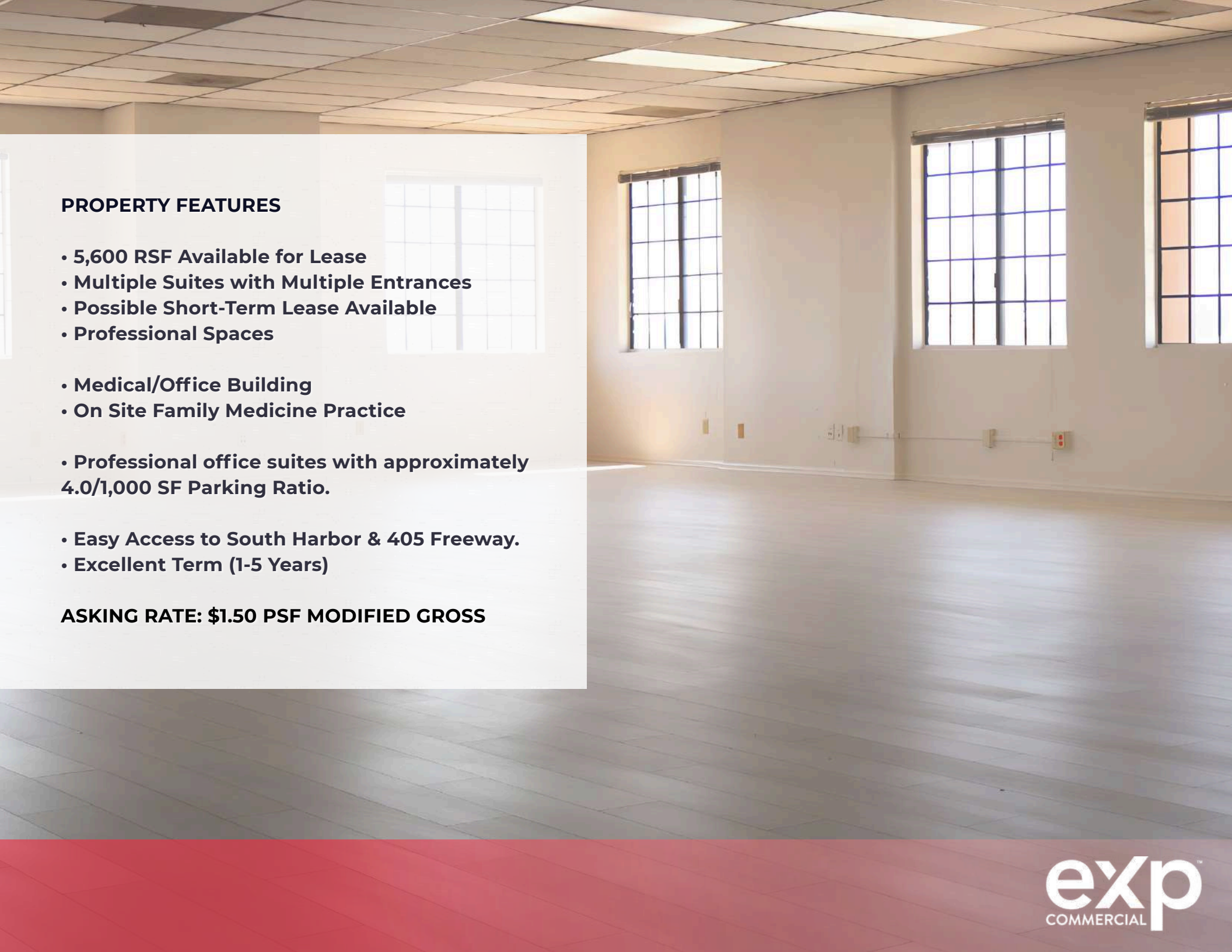


2414
S Fairview St
FOR LEASE



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

±5,600 RSF OF OFFICE
SPACE



PROPERTY FEATURES

- 5,600 RSF Available for Lease
- Multiple Suites with Multiple Entrances
- Possible Short-Term Lease Available
- Professional Spaces
- Medical/Office Building
- On Site Family Medicine Practice
- Professional office suites with approximately 4.0/1,000 SF Parking Ratio.
- Easy Access to South Harbor & 405 Freeway.
- Excellent Term (1-5 Years)

ASKING RATE: \$1.50 PSF MODIFIED GROSS

A photograph of a modern office hallway with light-colored walls, a drop ceiling with rectangular fluorescent lights, and a light wood-grain laminate floor. On the right, there are two dark-framed doors and a small window. On the left, a white rectangular box contains text.

