



# Saddleback Medical

23961 Calle De La Magdalena  
Laguna Hills, CA

## Availabilities

High-Profile Building Campus Adjacent

### First Floor

| Suite | Size     | Condition   | Availability |
|-------|----------|-------------|--------------|
| 143   | 2,542 SF | Clean Shell | Immediate    |

### Fourth Floor

| Suite | Size                 | Condition                                                                                       | Availability |
|-------|----------------------|-------------------------------------------------------------------------------------------------|--------------|
| 412   | 2,528 SF             | Spec Suite (Move-in Ready)                                                                      | 9/24         |
| 425   | 829 SF               | Former Psychiatry                                                                               | Immediate    |
| 445   | 3,688 SF (Divisible) | Clean Shell  | Immediate    |

### Fifth Floor

| Suite | Size     | Condition                | Availability |
|-------|----------|--------------------------|--------------|
| 503   | 1,423 SF | Partially Improved Suite | Immediate    |
| 504   | 4,216 SF | Clean Shell              | Immediate    |

5,648 SF



For more information or to schedule a property tour, please contact:

**John Wadsworth**  
Senior Vice President  
License No. 01177404  
P: + 1 949 724 5528  
[john.wadsworth@colliers.com](mailto:john.wadsworth@colliers.com)

**Aaron Phillips**  
First Vice President  
License No. 01769480  
P: + 1 949 724 5562  
[aaron.phillips@colliers.com](mailto:aaron.phillips@colliers.com)

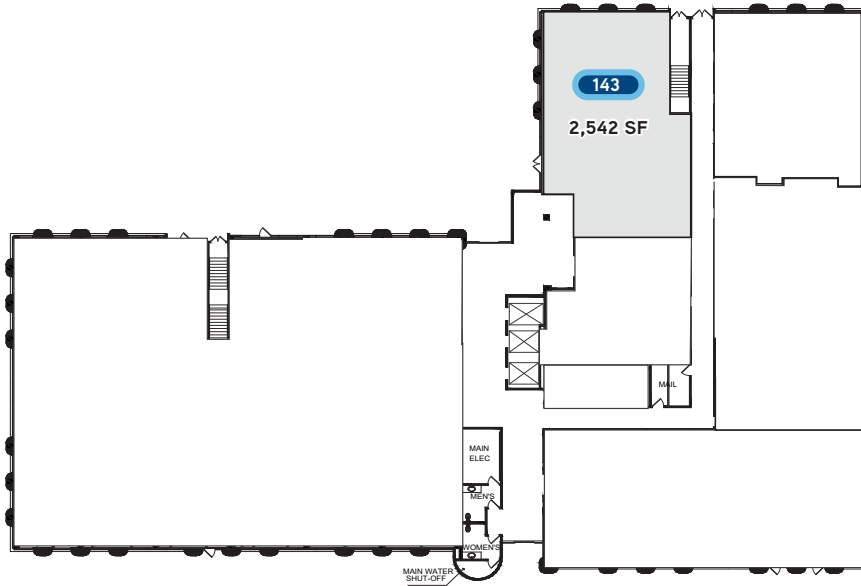


**Saddleback**  
Medical Portfolio



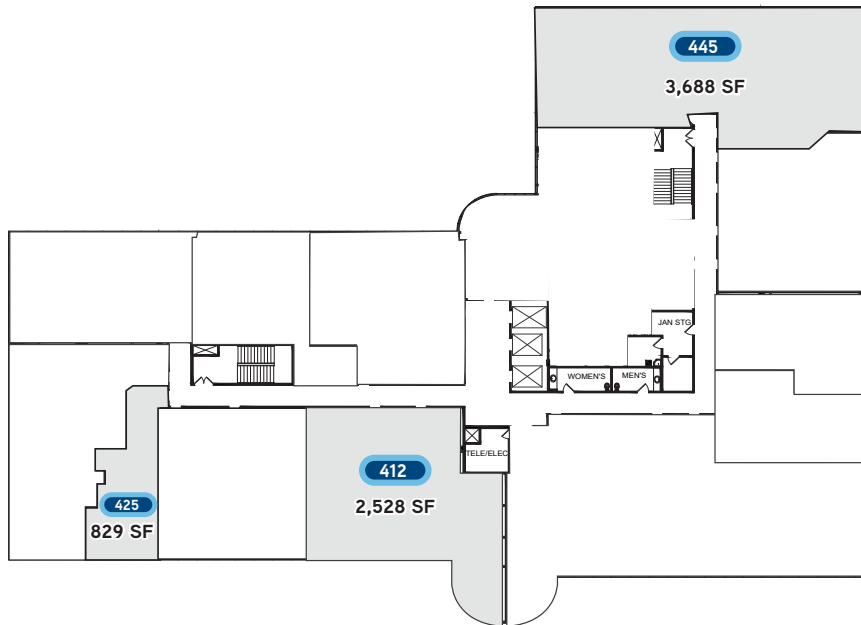
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

