

# 4501 Birch Street

## Newport Beach, CA 92660



Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
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Casey P. Immel  
(949) 339 - 1875 | LIC#01312850  
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**Surgery Center  
for Lease**

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### FEATURES:

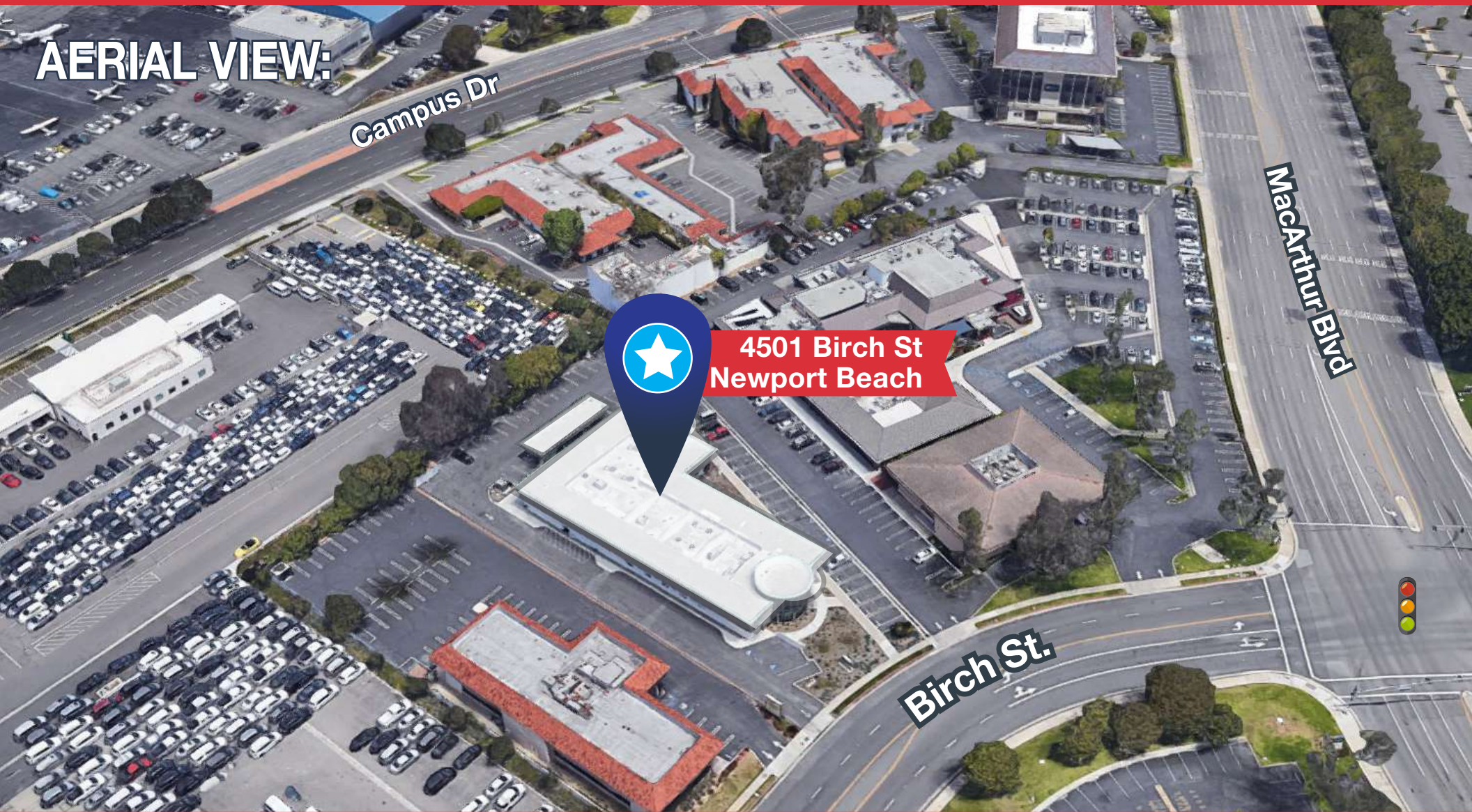
- Shared Space
- Surgical and Clinical Space Available
- 3 Operating Rooms Available
- 1 Story Medical Office Building
- For Lease
- Highly Desirable Location near John Wayne Airport
- Surface Parking
- Retail Amenities in Walking Distance
- Easy access to 73, 55 and 405 Freeways