AVAILABLE SUITES

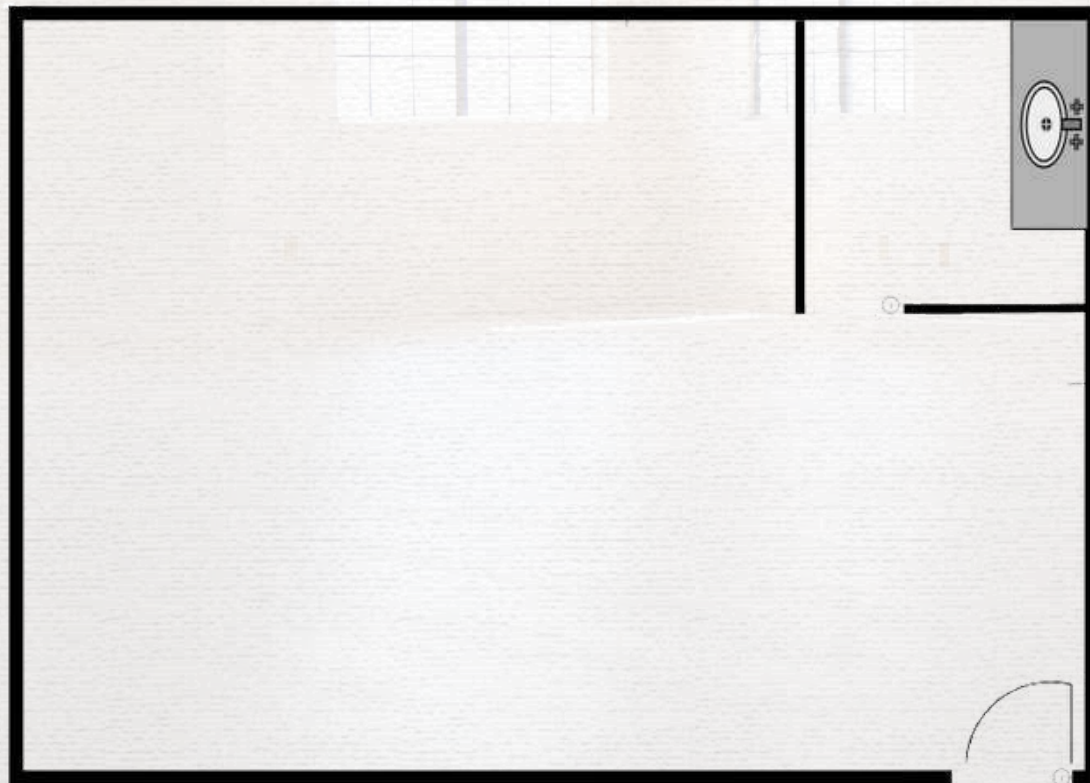
- **2,800 RSF Available for Lease - 2nd Floor**
Description: Suite 209

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Description: Suite 210

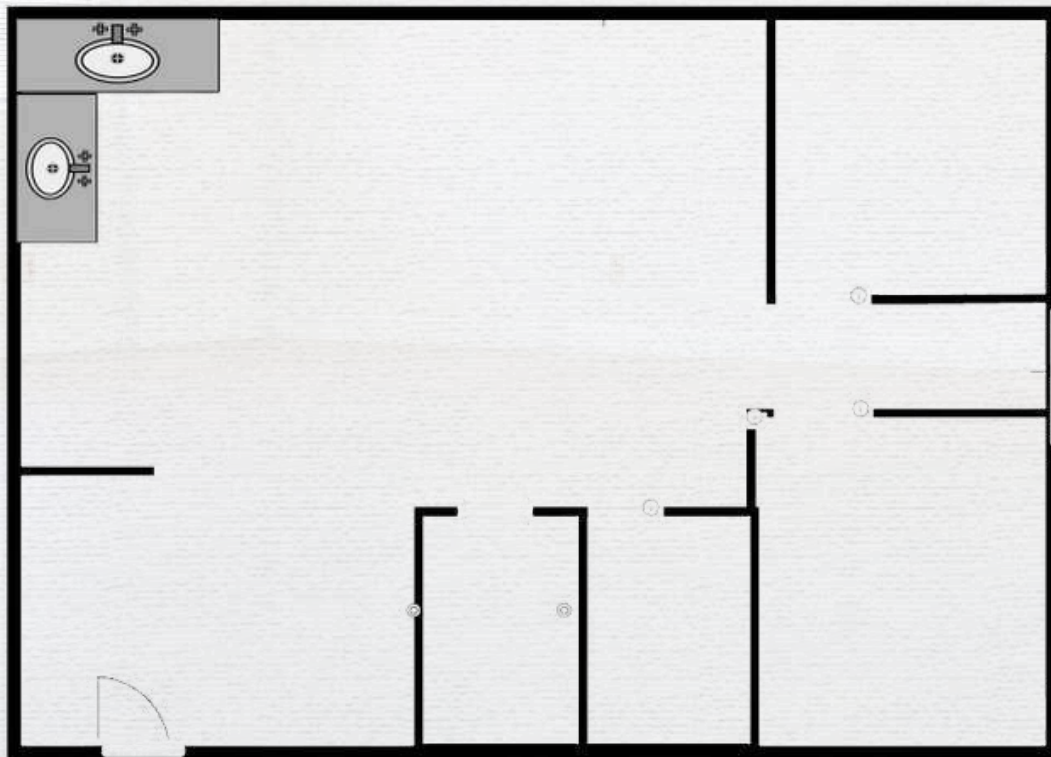
- **Professional Office Suites**
- **Excellent Preferred Term (1-5 Years)**

