

1306
W SANTA ANA
FOR LEASE



Carlos Silguero
Healthcare Leasing & Investment Sales
Tel: (949) 820-6112
carlos.silguero@expcommercial.com
License: CA 01915515

±3,788 RSF OF MEDICAL
& ADMIN SPACE

PROPERTY FEATURES

- 3,788 RSF Available for Lease
- Multiple Suites with Multiple Entrances
- Possible Long-Term Lease Available
- DDS Dental Offices, DC Offices & Other Specialties
- Class A Medical Building
- On Site Family Medicine Practice
- Located Close from Kindred Hospital
- Medical suites are supported at approximately 6.0/1,000 SF. Professional office suites at approximately 3.0/1,000 SF Parking Ratio.
- Easy Access to Bristol, 17th Street, & 5 Freeway
- Excellent Term (1-5 Years)

ASKING RATE: \$1.50-1.85 PSF MODIFIED GROSS



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AVAILABLE SUITES

- 1,033 RSF Available for Lease - 1st Floor
Description: Suite B
- 816 RSF Available for Lease - 2nd Floor
Description: Suite C
- 610 RSF Available for Lease - 2nd Floor
Description: Suite D
- 1329 RSF Available for Lease - 2nd Floor
Description: Suite E
- Medical & Office Suites
- Excellent Preferred Term (1-5 Years)

