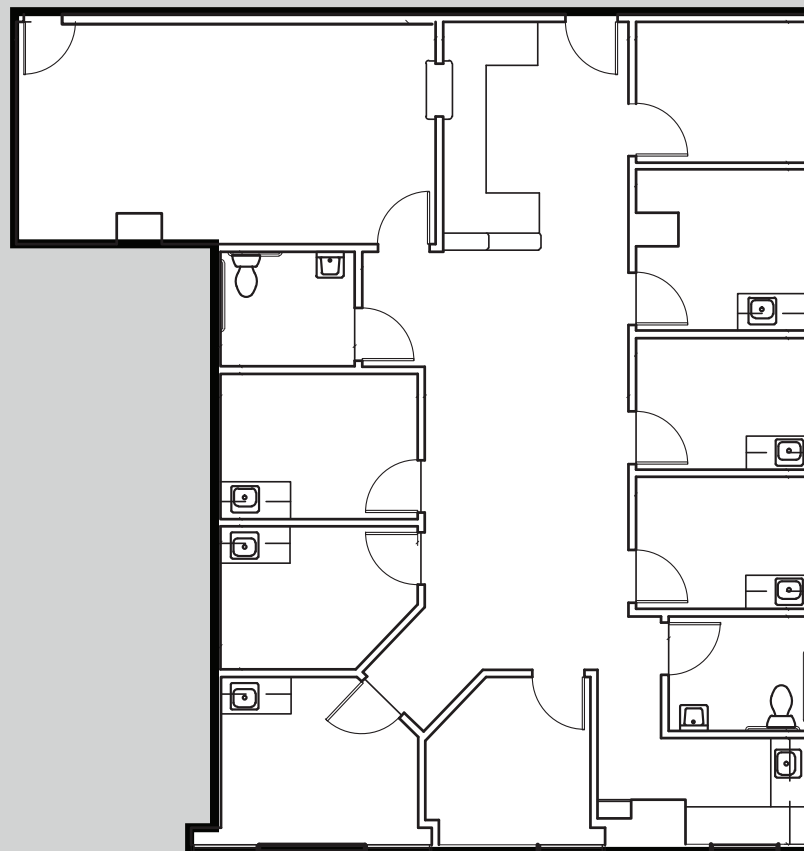
In-Suite Restroom

Breakroom

Reception/Admin

LEASE RATE

\$2.75 NNN



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FLOOR PLAN

2nd Floor

AVAILABLE SUITE

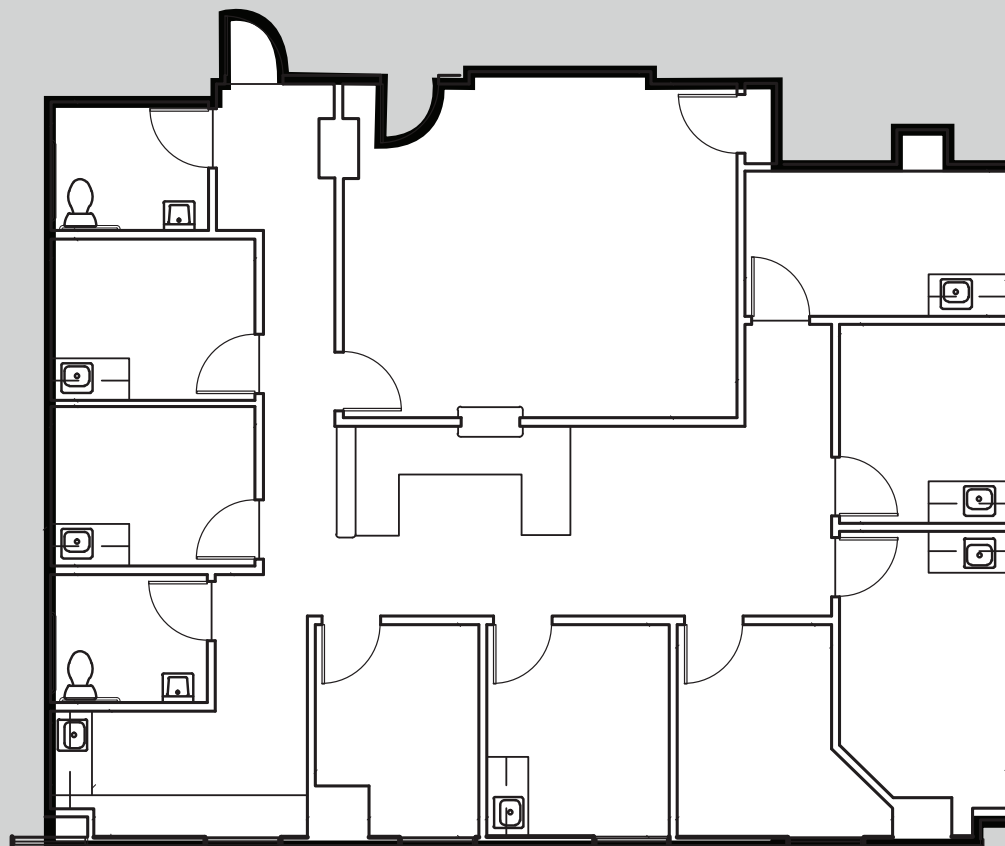
Suite 2850 - 2,085 RSF

SUITE DESCRIPTION

6 Exam Rooms
2 Doctor's Offices
2 In-Suite Restrooms
Breakroom
Reception/Admin

LEASE RATE

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FLOOR PLAN

3rd Floor

