

# 17742

BEACH BLVD, HUNTINGTON BEACH

FOR LEASE



## MEDICAL OFFICES AVAILABLE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

**ALLEN BASSO**  
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## PROPERTY FEATURES

- ±55,734 SF Class B Medical Office Building
- Dramatic Atrium Lobby Entrance & Pharmacy on 1st Floor
- Free Covered Parking
- 5.7:1 Parking Ratio
- Located on Campus of Huntington Beach Hospital at Intersection of Newman Ave. & Beach Blvd.
- Convenient Access to 405 Freeway

## AVAILABILITY

- **SUITE 250:** ±1,300 SF Medical Office Suite
  - Rec/Lobby, 2 Exam Rooms, Break Room, Doctors Office and Courier Room
  - Available 12/1/26 and Possible Sooner
- **SUITE 227:** ±1,068 SF Medical Office Suite

**LEASE RATE: \$3.00 PSF FSG**



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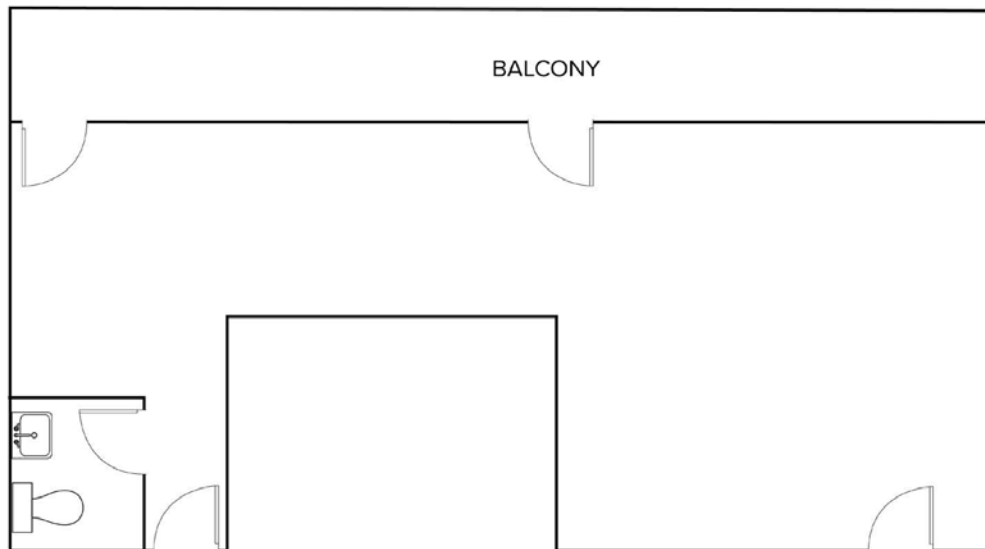


