

17742 Beach Blvd | Huntington Beach, CA

MEDICAL OFFICE  
AVAILABLE  
±1,068-1,292 SF

BEACH  
MEDICAL



CBRE

# HIGHLIGHTS

## Beach Medical

is a 55,734 SF Class B medical office building located on the campus of Huntington Beach Hospital at the intersection of Beach Boulevard and Newman Avenue



ALL SUITES AVAILABLE NOW



AMPLE FREE PARKING



PHARMACY ON 1ST FLOOR



SUITES WITH EXTERIOR BALCONIES



DRAMATIC ATRIUM LOBBY ENTRANCE

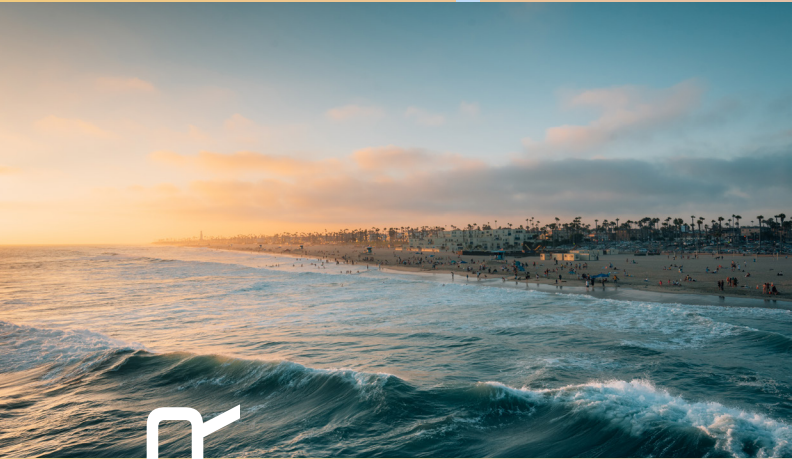


CONVENIENT ACCESS TO 405 FREEWAY



TENANT IMPROVEMENT ALLOWANCE AVAILABLE

# 2ND FLOOR

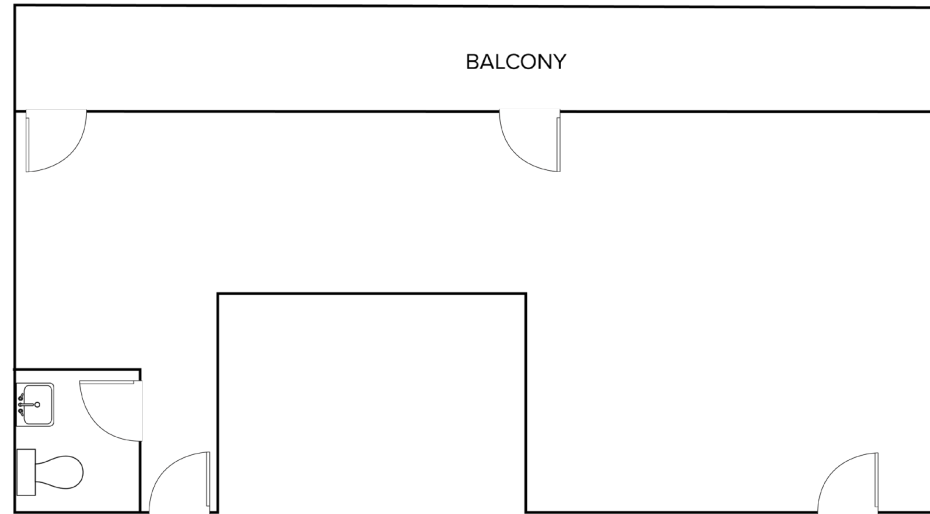


- ◆ Available Now
- ◆ Reception Area
- ◆ Waiting Area
- ◆ TI's Available
- ◆ 2 Exam Rooms
- ◆ Storage

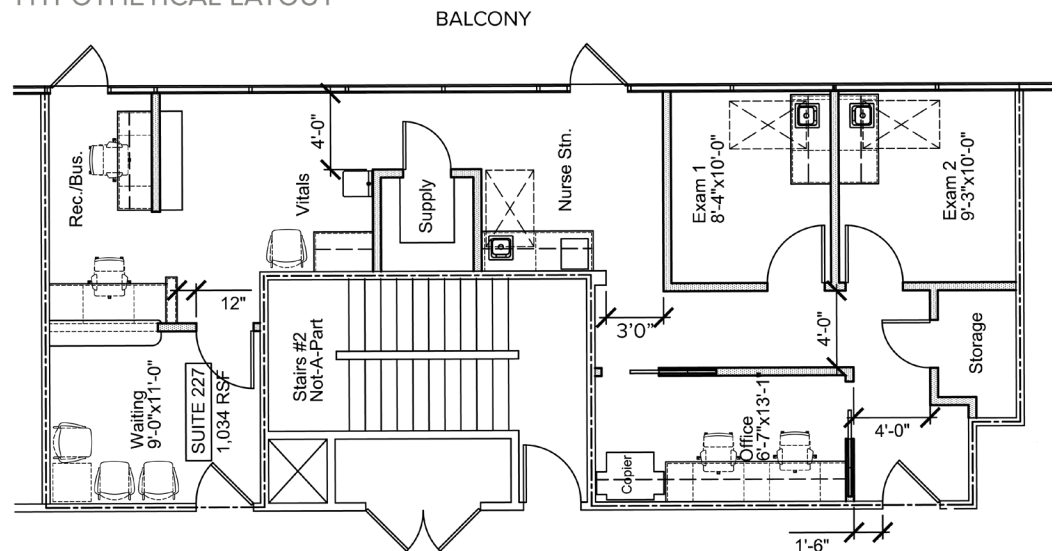
## Suite 227 (Existing Layout)

