



FOUNTAIN VALLEY

MEDICAL + CENTER



➤ MEDICAL OFFICE SPACE FOR LEASE
On-Campus at Fountain Valley Regional Hospital
11180 Warner Ave. • Fountain Valley

FOR MORE DETAILS, CONTACT:

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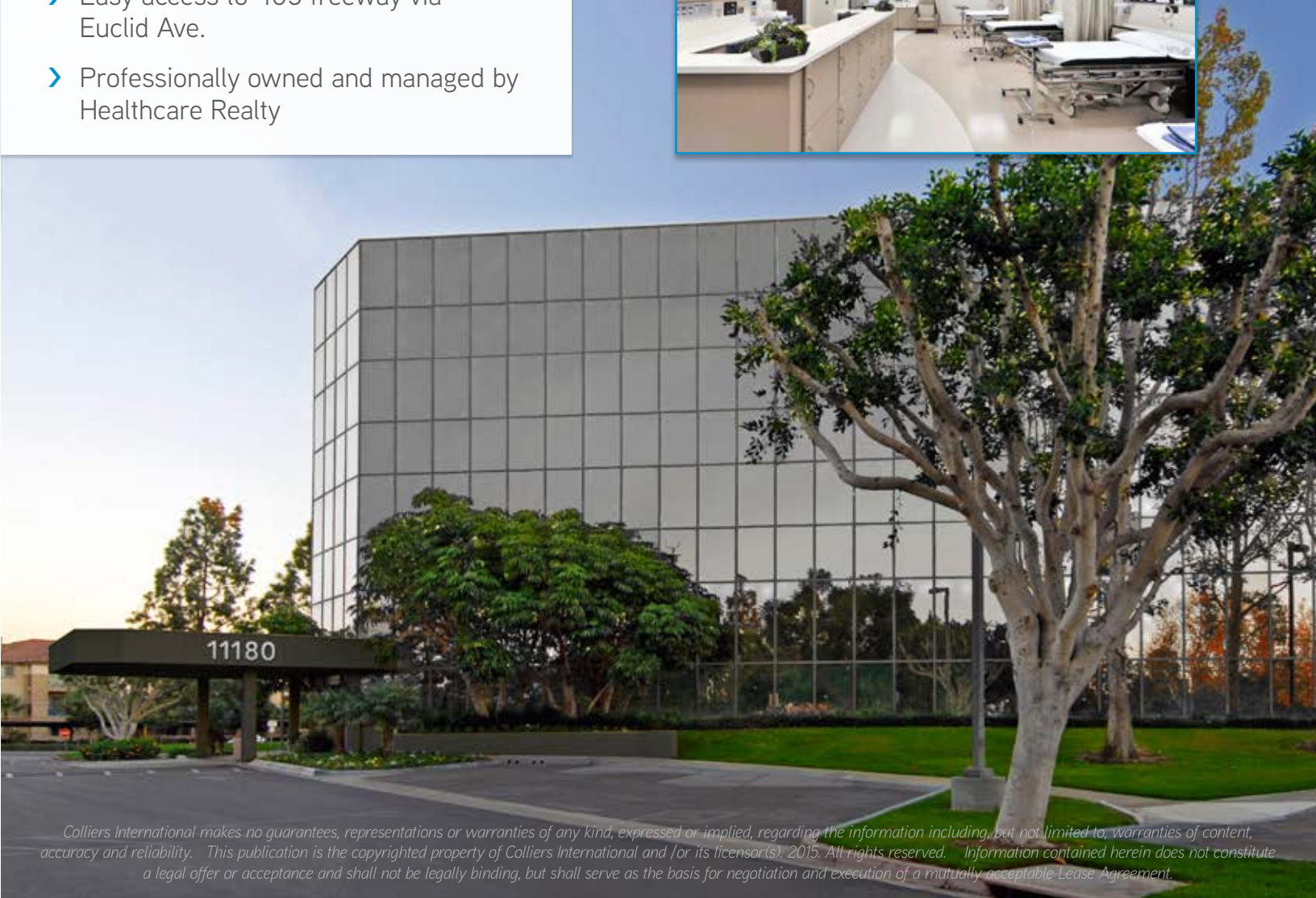
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Fountain Valley Medical Center

