

# Beach Boulevard Medical Pavilion

17762 Beach Blvd., Huntington Beach, CA



Casey P. Immel  
(949) 339 - 1875 | LIC#01312850  
cimmel@cypresswestpartners.com

Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
bmckenney@cypresswestpartners.com

*Last Suite Available*



# Beach Boulevard Medical Pavilion

17762 Beach Blvd., Huntington Beach, CA

## FEATURES:

- Building Area 44,500 SF
- 2 Story Class A Medical Building
- Prime Location Fronting Beach Boulevard
- On-site free surface and covered structure parking
- Close proximity to 405 Freeway
- Approximately 58,000 cars per day along Beach Blvd.
- Ready for occupancy



# Beach Boulevard Medical Pavilion

17762 Beach Blvd., Huntington Beach, CA

## AVAILABLE SUITE:

2nd FLOOR

5,350 RSF

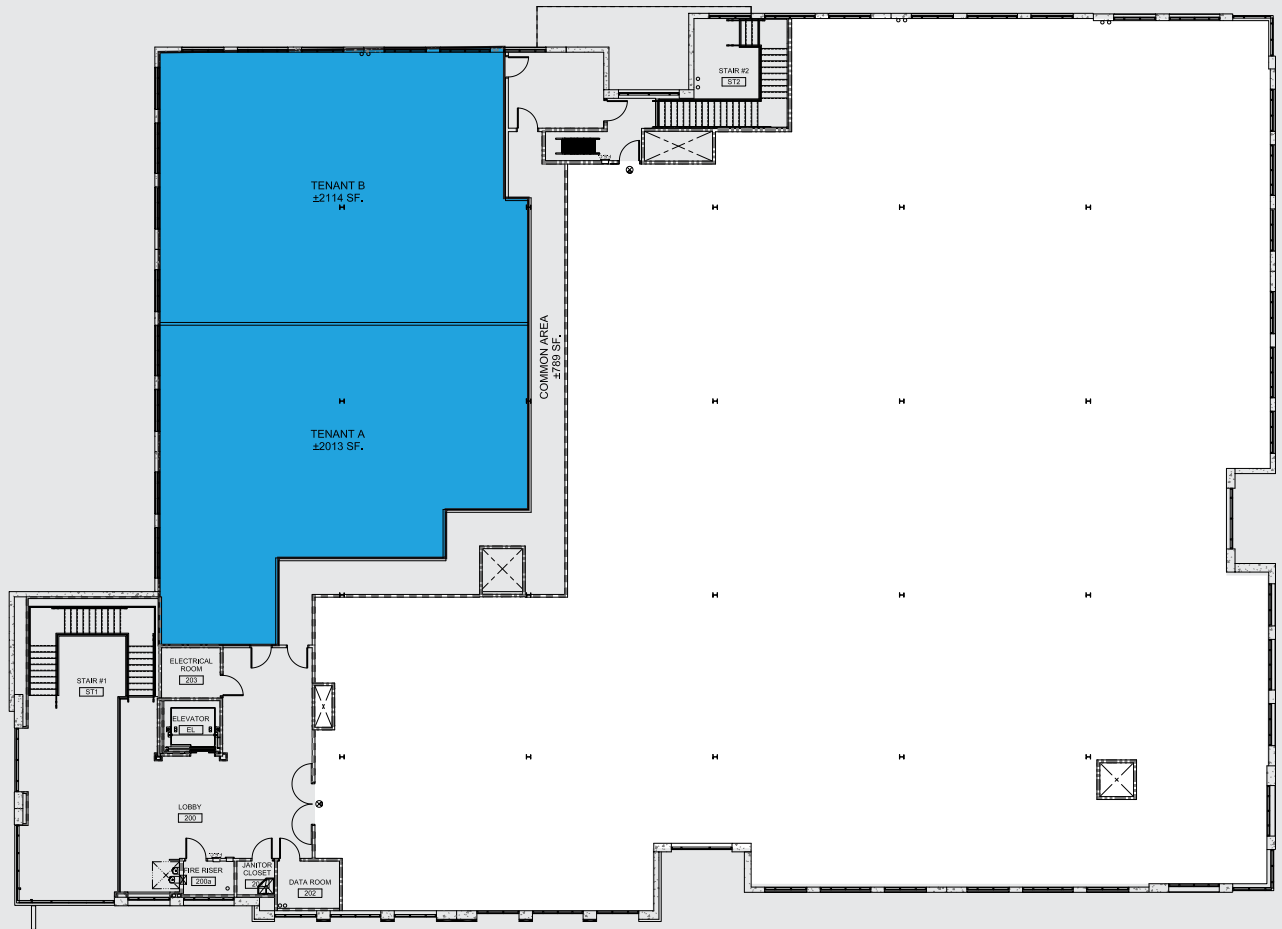
(Divisible to 2,000 RSF)