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# SUITE 227

2ND FLOOR | ±1,068 SF MEDICAL OFFICE



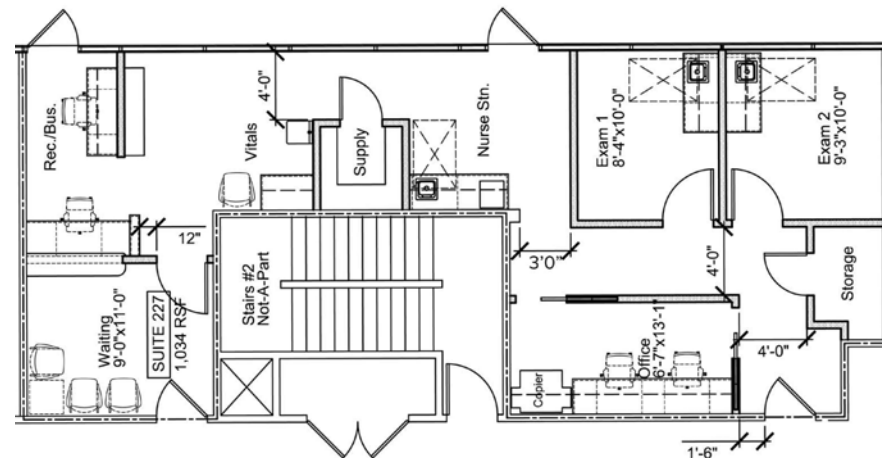
EXISTING LAYOUT



# 17742 BEACH BLVD

## FLOORPLAN

### HYPOTHETICAL LAYOUT



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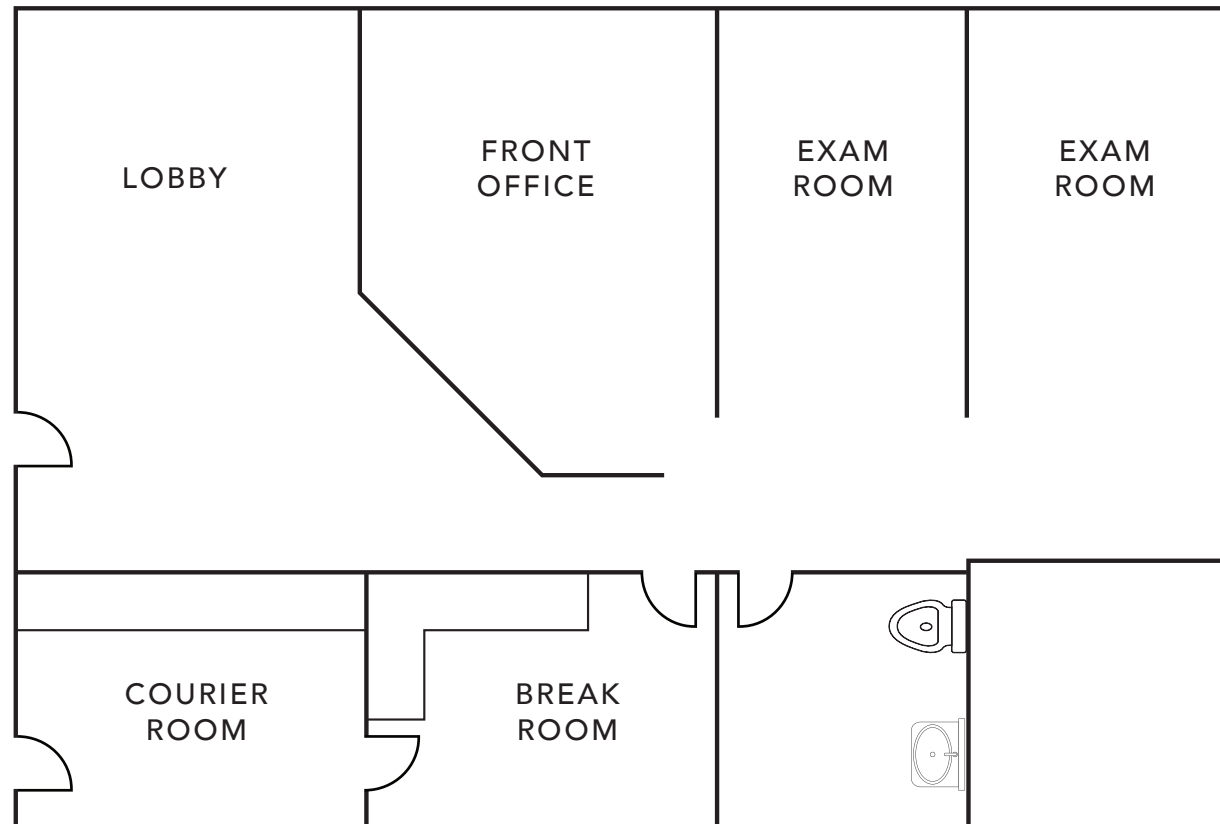
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# SUITE 250

2ND FLOOR | ±1,300 SF MEDICAL OFFICE

# 17742 BEACH BLVD

FLOORPLAN



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AERIAL

5 POINT PLAZA

sweetgreen   **TRADER JOE'S**  
Bank of America   **VANS**  
**TILLYS**   yogurtland

the **Habit**  
BURGER GRILL

 KAISER PERMANENTE



BEACH BLVD

HUNTINGTON BEACH HOSPITAL

Walmart    
 