

MEDICAL / GOVERNMENTAL / INSTITUTIONAL SUITES FOR LEASE: 656 SF to 3184 SF

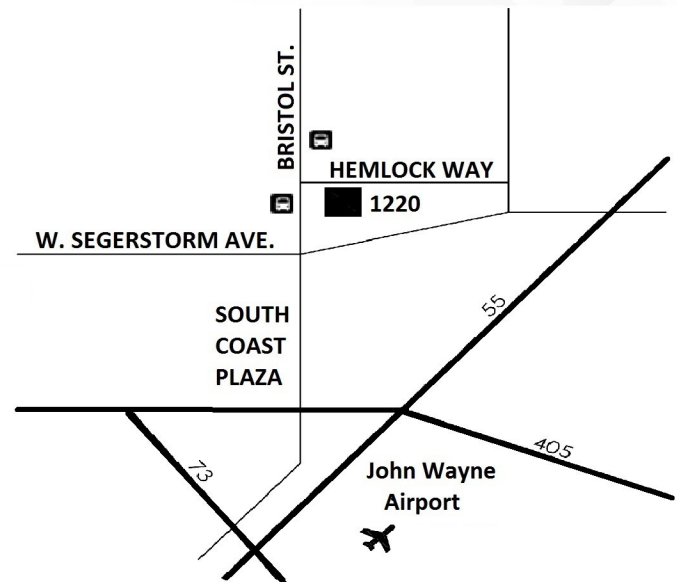
FLOOR PLANS AVAILABLE AT:

WWW.1220HEMLOCK.INFO



FEATURES:

- ✓ **2 Story, Multi-Tenant Medical-Office Building**
- ✓ **Building is Security Patrolled**
- ✓ **100% Medical, Educational and Governmental Possible**
- ✓ **Excess Surface Parking**
- ✓ **Elevator Served**
- ✓ **High Quality Mix of Medical Tenants including Quest Diagnostics**
- ✓ **Brand New ADA- Compliant Common Area Restrooms (2017)**
- ✓ **Conveniently Located Near 405 and 55 Fwys.**
- ✓ **Located Only Minutes Away From South Coast Plaza**
- ✓ **Adjacent to South Coast Medical Center, and AltMed**



1220 Hemlock Way, Santa Ana, CA 92707

AVAILABLE SPACE			
Suite#	Square Feet	Lease Rate	Comments
105A	±656 RSF	\$1.95 MG	New paint, carpet and granite counter installed, Medical
201	± 3184 RSF	\$1.65 MG	Tenant improvement allowance available, Medical
202	±2,928 RSF	\$1.65 MG	Tenant improvement allowance available, Medical
204	±2,122RSF	\$1.65 MG	Tenant improvement allowance available, Medical
205	±3,220RSF	\$1.65 MG	Tenant improvement allowance available, Medical

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