# Floor Plans



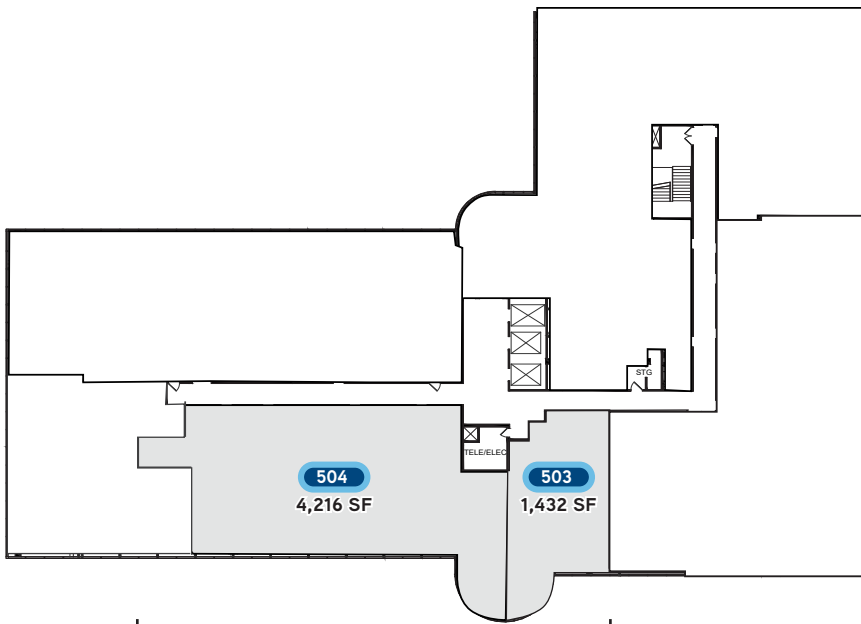
## First Floor

| Suite # | Size     |
|---------|----------|
| 143     | 2,542 SF |



## Fourth Floor

| Suite # | Size                 |
|---------|----------------------|
| 412     | 2,528 SF             |
| 425     | 829 SF               |
| 445     | 3,688 SF (Divisible) |



## Fifth Floor

| Suite # | Size     |
|---------|----------|
| 503     | 1,432 SF |
| 504     | 4,216 SF |

**Contiguous Available 5,648 SF**

Total Contiguous: 5,648 SF



# The Laguna

## Availabilities

24022 Calle De La Plata  
Laguna Hills, CA

Full Floor Available w/ Patio Feature

### Second Floor

| Suite | Size                  | Condition   | Availability |
|-------|-----------------------|-------------|--------------|
| 200   | 12,436 SF (Divisible) | Clean Shell | Immediate    |

### Fourth Floor

| Suite | Size                                                                                         | Condition                  | Availability |
|-------|----------------------------------------------------------------------------------------------|----------------------------|--------------|
| 405   | 2,680 SF  | Spec Suite (Move-In Ready) | Immediate    |
| 410   | 1,080 SF                                                                                     | Former Podiatry            | 10/1/24      |



For more information or to schedule a property tour, please contact:

