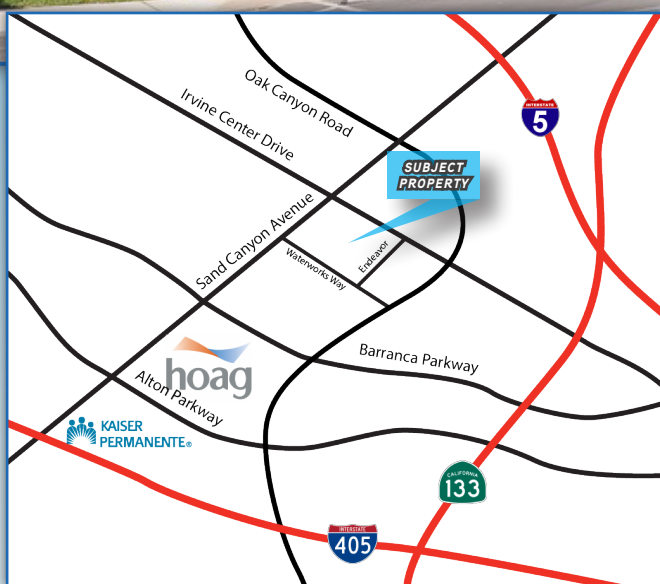


➤ MEDICAL OFFICE FOR LEASE

Irvine Heritage Medical Plaza

18 Endeavor, Suite 104 | Irvine



Suite Features

- Size: 1,650 SF
- Lease Rate: \$3.30 NNN
- Ground Floor Center Lobby location with double door entry
- Clean Shell Condition – Ideal for the perfect practice Design/Build
- Building Year Built: 2008
- Located 1 Mile from Hoag and Kaiser Permanente
- Convenient Access to 405, 5, and 133 Freeways

AARON PHILLIPS

Vice President | Irvine
License No. 01769480
Dir +1 949 724 5562
aaron.phillips@colliers.com

JOHN WADSWORTH

Senior Vice President | Irvine
License No. 01177404
Dir +1 949 724 5528
john.wadsworth@colliers.com

3 Park Plaza, 12th Floor
Irvine, California 92614
www.colliers.com

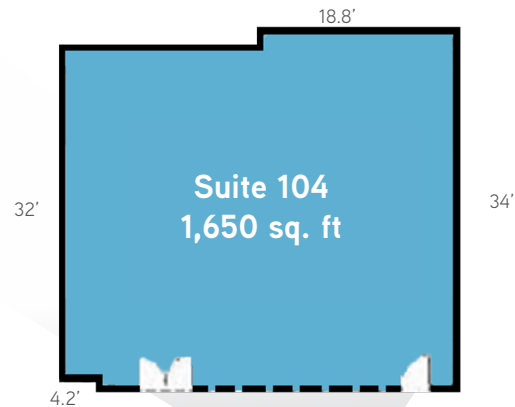
> MEDICAL OFFICE FOR LEASE

Irvine Heritage Medical Plaza

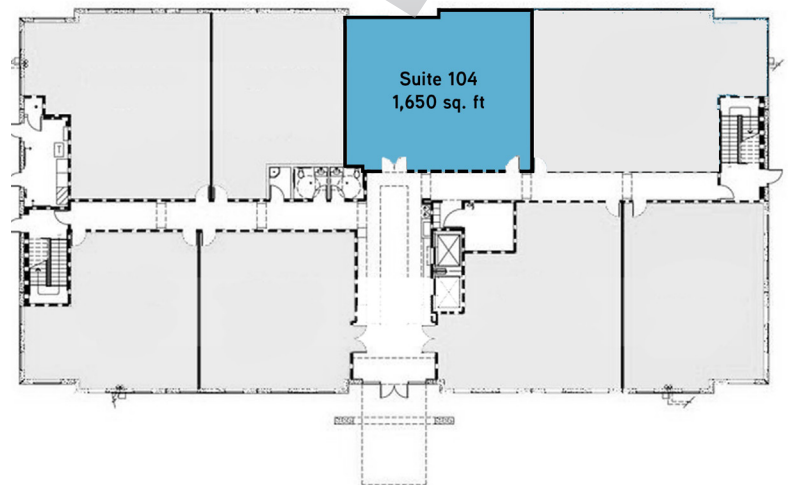
18 Endeavor, Suite 104 | Irvine



Linear square footage is approximate



Ground Floor Center Lobby with Double Door Entry



Clean Shell Condition



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population Est. 2017	6,234	115,151	347,192
% of Population Over 35 Yrs of Age	56.65%	56.72%	56.25%
Average Age Est. 2017	37.6	38.2	38.1
Avg Household Income Est. 2017	\$120,713	\$132,093	\$124,828

AARON PHILLIPS
949 724 5562
aaron.phillips@colliers.com
License No. 01769480

JOHN WADSWORTH
949 724 5528
john.wadsworth@colliers.com
License No. 01177404