## SUITE DESCRIPTION:

Shell condition, build-to-suit

## LEASE RATE:

\$2.85 NNN



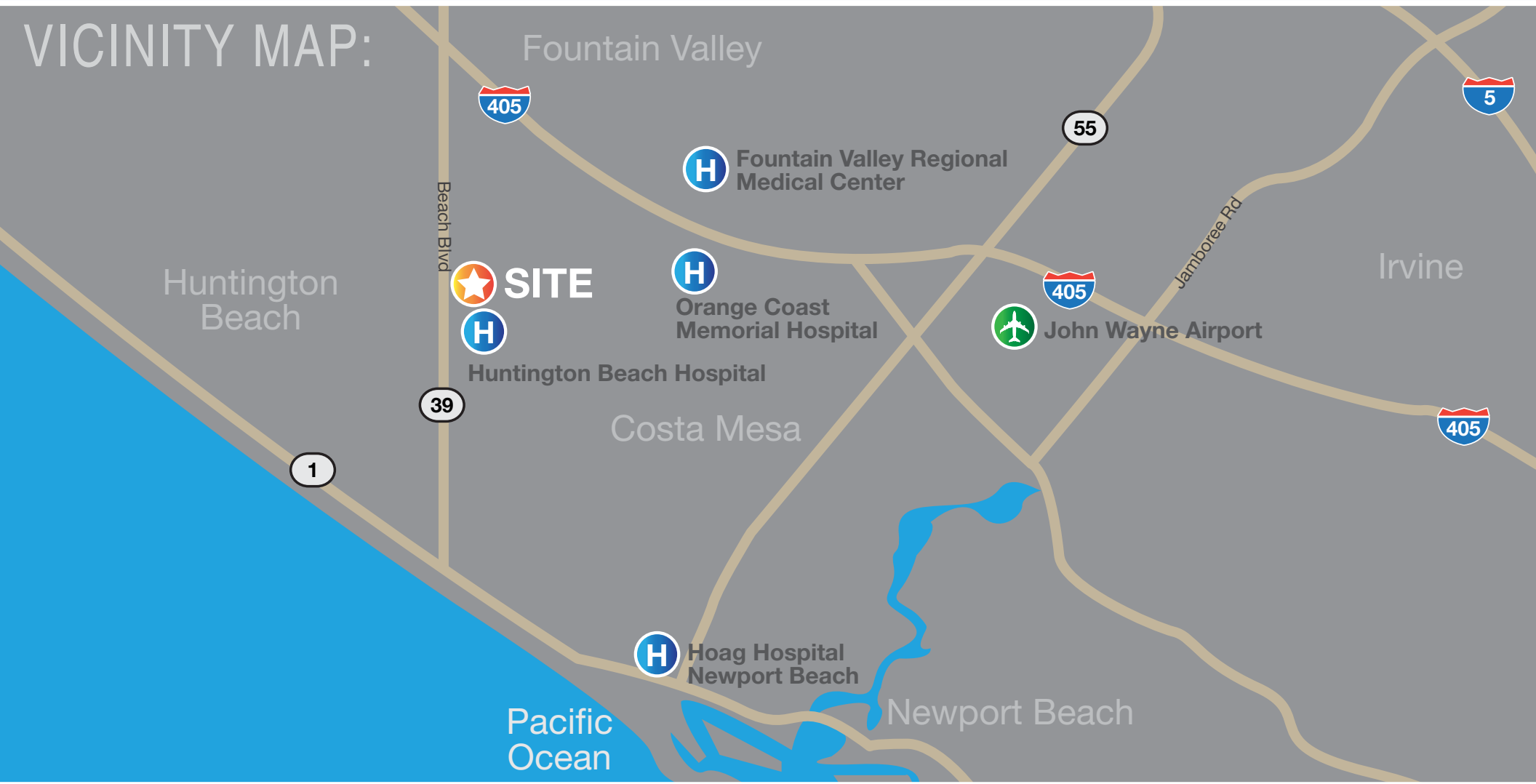
Click! for Virtual Tour



# Beach Boulevard Medical Pavilion

17762 Beach Blvd., Huntington Beach, CA

## VICINITY MAP:



Casey P. Immel  
(949) 339 - 1875 | LIC#01312850  
cimmel@cypresswestpartners.com

Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
bmckenney@cypresswestpartners.com

*Last Suite Available*