

4501 Birch Street

Newport Beach, CA 92660

*Timeshare Available
ASC and Clinical*



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*Medical Office
Suites Available*

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FEATURES:

- Shared Space
- Clinical and Surgical Space Available
- 2 Procedure Rooms Available
- 1 Story Medical Office Building
- For Lease
- Highly Desirable Location near John Wayne Airport
- Surface Parking
- Retail Amenities in Walking Distance
- Easy access to 73, 55 and 405 Freeways

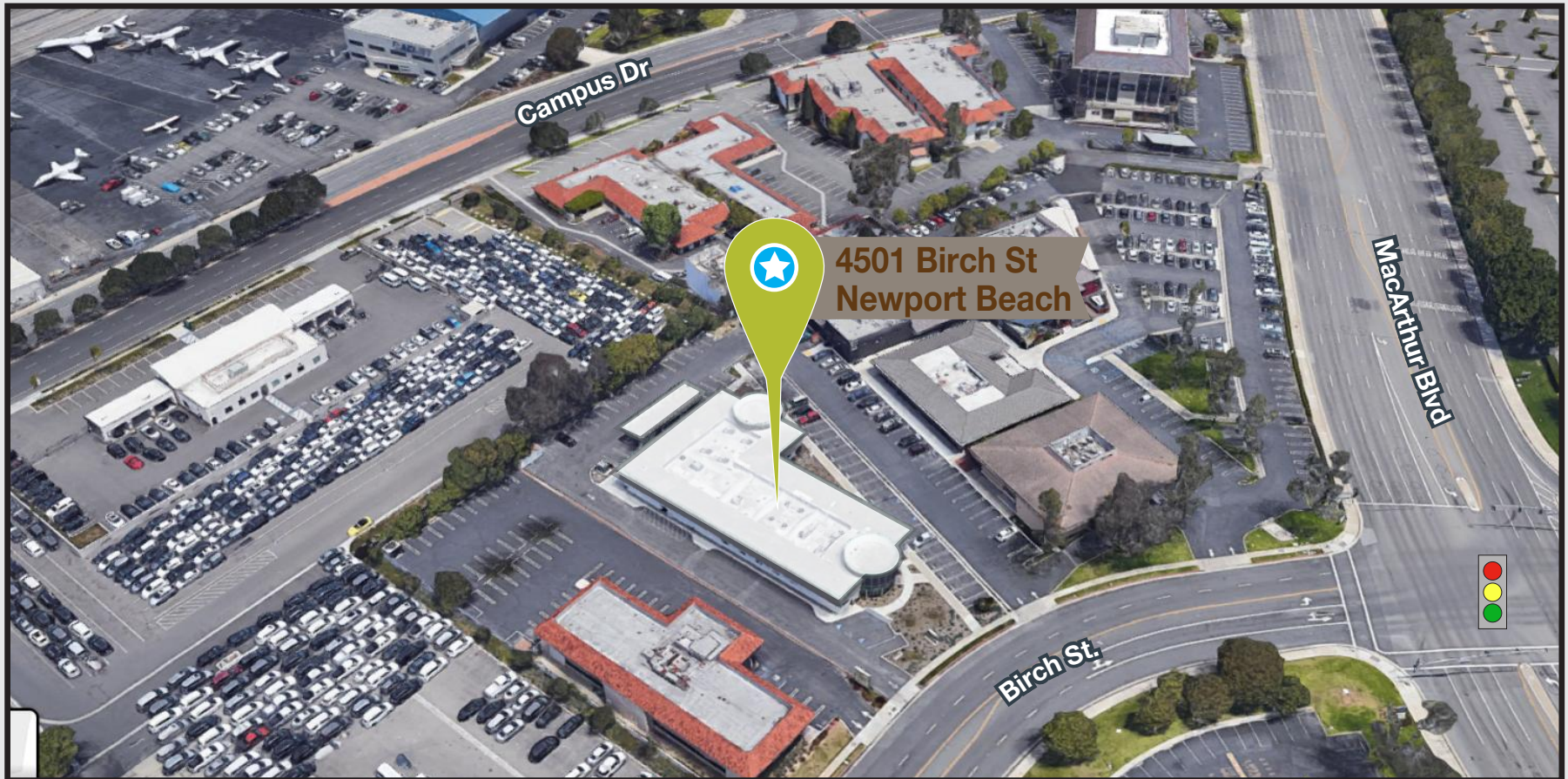


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BIRD'S-EYE VIEW:

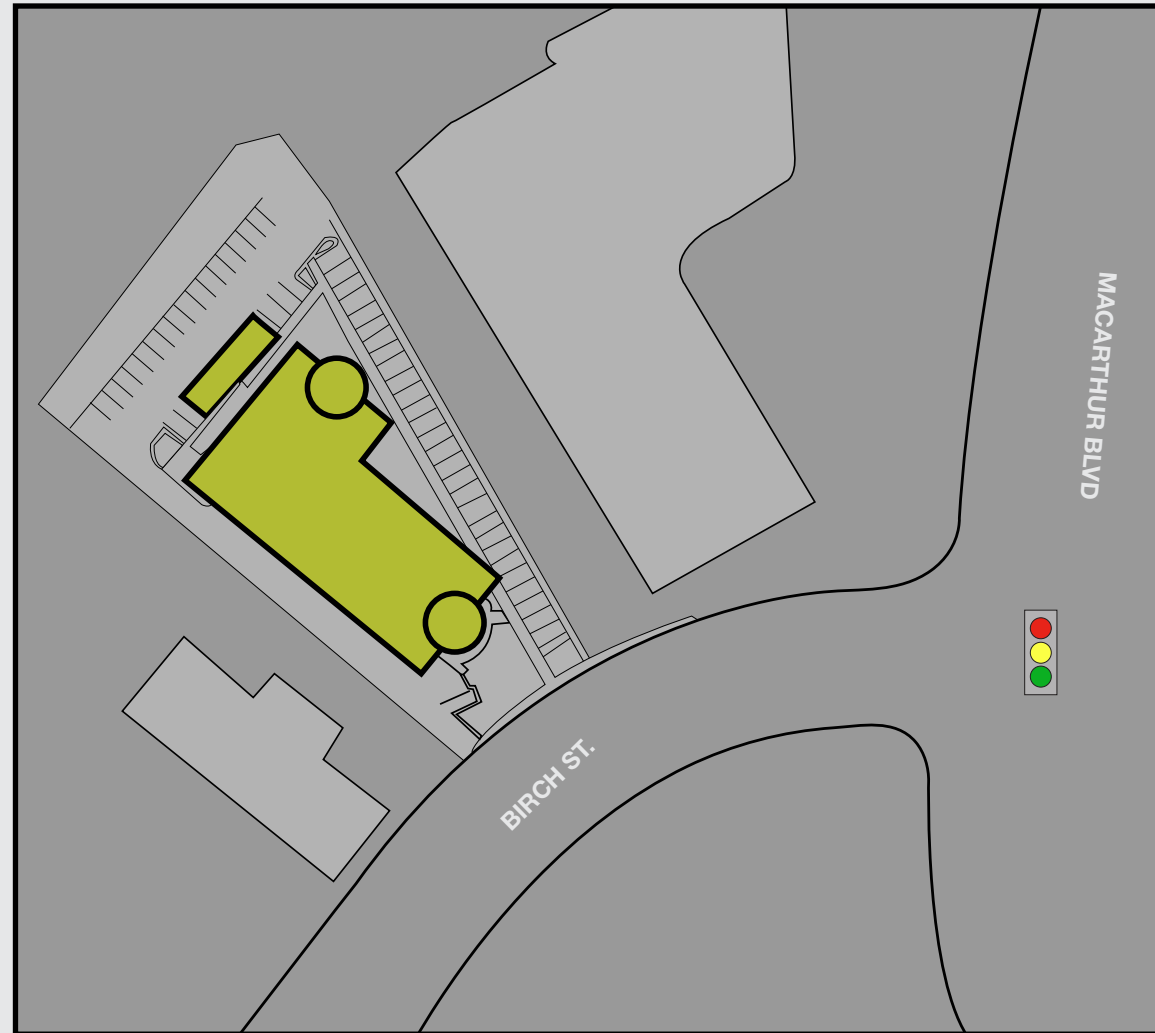


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SITE PLAN:



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Suite A - Surgery Space

- 101 Surgery Lobby
- 103 Office
- 107 Patient Prep/Preop/Postop
- 109 Procedure Staff/Nursing Station
- 114 Office/Medical Storage
- 118 Medical Supply Storage
(50% Available)
- 121 Procedure Room
(Available 3 days a week)
- 123 Medical Supply Storage
(33% Available)
- 125 Procedure Room
(Available 3 days a week)
- 132 Surgery Reception
(33% Available, shared with other
Suite A Tenants)
- 133 Office/Medical Storage
- 134 Office/Medical Storage



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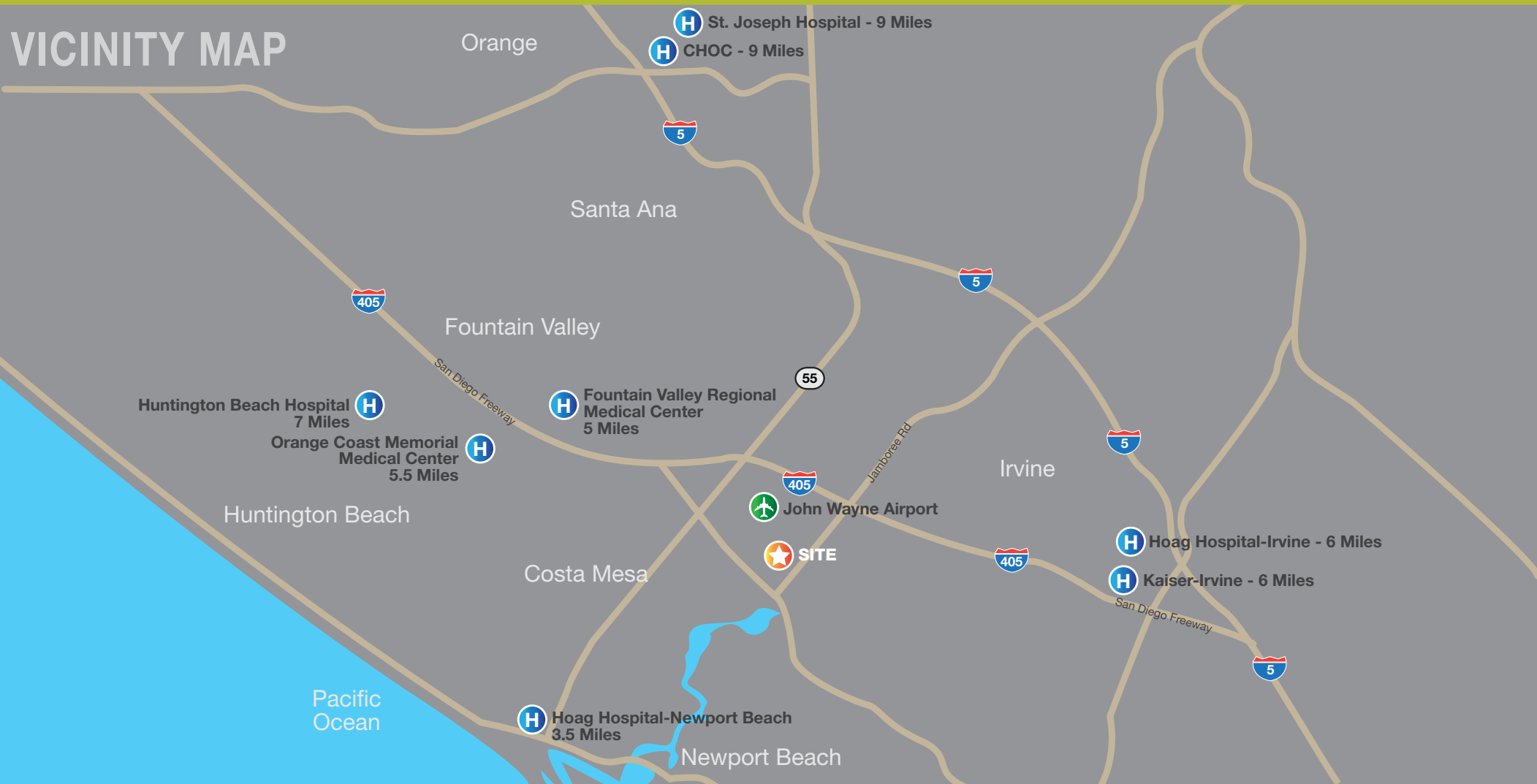
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VICINITY MAP



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