

# The Providence Building

1310 W. Stewart Drive, Orange, CA 92868



Bryan McKenney  
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**Medical Condo  
for Sale or Lease**



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## FEATURES

- 105,000 SF
- 6 Story Building
- Elevator Served
- Reserved Doctor Parking
- Free Patient Parking Validation
- On-Campus of St. Joseph Hospital & CHOC
- Great Freeway Access

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## CAMPUS MAP



St. Joseph Hospital  
and



Children's Hospital  
of Orange County (CHOC)



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## FLOOR PLAN

3rd Floor



## AVAILABLE SUITE

Suite 308

1,892 RSF

## SUITE DESCRIPTION

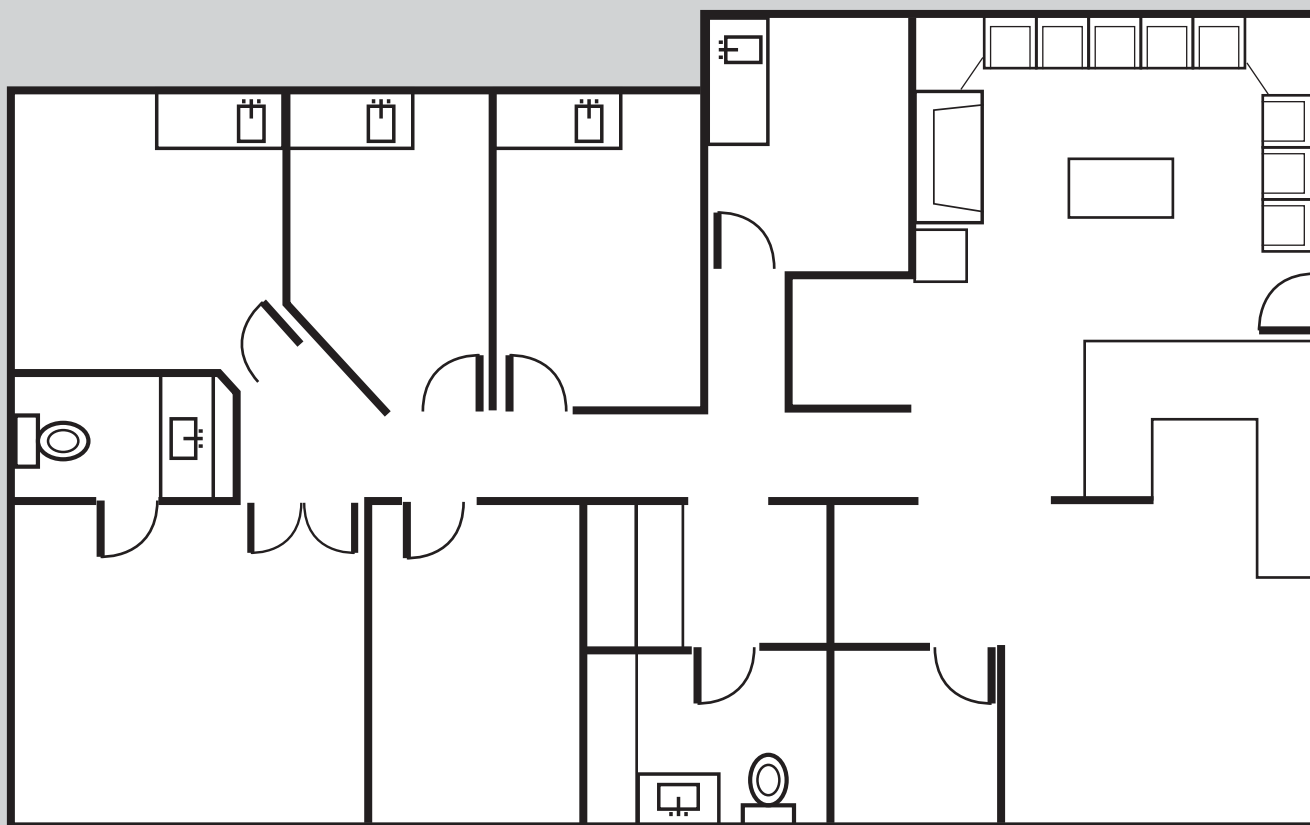
Built-out Medical Suite,  
Doctor's Office, 3 Exam Rooms,  
Procedure/Large Exam Room,  
Lab, 2 In-suite Restrooms,  
Reception/Admin