**John Wadsworth**  
Senior Vice President  
License No. 01177404  
P: + 1 949 724 5528  
john.wadsworth@colliers.com

**Aaron Phillips**  
First Vice President  
License No. 01769480  
P: + 1 949 724 5562  
aaron.phillips@colliers.com



**Saddleback**  
Medical Portfolio



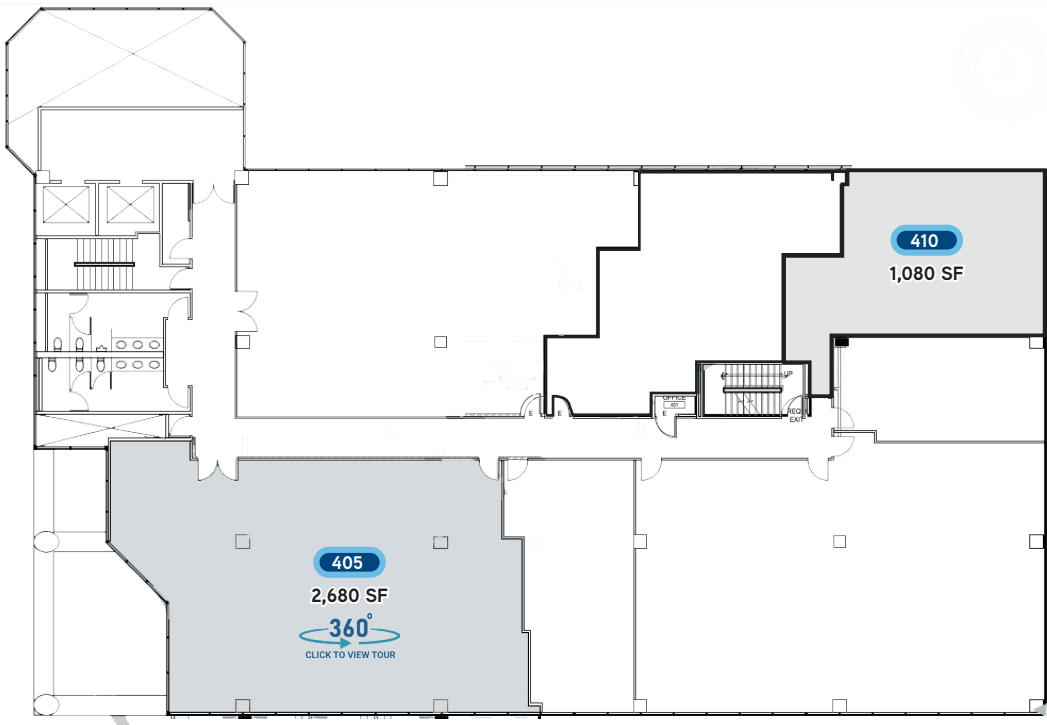
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

# Floor Plans



## Second Floor

| Suite # | Size                                  |
|---------|---------------------------------------|
| 200     | 12,436 SF<br>(Divisible into A, B, C) |



## Fourth Floor

| Suite # | Size     |
|---------|----------|
| 405     | 2,680 SF |
| 410     | 1,080 SF |



# Saddleback Professional Center

24012 Calle De La Plata  
Laguna Hills, CA

## Availabilities

Close Hospital Proximity and Value

### Third Floor

| Suite        | Size             |                                                                                   | Condition                                 | Availability |
|--------------|------------------|-----------------------------------------------------------------------------------|-------------------------------------------|--------------|
| 300          | 2,353 SF         |  | Former Medical Lab                        | Immediate    |
| 330          | 2,063 SF         |                                                                                   | Former General Office                     | Immediate    |
| 350          | 9,272 SF         |                                                                                   | Clean Shell                               | Immediate    |
| 370          | 3,187 SF         |                                                                                   | General Office                            | Immediate    |
| <b>Total</b> | <b>16,875 SF</b> |                                                                                   | <b>Entire 3rd Floor Vacancy Available</b> |              |

### Fourth Floor

| Suite   | Size     | Condition             | Availability |
|---------|----------|-----------------------|--------------|
| 407     | 1,612 SF | Former General Office | 10/1/24      |
| 410     | 2,276 SF | Former General Office | Immediate    |
| 430     | 1,414 SF | Former General Office | Immediate    |
| 440     | 488 SF   | Former General Office | Immediate    |
| 460     | 900 SF   | Former General Office | 1/1/25       |
| 465-485 | 6,348 SF | Former Therapy Office | Immediate    |



For more information or to schedule a property tour, please contact:

**John Wadsworth**  
Senior Vice President  
License No. 01177404  
P: + 1 949 724 5528  
john.wadsworth@colliers.com

**Aaron Phillips**  
First Vice President  
License No. 01769480  
P: + 1 949 724 5562  
aaron.phillips@colliers.com

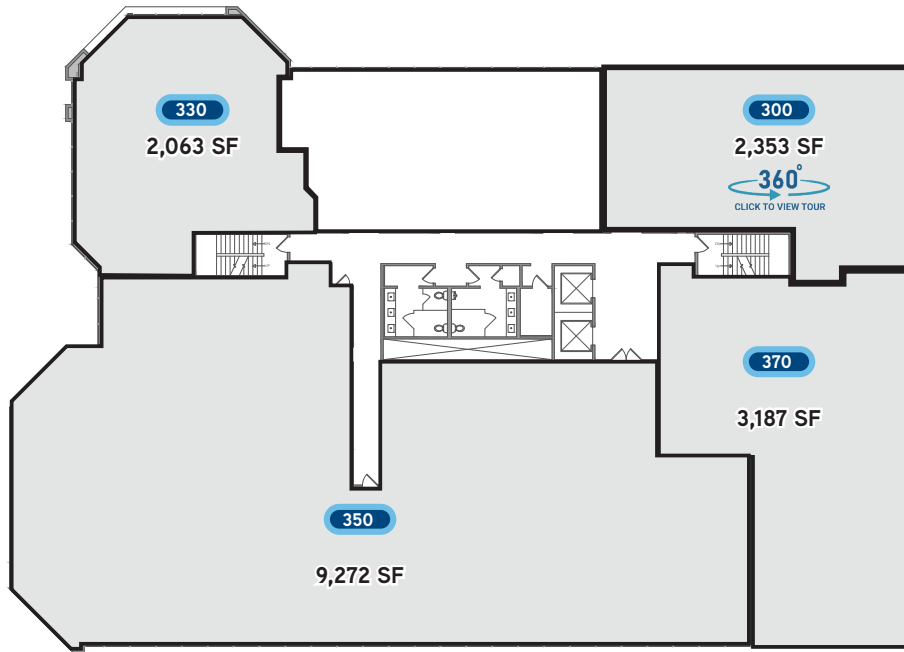


**Saddleback**  
Medical Portfolio



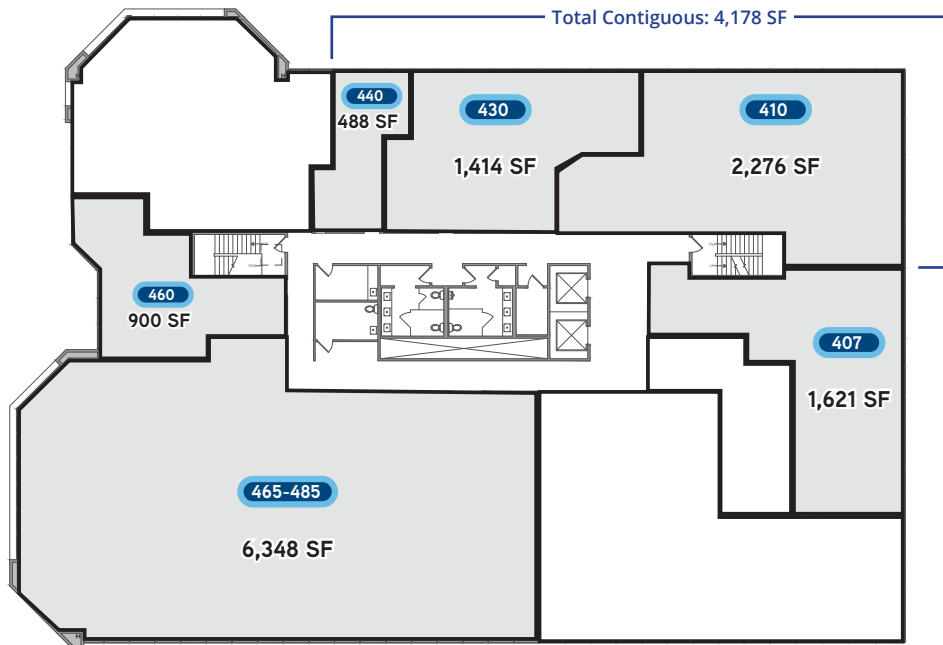
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

# Floor Plans



## Third Floor

| Suite #                        | Size     |
|--------------------------------|----------|
| 300                            | 2,353 SF |
| 330                            | 2,063 SF |
| 350                            | 9,272 SF |
| 370                            | 3,187 SF |
| Contiguous Available 16,875 SF |          |



## Fourth Floor

| Suite #                       | Size     |
|-------------------------------|----------|
| 410                           | 2,276 SF |
| 430                           | 1,414 SF |
| 440                           | 488 SF   |
| 465-485                       | 6,348 SF |
| Contiguous Available 4,178 SF |          |