

Crossroads Corporate Centre

3500 Barranca Parkway, Irvine, CA 92606

Now Leasing



CypressWest
— P A R T N E R S —
ACQUIRE • MANAGE • LEASE

Bryan McKenney
(949) 478 - 0087 | LIC#01505792
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FEATURES:

- 58,316 SF • 3 Story building • Best-in-class building • Elevator served
- Free surface parking • Strong tenant mix • Excellent visibility from Barranca Pkwy
- Located in the heart of Irvine adjacent to retail amenities



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AVAILABLE SUITE:

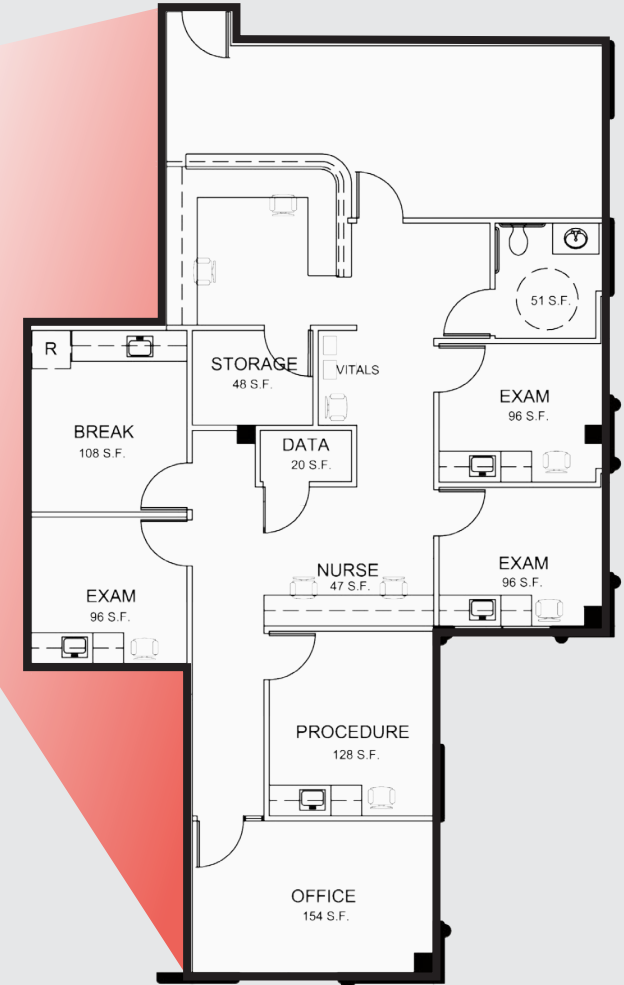
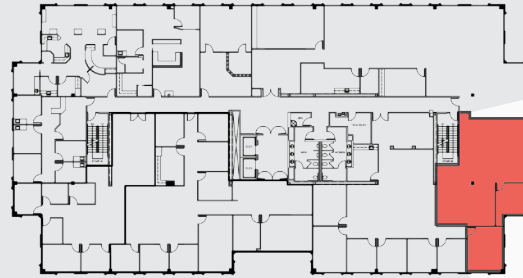
Suite 230 - 1,905 SF

SUITE DESCRIPTION:

3 Exam rooms, Procedure room,
Private doctor's office, Break room,
In-Suite restroom, Storage, Vitals area,
Nurse's station, and Reception / Admin.

LEASE RATE:

\$4.25 - FSG



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AVAILABLE SUITE:

Suite 340 - 1,370 SF

SUITE DESCRIPTION:

Former Orthodontist office:

4 Chair set-up, Pano, Sterile, Lab,

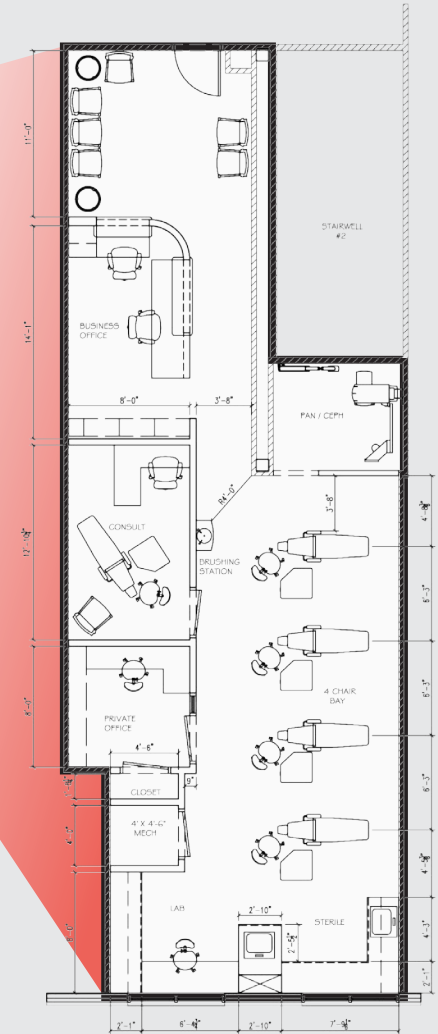
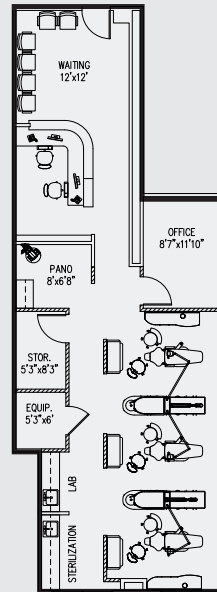
Doctor's office and Reception / Admin.