AVAILABLE SUITE

Suite 3000 - 4,780 RSF

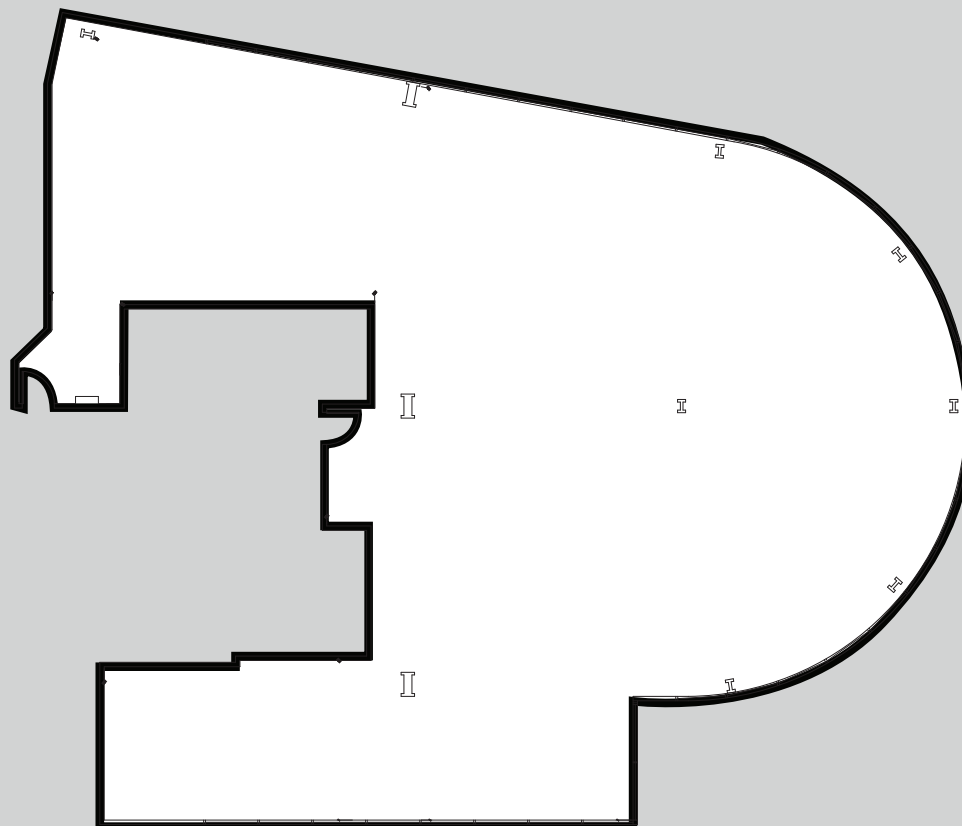
*(Contiguous with Suite 3100
to 5,926 rsf)*

SUITE DESCRIPTION

Shell condition ready for
Tenant's customization.

LEASE RATE

\$2.75 NNN



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FLOOR PLAN

3rd Floor

AVAILABLE SUITE

Suite 3100 - 1,146 RSF

(Contiguous with Suite 3000 to 5,926 rsf)

SUITE DESCRIPTION

Shell condition ready for Tenant's customization.