2nd Floor – Approximately 1,068 SF

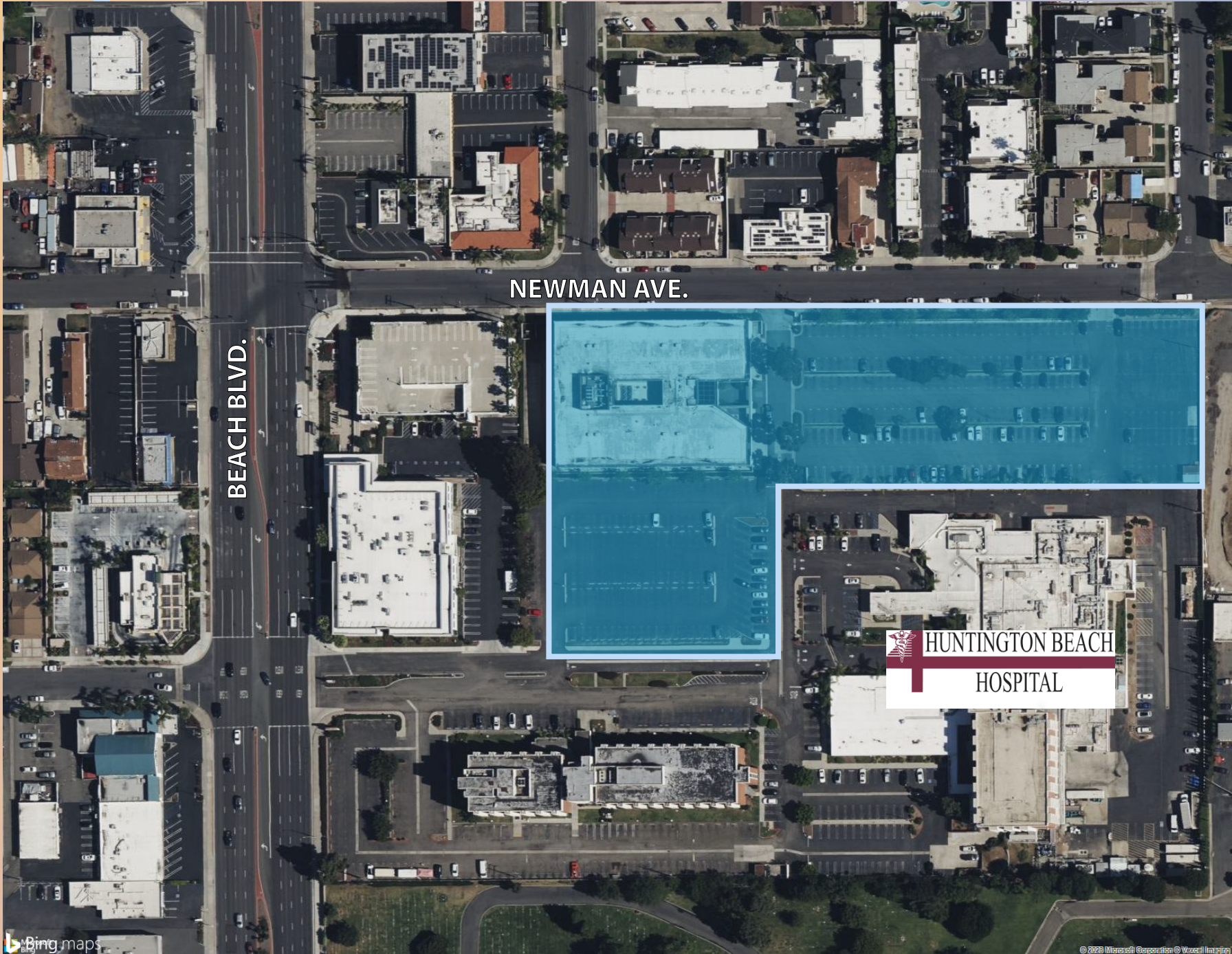
EXISTING LAYOUT



HYPOTHETICAL LAYOUT



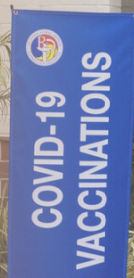
# LOCATION



# BEACH MEDICAL

**BEACH MEDICAL ASSOCIATES  
17742**

**BEACH PROFESSIONAL  
PHARMACY**



**For more information, please contact:**

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