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Alternate
Floor Plan
Option



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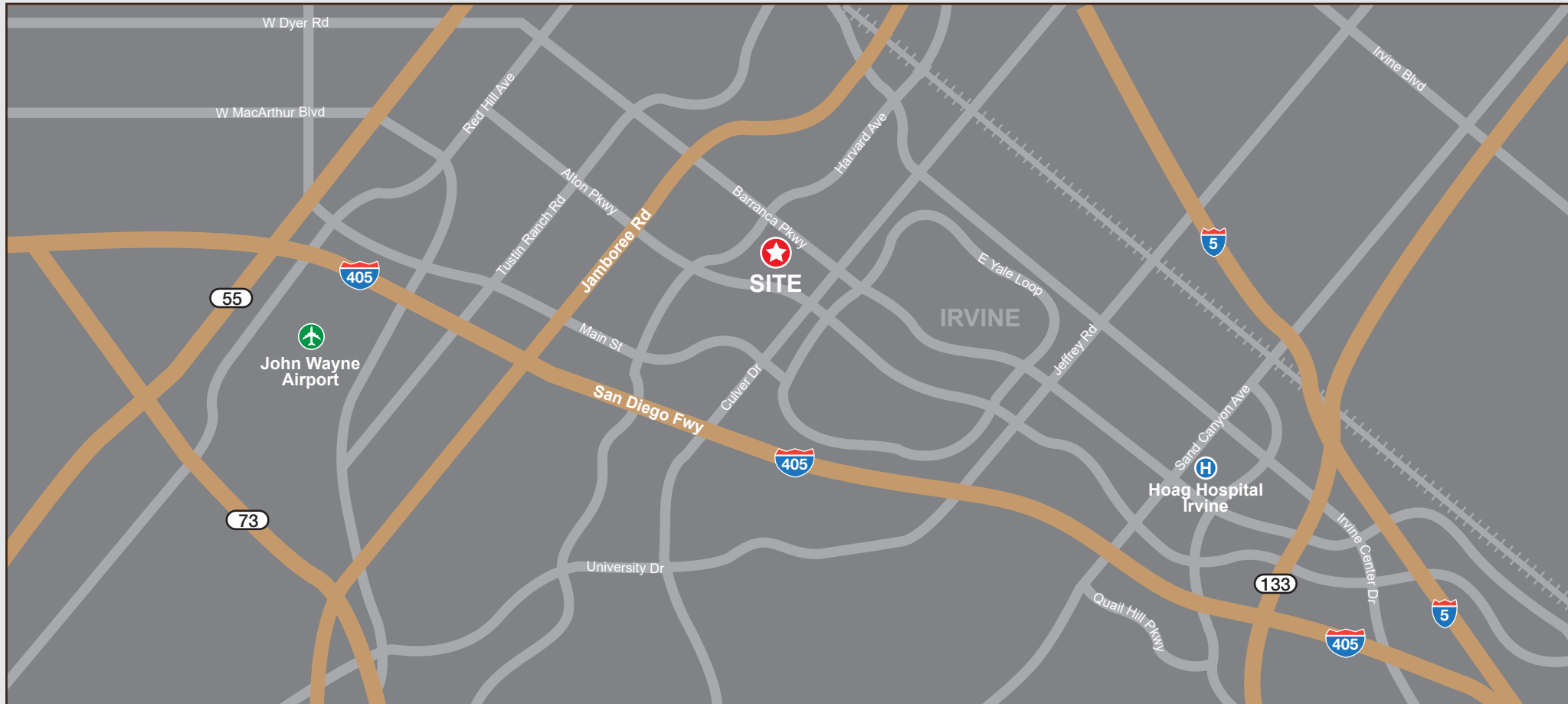
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VICINITY MAP:



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