## SALE PRICE

\$1,150,000

## LEASE RATE

\$3.45 MG



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## FLOOR PLAN

3rd Floor

## AVAILABLE SUITE

Suite 309-310

4,562 RSF

## SUITE DESCRIPTION

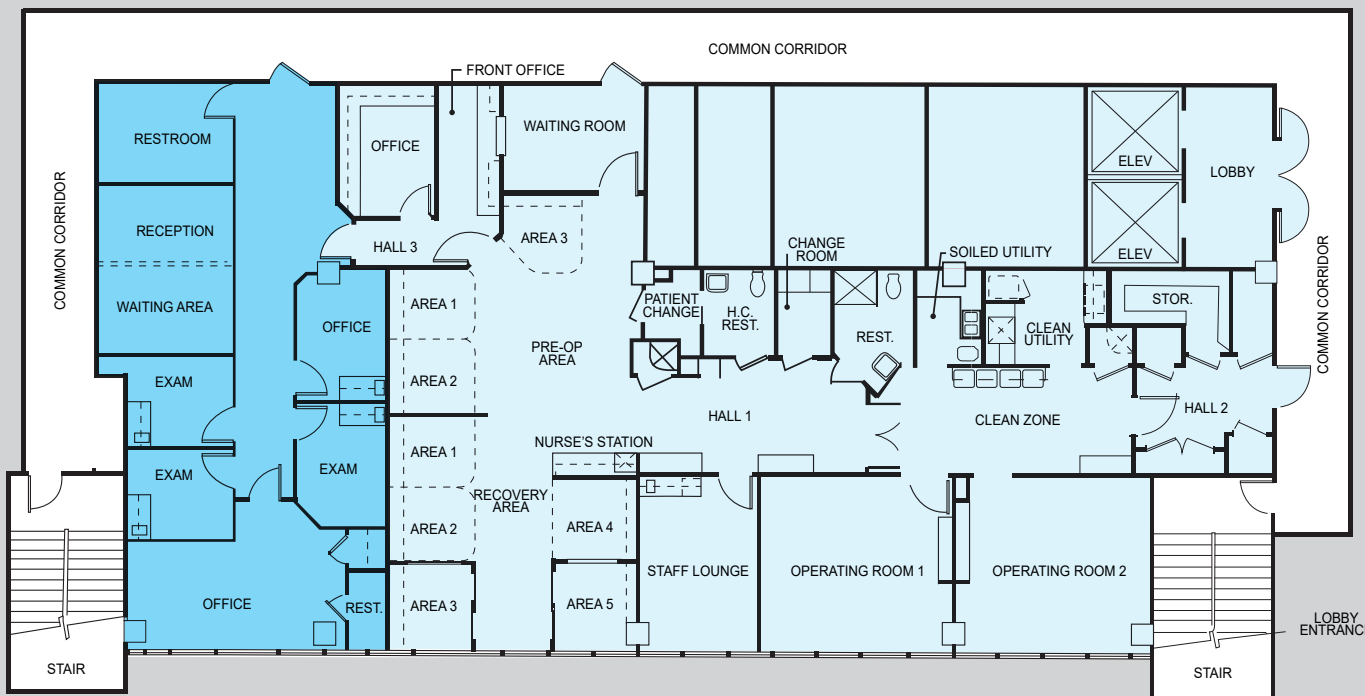
A Built-out, 2-OR, Surgery Center  
On-Campus of St. Joseph and  
CHOC Hospitals

