

FOR SALE/LEASE - MEDICAL OFFICE CONDO

HILLVIEW BUSINESS CENTER

2040 N. TUSTIN AVENUE
SANTA ANA, CA 92705



Marketed Exclusively By:

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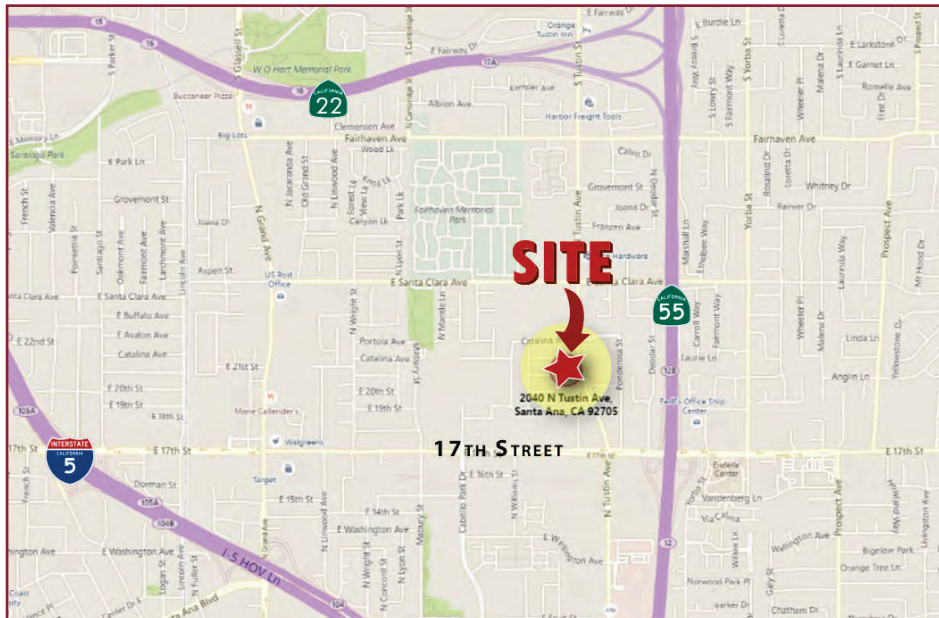
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THE BUILDING:

2040 N Tustin Ave in the City of Santa Ana is a 3,748 square foot Medical Office condominium located within the Hillview Business Center. The highly improved condo consists of two (2) separate units, Unit A (available to an Owner/User) which is a fully built out dental suite consisting of 2,148 square feet and Unit B which consists of 1,600 square feet and is currently occupied by a law practice. The medical office condominium offers a fantastic owner/user opportunity with a tenant in place with built-in income.

HIGHLIGHTS:

- ◆ Ideal Owner/User opportunity with built-in income
- ◆ Fantastic location with close proximity to the 17th St / 55 FWY
- ◆ 2,148sf available to an Owner/User or Tenant, existing dental suite
- ◆ Numerous amenities within walking distance
- ◆ General office and medical office allowed
- ◆ Ample parking available
- ◆ Located within the Hillview Business Center

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