

The Providence Building

1310 W. Stewart Drive, Orange, CA 92868



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Casey P. Immel
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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

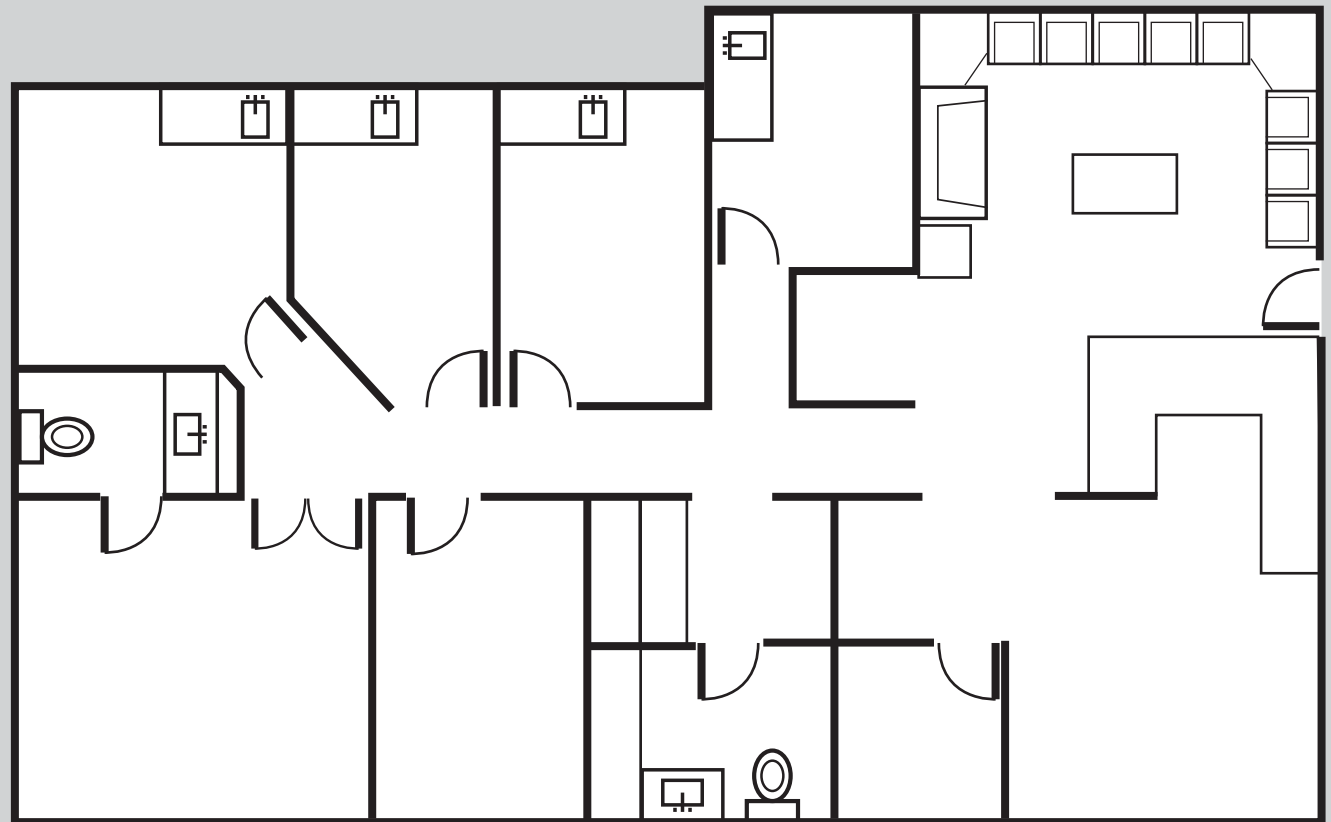
Built-out Medical Suite,
Doctor's Office, 3 Exam Rooms,
Procedure/Large Exam Room,
Lab, 2 In-suite Restrooms,
Reception/Admin

