



**Madison Marquette**  
A Capital Guidance Company

# Medical Office Space

1530 E EDINGER AVE., SANTA ANA, CA 92705

**FOR LEASE** | 1ST FLOOR, APPROX. 6,234 SF



## Amenities & Highlights

- **Unit 1&2 Medical Ready with:**
- 7 Exam Rooms, 1 Nurse Station,
- 3 Private Offices,
- 1 Blood Draw Area,
- 1 Break Room,
- 2 Dry Restrooms, 1 Wet Restroom.

Cross Streets are Edinger and Grand.  
Signage Available. Easy Patient Parking.  
Stand Alone Medical Building



*Ample Waiting Area*



### CONTACT INFORMATION:

**Eileen Doody**

Senior Vice President Healthcare Services

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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.

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madisonmarquette.com | CalBRE 01522492



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*Medical Office Ready!*

## Amenities & Highlights

➤ **Unit 3 was used as a Physical Therapy Office and has:**

- 5 Exam Rooms
- Reception has 20 chairs
- Front Office has 3 desks
- 1 ADA Restroom
- Back Office has 4 desks
- Private Office has 1 desk

Space will include mezzanine upstairs office.  
Mezzanine space is approximately 519 SF.



*Exam Rooms*

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