ASKING RATE: \$1.50-1.85 PSF MODIFIED GROSS

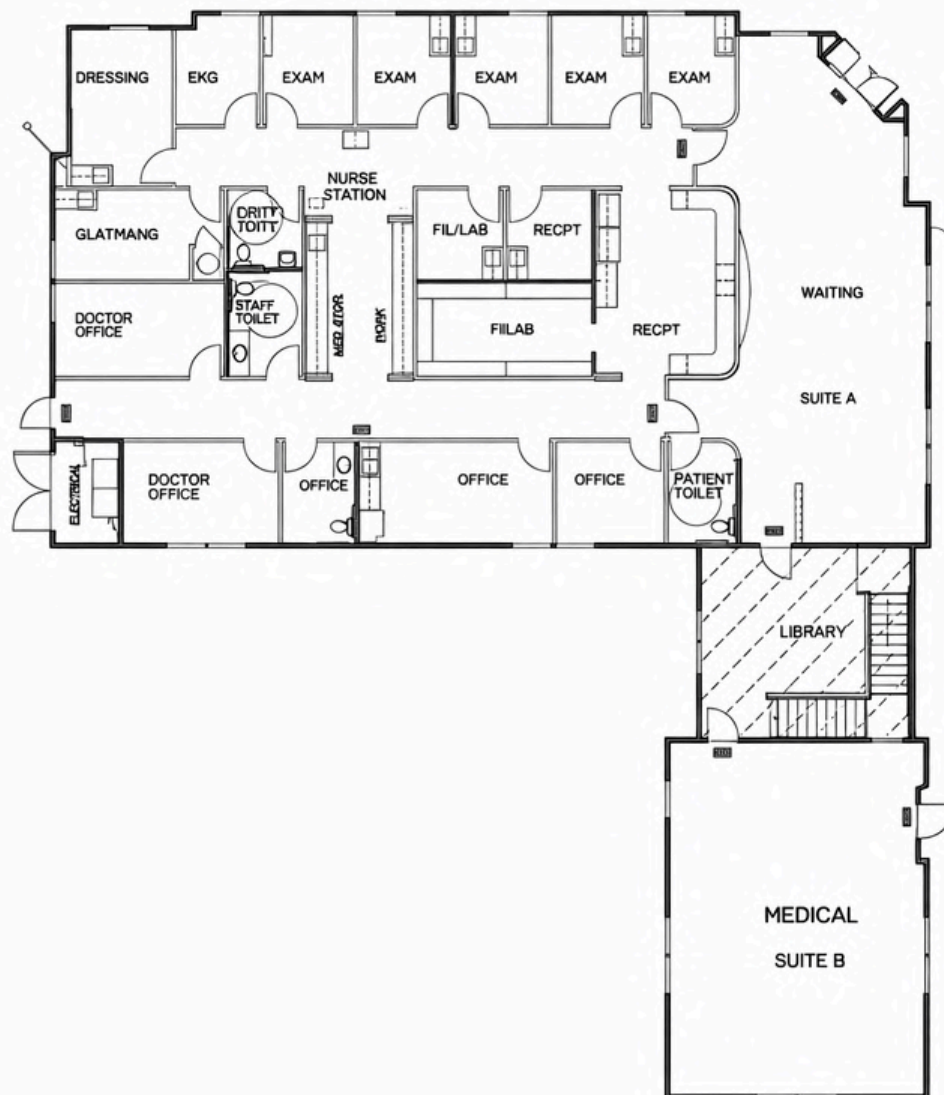


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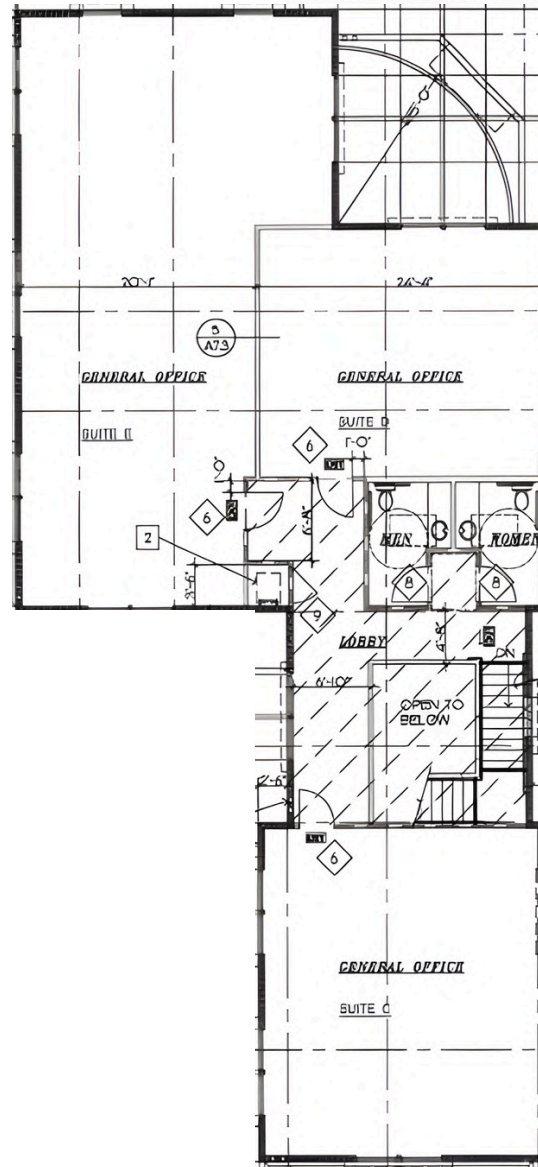
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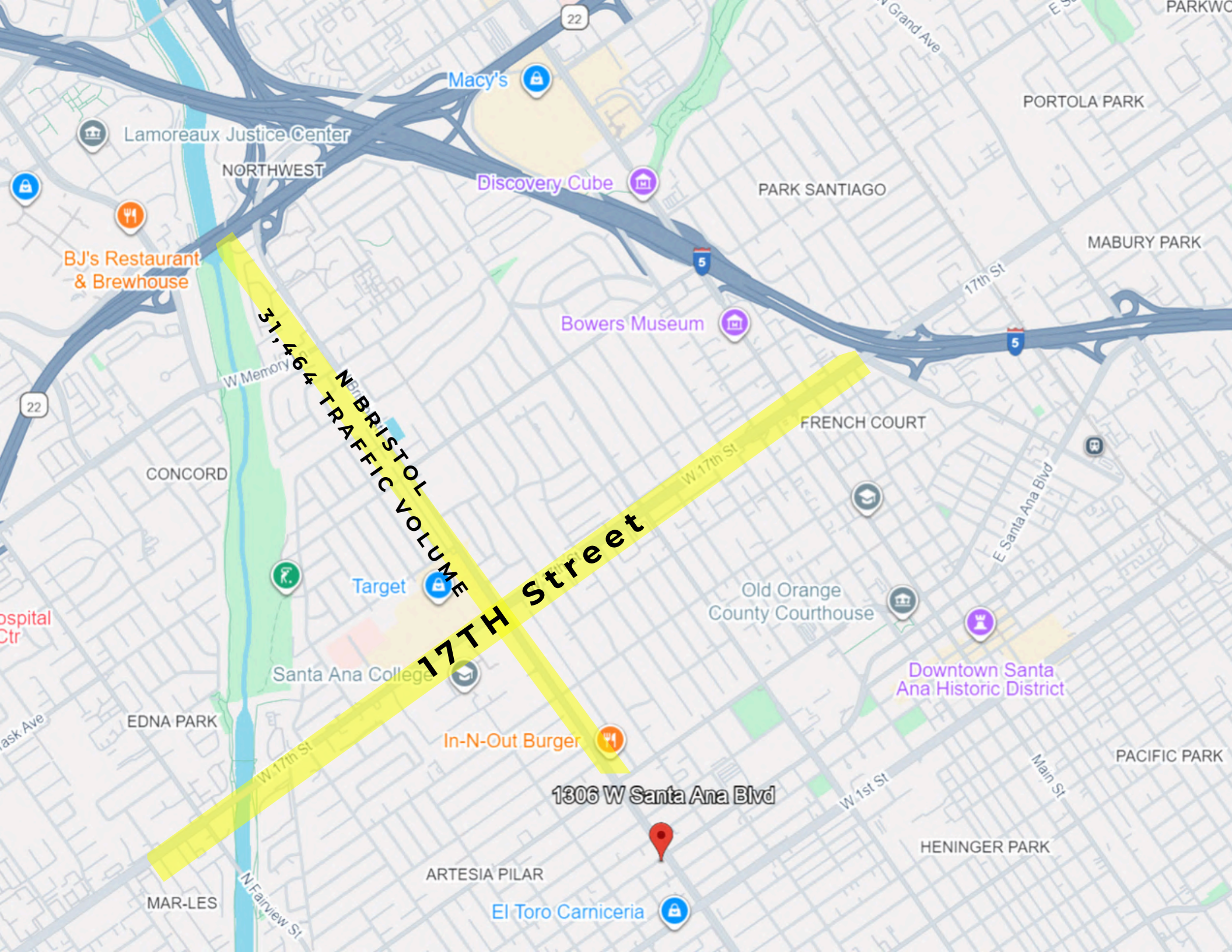


SUITE A & B - FLOOR PLAN



SUITE C, D, & E - FLOOR PLAN





BJ's Restaurant
& Brewhouse

Lamoreaux Justice Center

NORTHWEST

Macy's

Discovery Cube

Bowers Museum

Target

Santa Ana College

In-N-Out Burger

1306 W Santa Ana Blvd

ARTESIA PILAR

El Toro Carniceria

PARK SANTIAGO

PORTOLA PARK

MABURY PARK

FRENCH COURT

Old Orange
County Courthouse

Downtown Santa
Ana Historic District

PACIFIC PARK

HENINGER PARK

EDNA PARK

MAR-LES



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