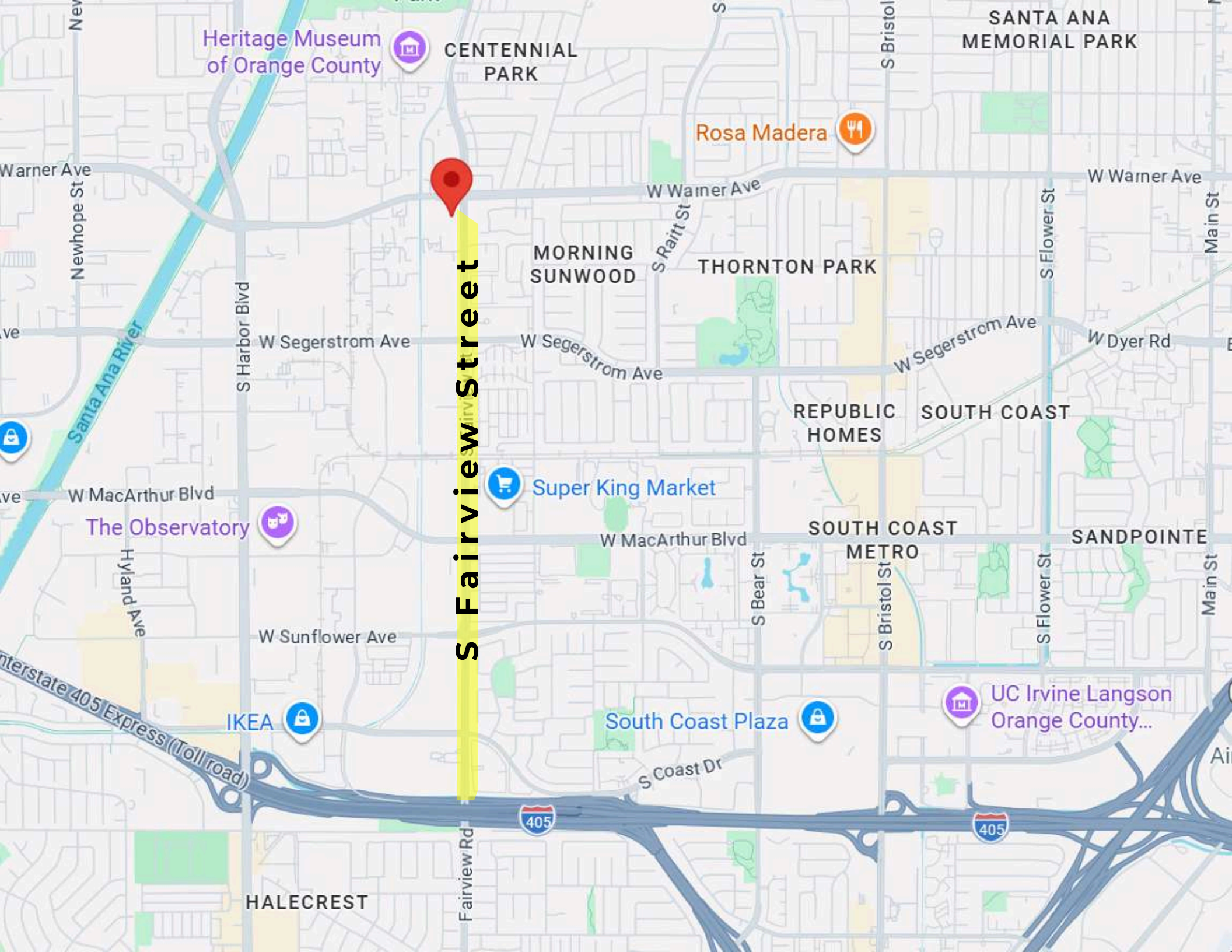
ASKING RATE: \$1.50 PSF MODIFIED GROSS

SUITE 209



SUITE 210





Heritage Museum
of Orange County



CENTENNIAL
PARK

Rosa Madera



SANTA ANA
MEMORIAL PARK

MORNING
SUNWOOD

THORNTON PARK

REPUBLIC
HOMES

SOUTH COAST

SOUTH COAST
METRO

SANDPOINTE

UC Irvine Langson
Orange County...

Super King Market

South Coast Plaza

IKEA

The Observatory

S Harbor Blvd

W Segerstrom Ave

W Segerstrom Ave

W Segerstrom Ave

W Dyer Rd

W MacArthur Blvd

W MacArthur Blvd

W Sunflower Ave

S Coast Dr

Fairview Rd



HALECREST

Interstate 405 Express (Toll road)

Hyland Ave

Newhope St

W Warner Ave

W Warner Ave

S Raitt St

S Flower St

Main St

S Bear St

S Bristol St

S Flower St

Main St



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