LEASE RATE

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FLOOR PLAN

3rd Floor

AVAILABLE SUITE

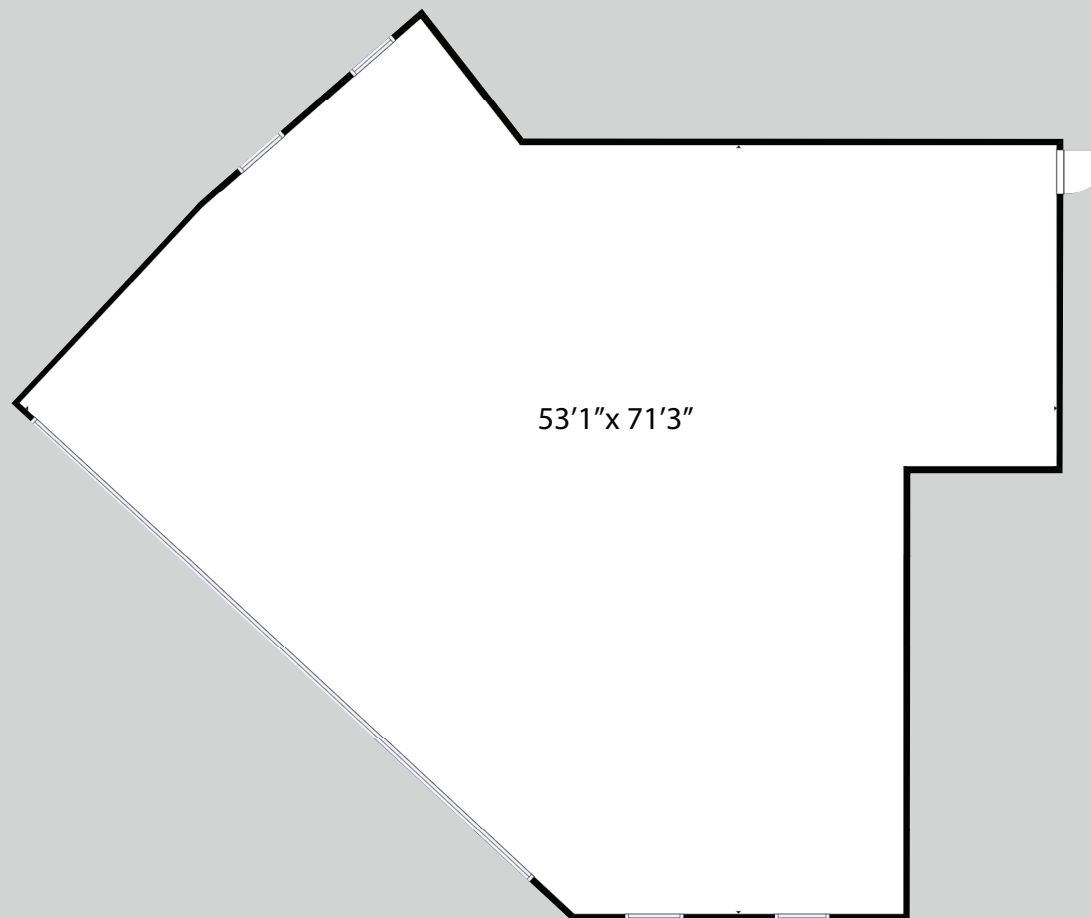
Suite 3600 - 3,165 RSF

SUITE DESCRIPTION

Shell condition ready for
Tenant's customization.