11180 Warner Ave. • Fountain Valley

BUILDING FEATURES

- 66,088 SF, four-story medical office building
- Located on the campus of Fountain Valley Regional Hospital
- Medical space available from 2,414 SF to 8,635 SF
- Free surface parking
- Strong in-place mix roster of healthcare specialties = “built-in” referral sources for new tenants
- Full service lab on-site
- Custom suite build-out available
- Easy access to 405 freeway via Euclid Ave.
- Professionally owned and managed by Healthcare Realty





Fountain Valley Regional
HOSPITAL & MEDICAL CENTER



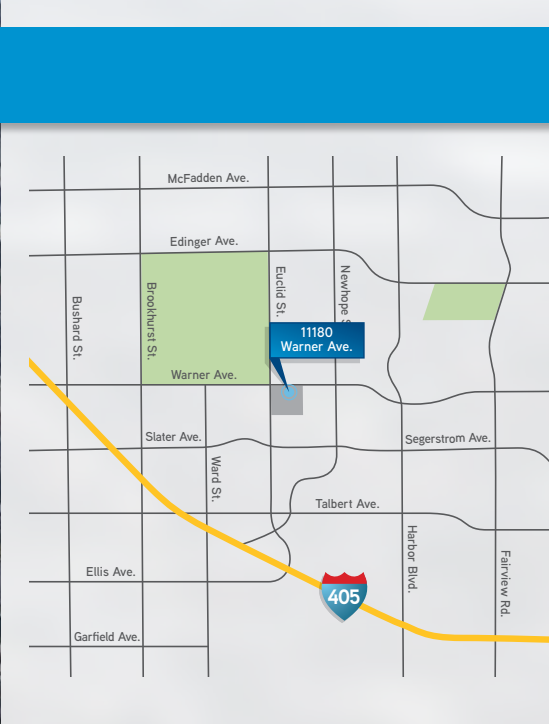
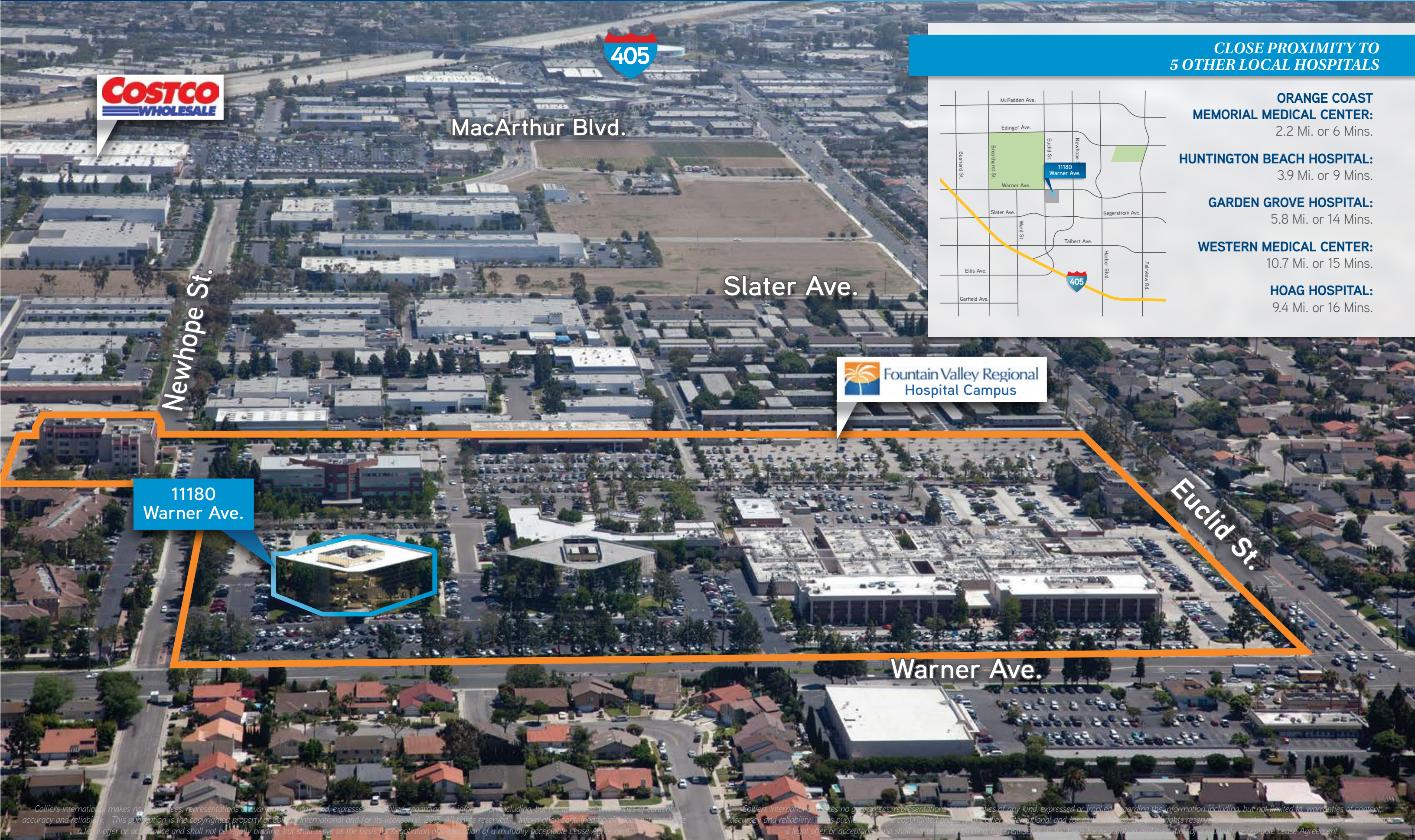
Opened in 1971, Fountain Valley Regional Hospital (FVRH) celebrated its 43 year anniversary in 2014 serving the community of Fountain Valley and surrounding cities. FVRH originally opened as a physician run hospital and now is owned and operated by Tenet Healthcare, a leading provider of healthcare in the US. FVRH is a **413-bed**, acute care hospital offering the full spectrum of medical services from a full service emergency department to award winning cardiology care, a comprehensive cancer center, pediatrics and neonatal services including a level III neonatal ICU, OC Institute for orthopedics, imaging and wound care to bariatrics and weight loss. Six medical office buildings are located on the campus of FVRH populated by physician tenants providing a wide range of comprehensive out-patient services, primary and specialty care and wellness programs.