SALE PRICE

\$1,150,000

LEASE RATE

\$3.45 MG



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FLOOR PLAN

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AVAILABLE SUITE

Suite 309-310

4,562 RSF

SUITE DESCRIPTION

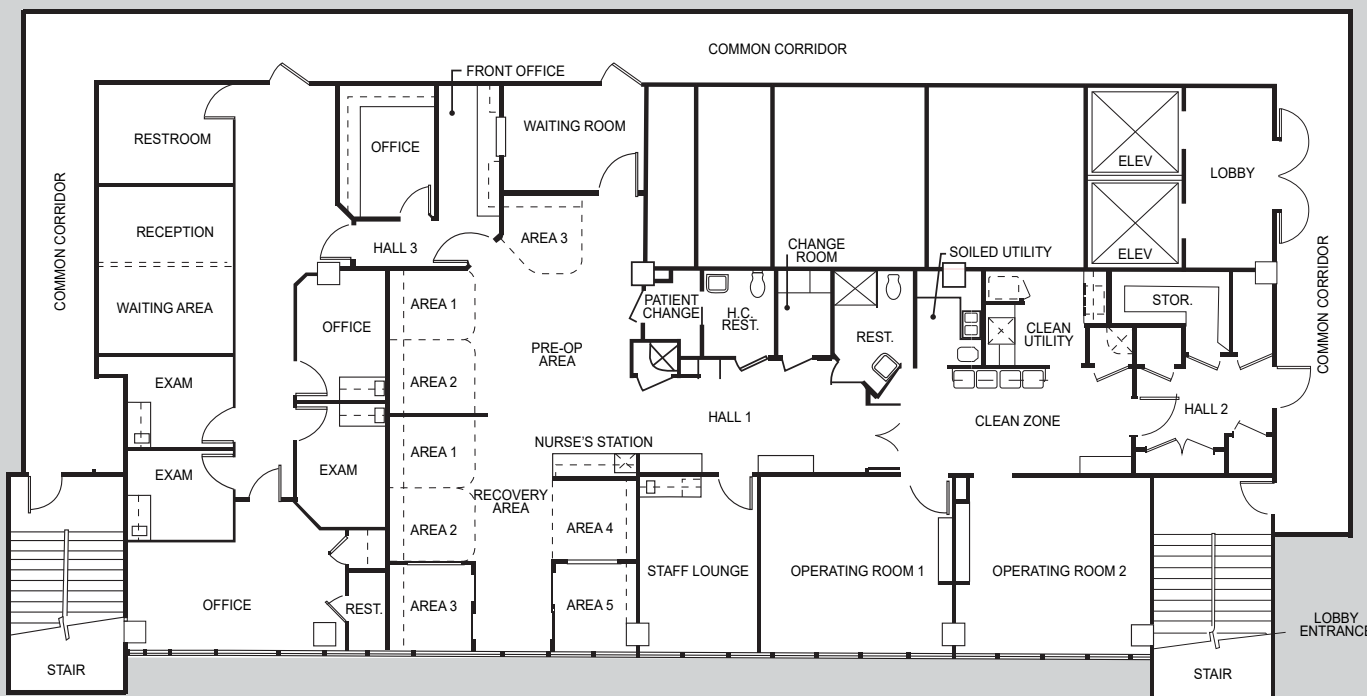
A Built-out, 2-OR, Surgery Center
On-Campus of St. Joseph and
CHOC Hospitals

SALE PRICE

N/A

LEASE RATE

\$2.90 NNN



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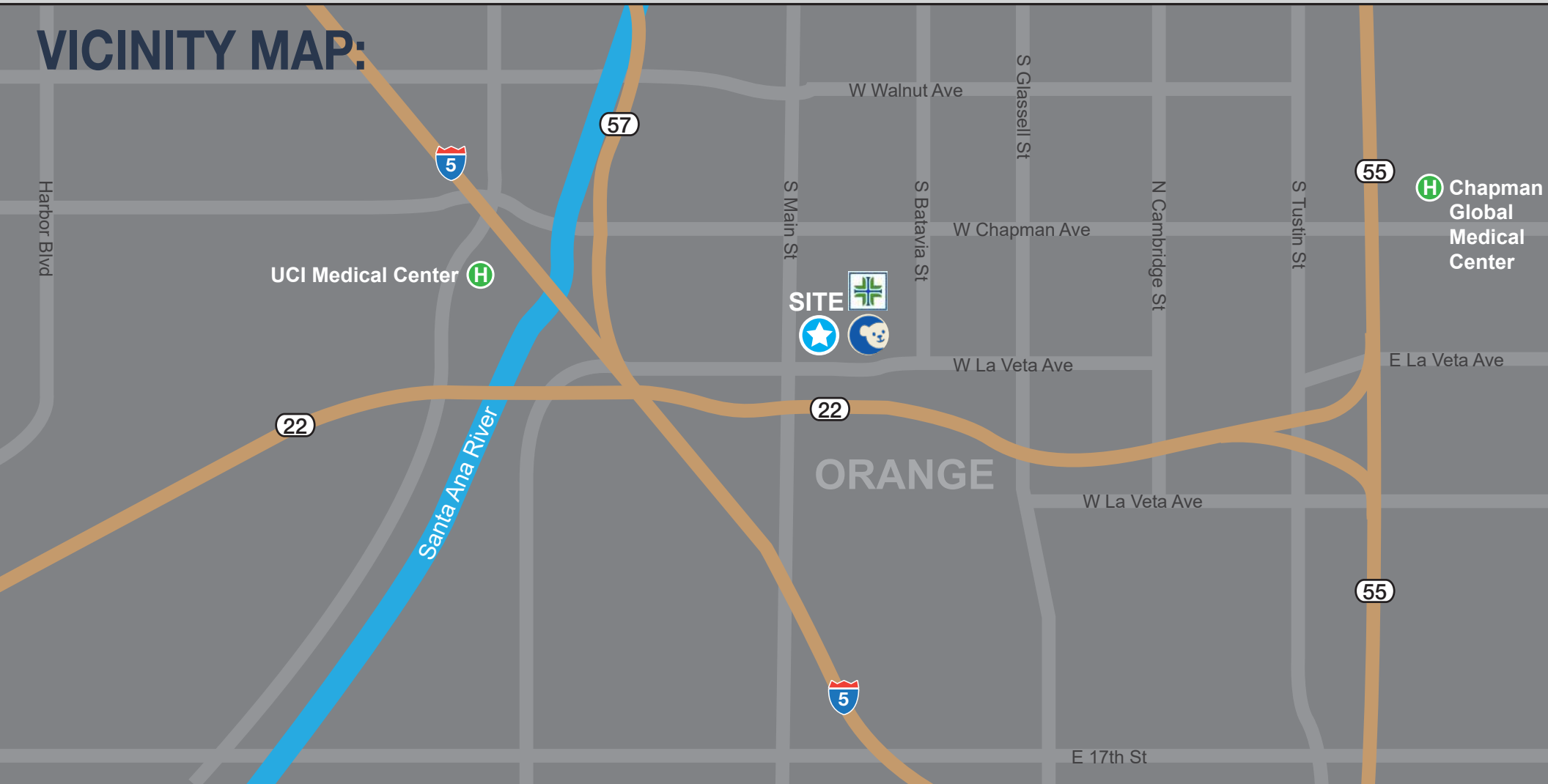
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VICINITY MAP:



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