LEASE RATE

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FLOOR PLAN

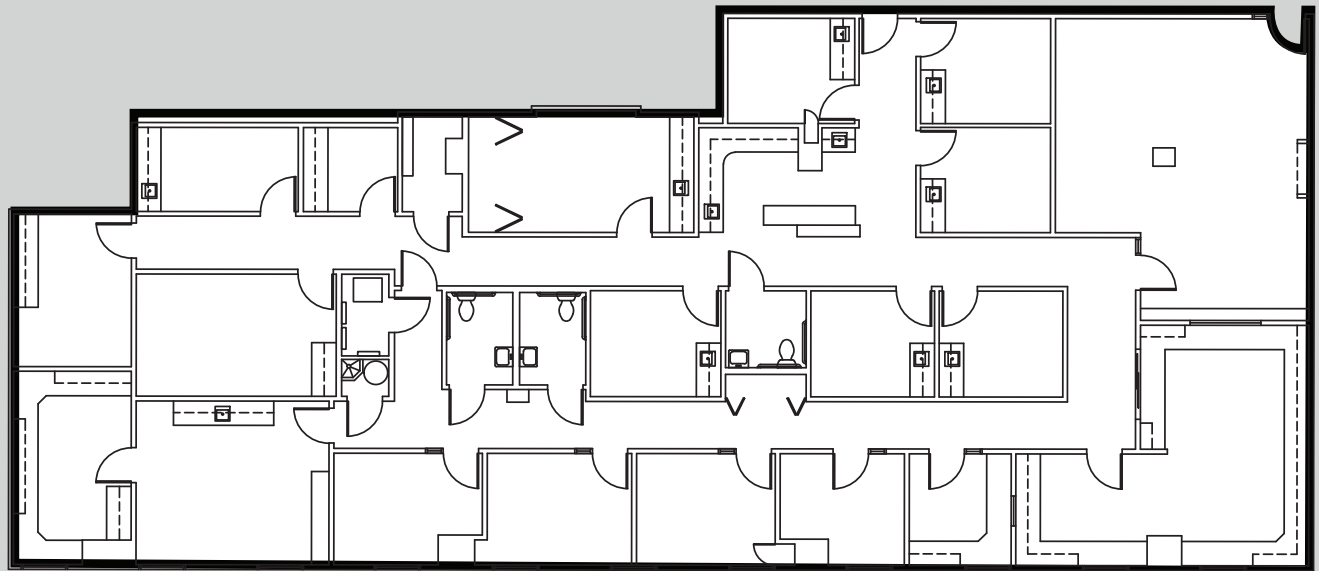
3rd Floor

AVAILABLE SUITE

Suite 3800 - 5,174 RSF

SUITE DESCRIPTION

6 Exam Rooms
4 Doctor's Offices
2 Larger Exam/Procedure Rooms
3 In-Suite Restrooms
Breakroom
Reception/Admin



LEASE RATE

\$2.75 NNN

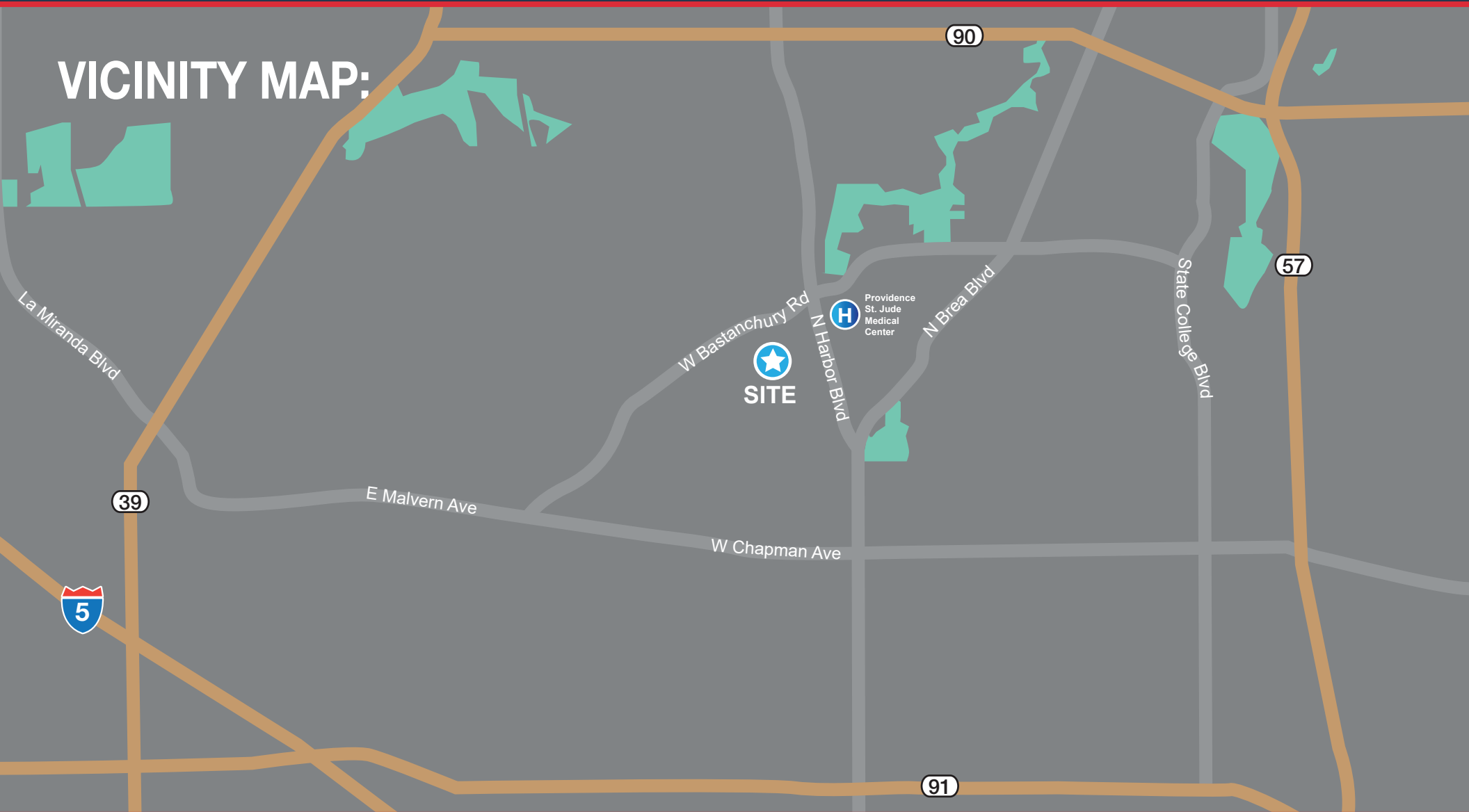


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VICINITY MAP:



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