## SALE PRICE

N/A

## LEASE RATE

\$2.90 NNN

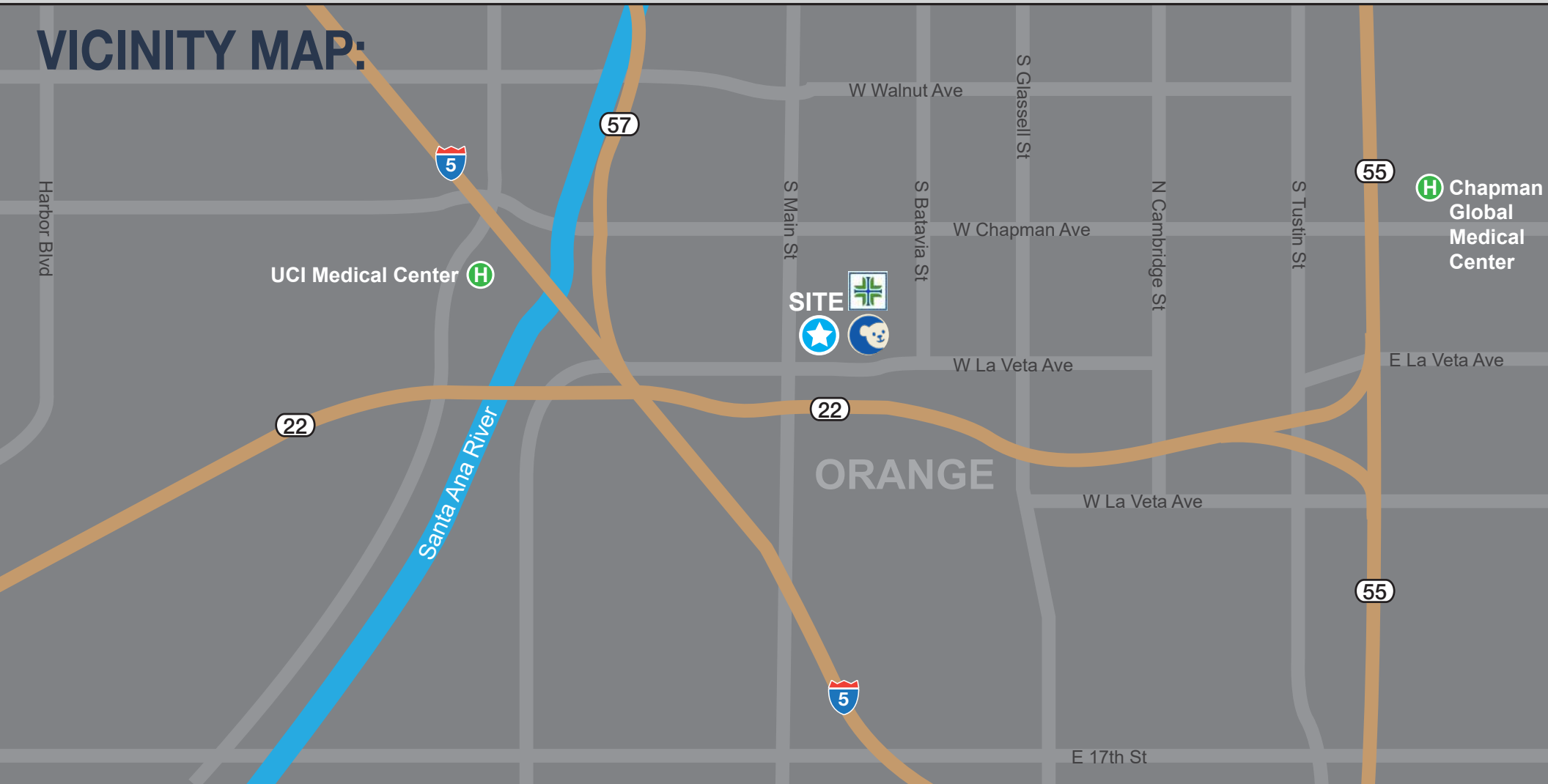




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## VICINITY MAP:



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