As of 2013, FVRH is the largest employer in the city of Fountain Valley with over 1700 physicians and staff members further reinforcing its commitment to provide quality care to the surrounding community.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2014 Population	16,719	256,583	750,813
2019 Projection	17,477	266,815	781,693
Growth 2014-2019	4.53%	3.99%	4.11%
% of Population +55	31.37%	23.67%	21.62%
2014 Est. Average Age	41.60	37.20	36.20
Avg. HH Income	\$88,154	\$79,659	\$76,696

CITY OF FOUNTAIN VALLEY
A NICE PLACE TO LIVE



**CLOSE PROXIMITY TO
5 OTHER LOCAL HOSPITALS**

**ORANGE COAST
MEMORIAL MEDICAL CENTER:**
2.2 Mi. or 6 Mins.

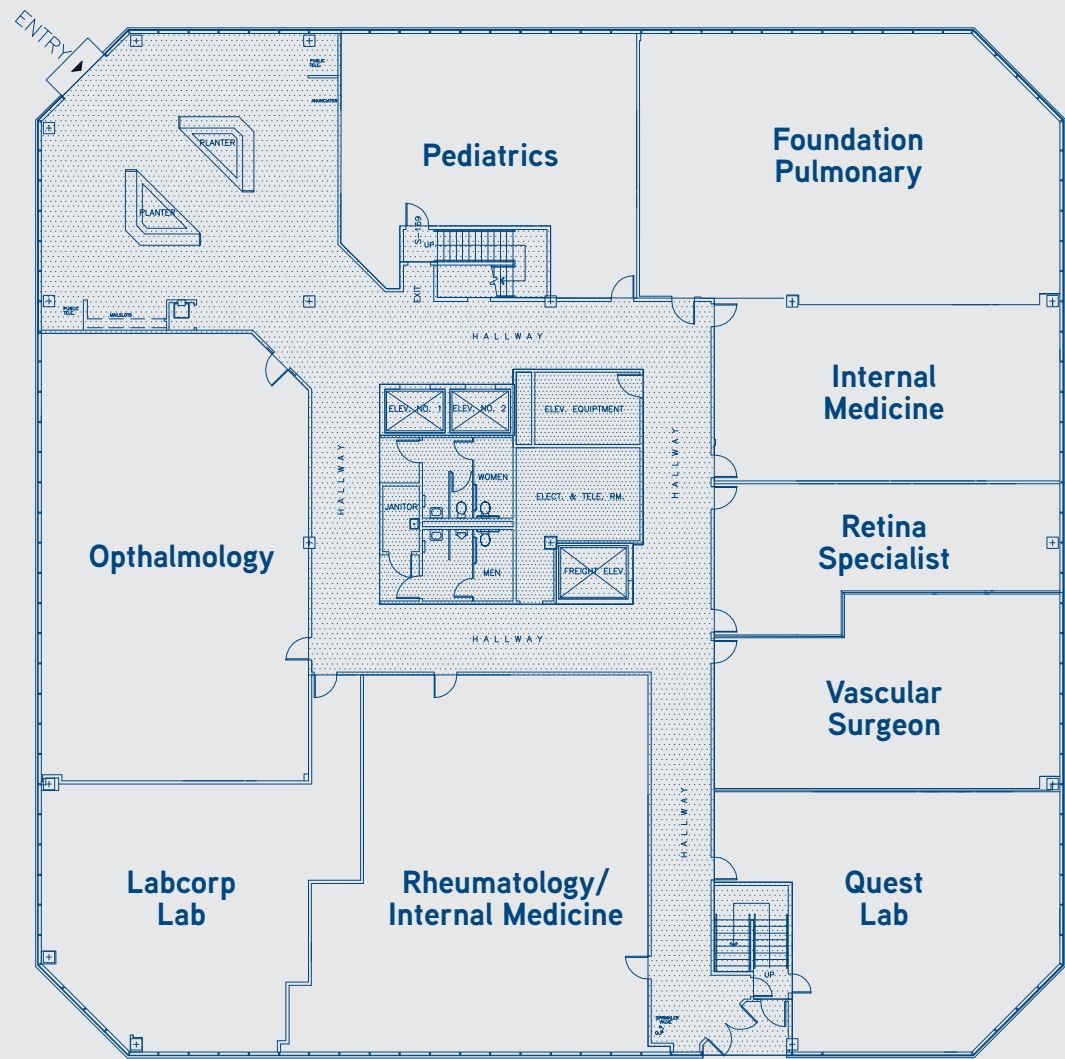
HUNTINGTON BEACH HOSPITAL:
3.9 Mi. or 9 Mins.

GARDEN GROVE HOSPITAL:
5.8 Mi. or 14 Mins.

WESTERN MEDICAL CENTER:
10.7 Mi. or 15 Mins.