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**AERIAL VIEW:**



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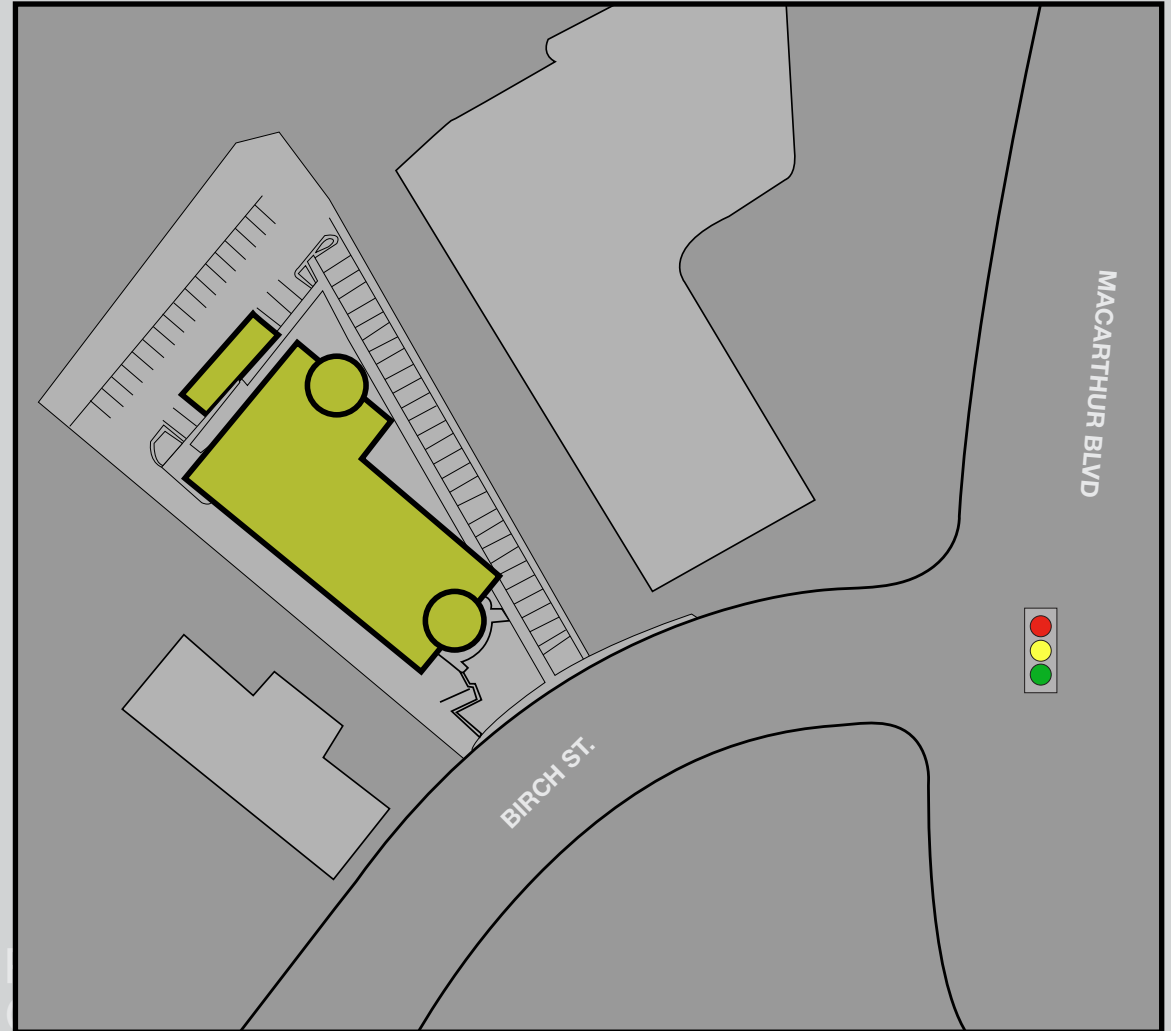
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## SITE PLAN:



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### SUITE A - SURGERY SPACE

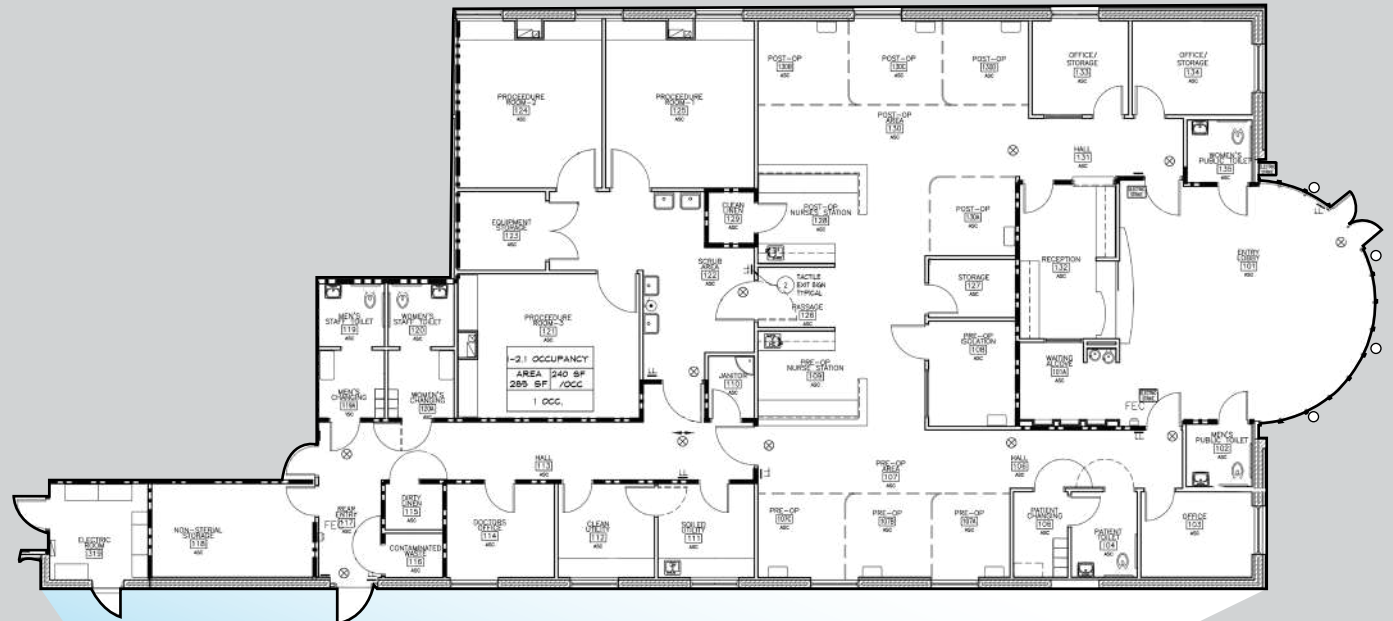
5,000 SF  
(Divisible)

### SUITE DESCRIPTION:

- 101 Surgery Lobby
- 103 Office
- 107 Patient Prep/Preop/Postop
- 109 Procedure Staff/Nursing Station
- 114 Office/Medical Storage
- 118 Medical Supply Storage
- 121 Procedure Room
- 123 Medical Supply Storage
- 125 Procedure Room
- 132 Surgery Reception
- 133 Office/Medical Storage
- 134 Office/Medical Storage

