

PACKERS SQUARE

13102-13152 NEWPORT AVE, TUSTIN



PRIME MEDICAL OFFICE AND RETAIL SPACE FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

ERIC DARNELL
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

DAN BACANI
Lic. #01385413
626.242.7790
dbacani@lee-associates.com



PROPERTY FEATURES

- Prime Medical and Retail Space Available
- Total Building SF: $\pm 49,931$ SF
- $\pm 198,198$ SF Lot
- 5.5:1 Parking Ratio
- Year Built/Renovated: 1979/2005
- Located Near Tustin Market Place, Tustin Ranch Gold Club, and Tustin Plaza
- Current Operating Expenses \$0.99 PSF

AVAILABILITY

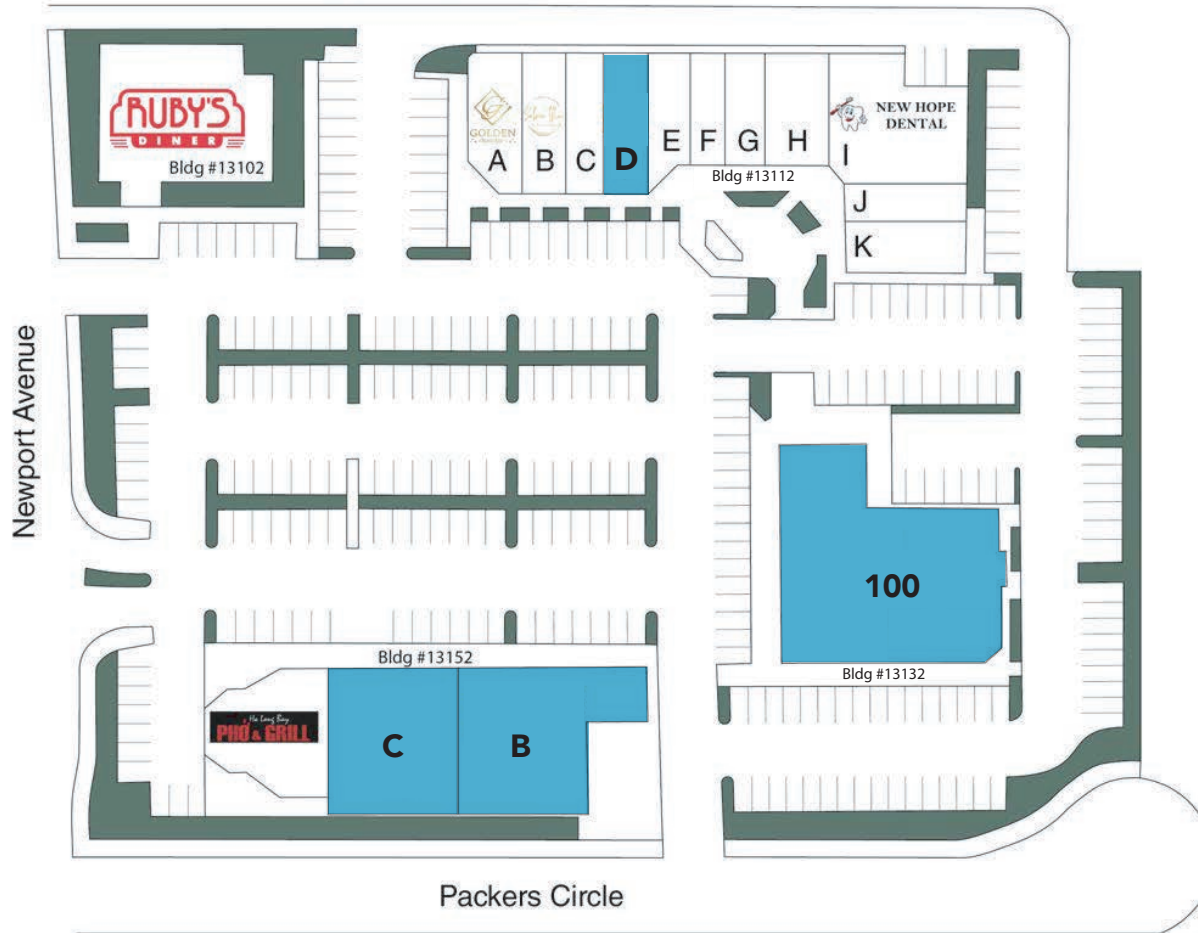
- **SUITE 13112-D: $\pm 1,336$ SF**
Second Generation Restaurant Space
- **SUITE 13132-100: $\pm 7,600$ SF**
Medical Office
- **SUITE 13152-B: $\pm 5,000-8,640$ SF**
Medical Office
- **SUITE 13152-C: $\pm 3,640-8,640$ SF**
Medical Office/General Retail