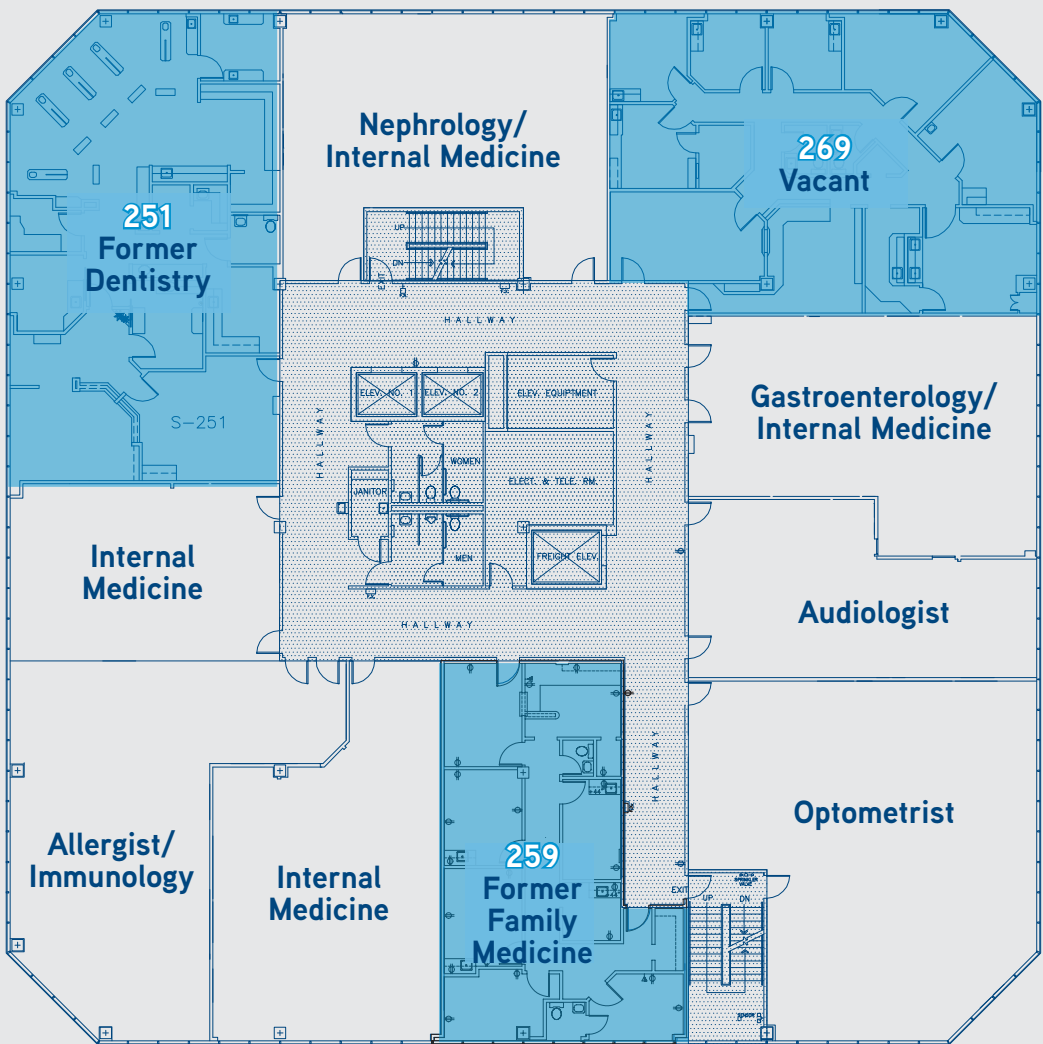
HOAG HOSPITAL:
9.4 Mi. or 16 Mins.