### LEASE RATE:

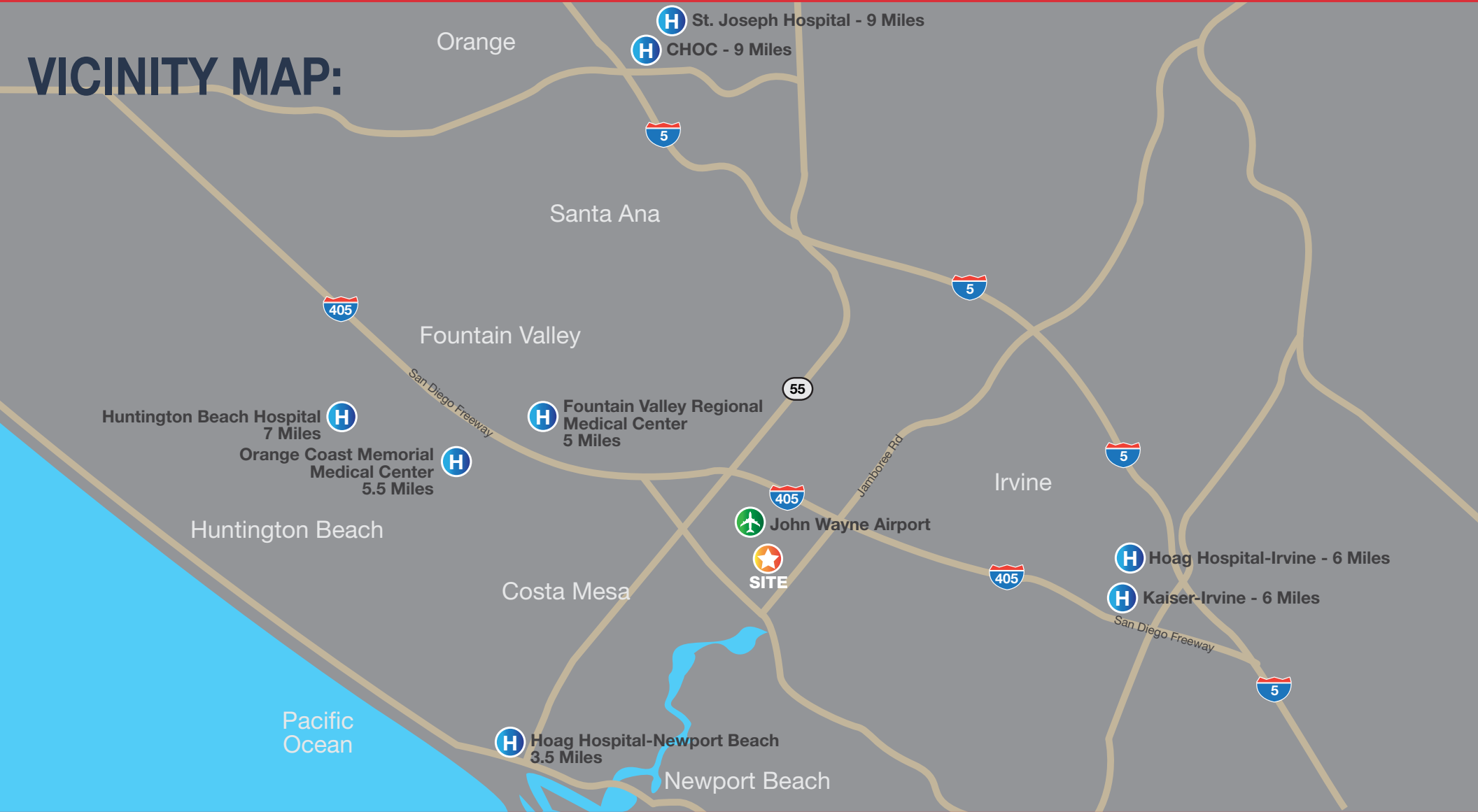
\$3.50 NNN



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### VICINITY MAP:



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