PACKERS SQUARE

FOR LEASE

SITE PLAN



AVAILABILITY

Suite	Size	Lease Rate
13112-D	±1,336 SF	\$2.75 PSF NNN
13132-100	±7,600 SF	\$2.25 PSF NNN
13152-B	±5,000 SF	\$3.00 PSF NNN
13152-C	±3,640 SF	\$2.75 PSF NNN

Current Operating Expenses \$0.99 PSF

DRAWING NOT TO SCALE

FLOORPLAN

SUITE 13152-B/C: ±8,640 SQ. FT

Medical Office/General Retail

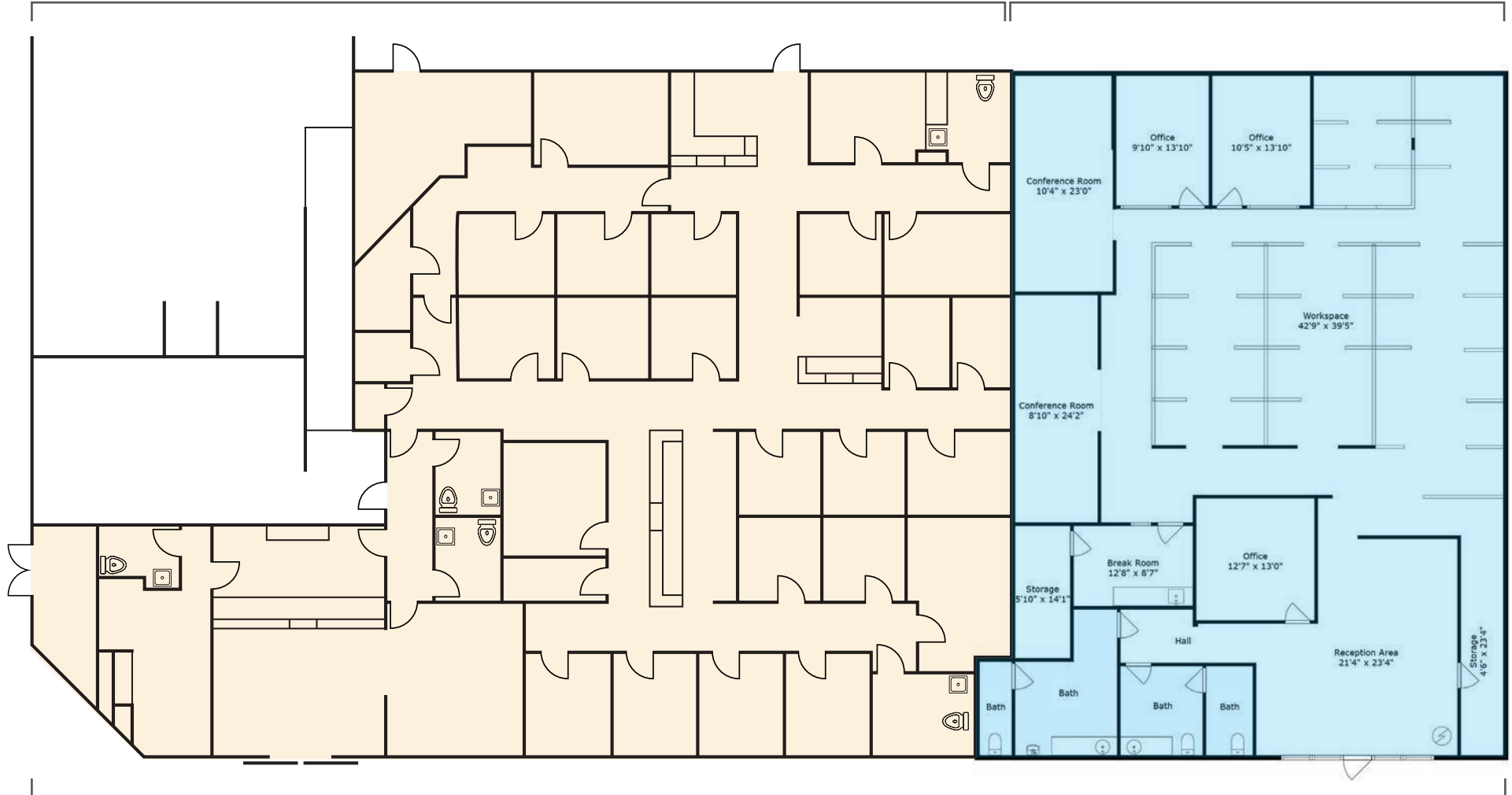
PACKERS

SQUARE

FOR LEASE

UNIT B: ±5,000 SF

UNIT C: ±3,640 SF



UNIT B/C: ±8,640 SF

NEARBY AMENITIES



PACKERS SQUARE

FOR LEASE

FOR MORE INFORMATION, CONTACT

ERIC DARNELL

Lic. #01888743

949.460.3681

edarnell@leeirvine.com

DAN BACANI

Lic. #01385413

626.242.7790

dbacani@lee-associates.com



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.