FIRST FLOOR



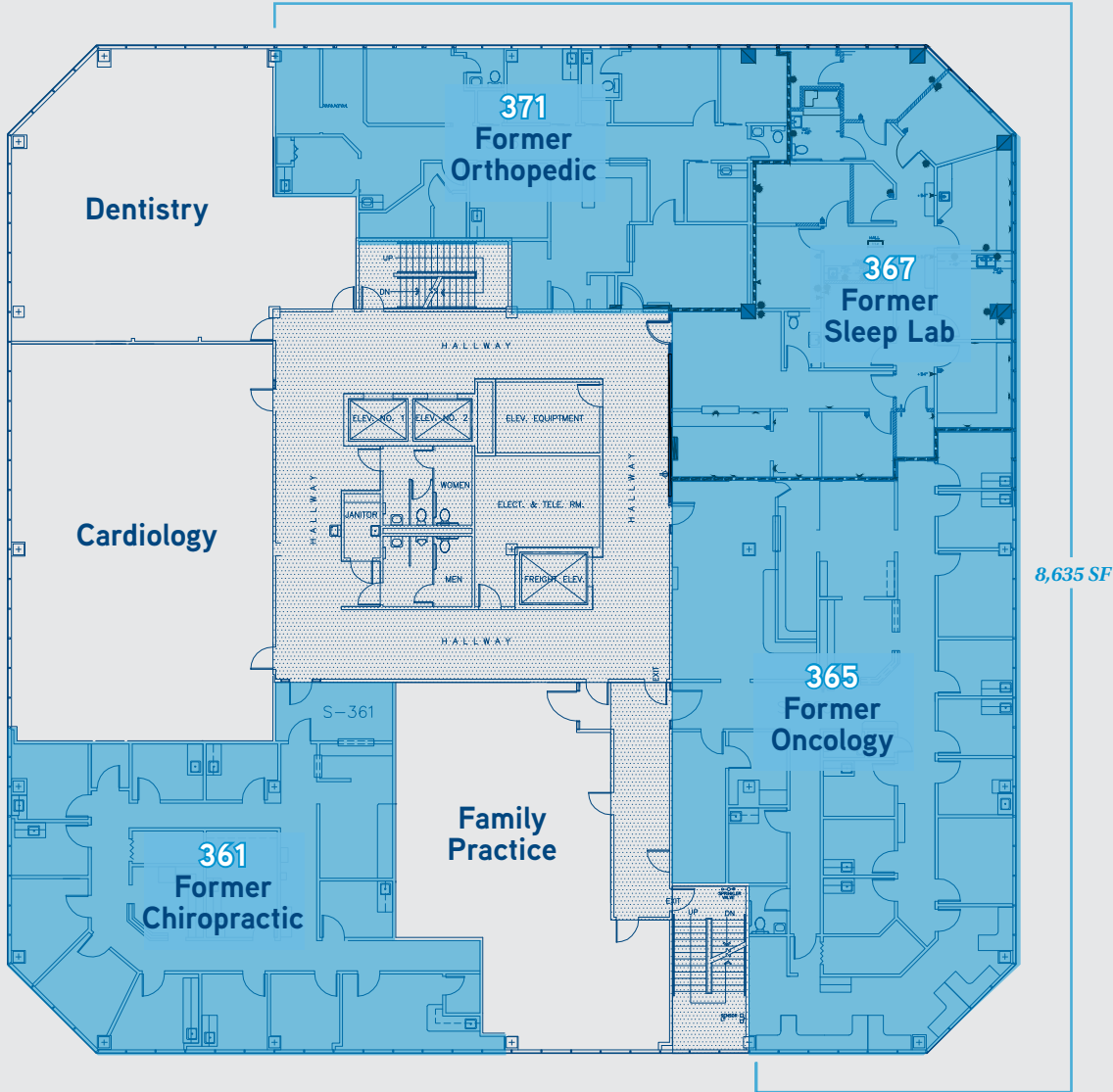
Suite #	Size	Availability
Fully Leased		

SECOND FLOOR



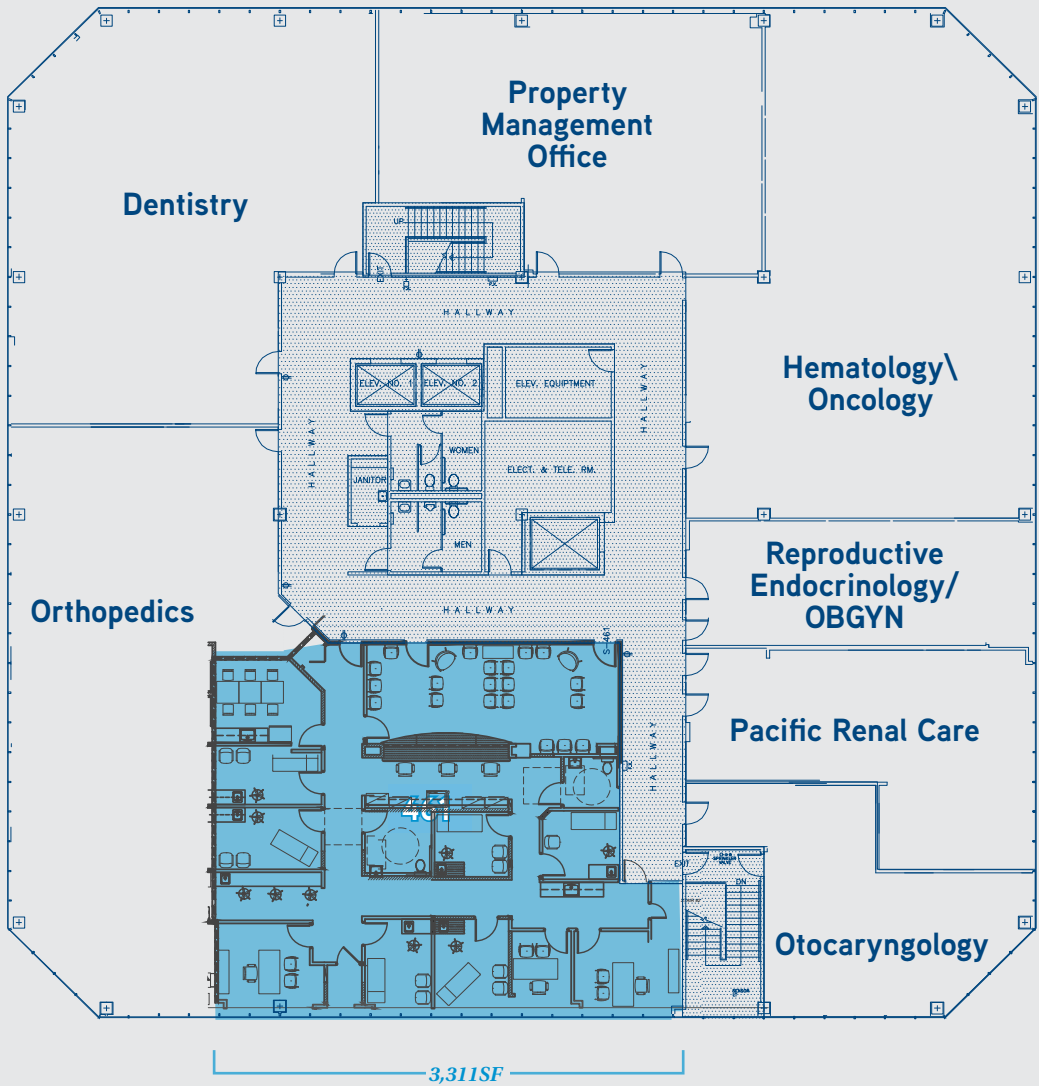
Suite #	Size	Availability
251	2,488 SF	Vacant
259	1,538 SF	Vacant
269	2,469 SF	New Improvements

THIRD FLOOR



Suite #	Size	Availability
361	2,496 SF	Vacant
365	3,937 SF	Vacant
367	2,414 SF	Vacant
371	2,284 SF	Vacant

FOURTH FLOOR



Suite #	Size	Availability
461	3,311 SF	Vacant Hypothetical Space Plan





Accelerating success.

11180

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