



› FOR LEASE

ALISO VIEJO PROFESSIONAL CENTER

15 Mareblu, Aliso Viejo

FOR MORE DETAILS, CONTACT:

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15 Mareblu • Aliso Viejo

Three-Story, Elevator-Served, Medical Office Building

PROPERTY HIGHLIGHTS

- › Anchored by Memorial Care Medical Group
- › Established Medical Area
- › Parking Ratio 6:1,000
- › Rental Concessions on New 3 Year Transactions
- › Aggressive Market Lease Rates

Suites Available:

Suite 200	1,790 Sq. Ft.
Suite 250	1,267 Sq. Ft.
Suite 340	1,605 Sq. Ft.

DEMOGRAPHICS

Demographics within a 3 mile radius of 15 Mareblu are favorable for future MOB tenant demand:

- › Population Of Approximately 140,000
- › 12.56% Of Population Older Than 55 Years Of Age
- › Average Household Income Of \$111K

LOCATION

15 Mareblu is situated within a small submarket of medical buildings located in the cities of Aliso Viejo & Laguna Hills.

15 Mareblu is a three story, 33,731 SF multi-tenant medical office building accessible (and visible) from the 73 toll road via La Paz Road and Oso Parkway exits.



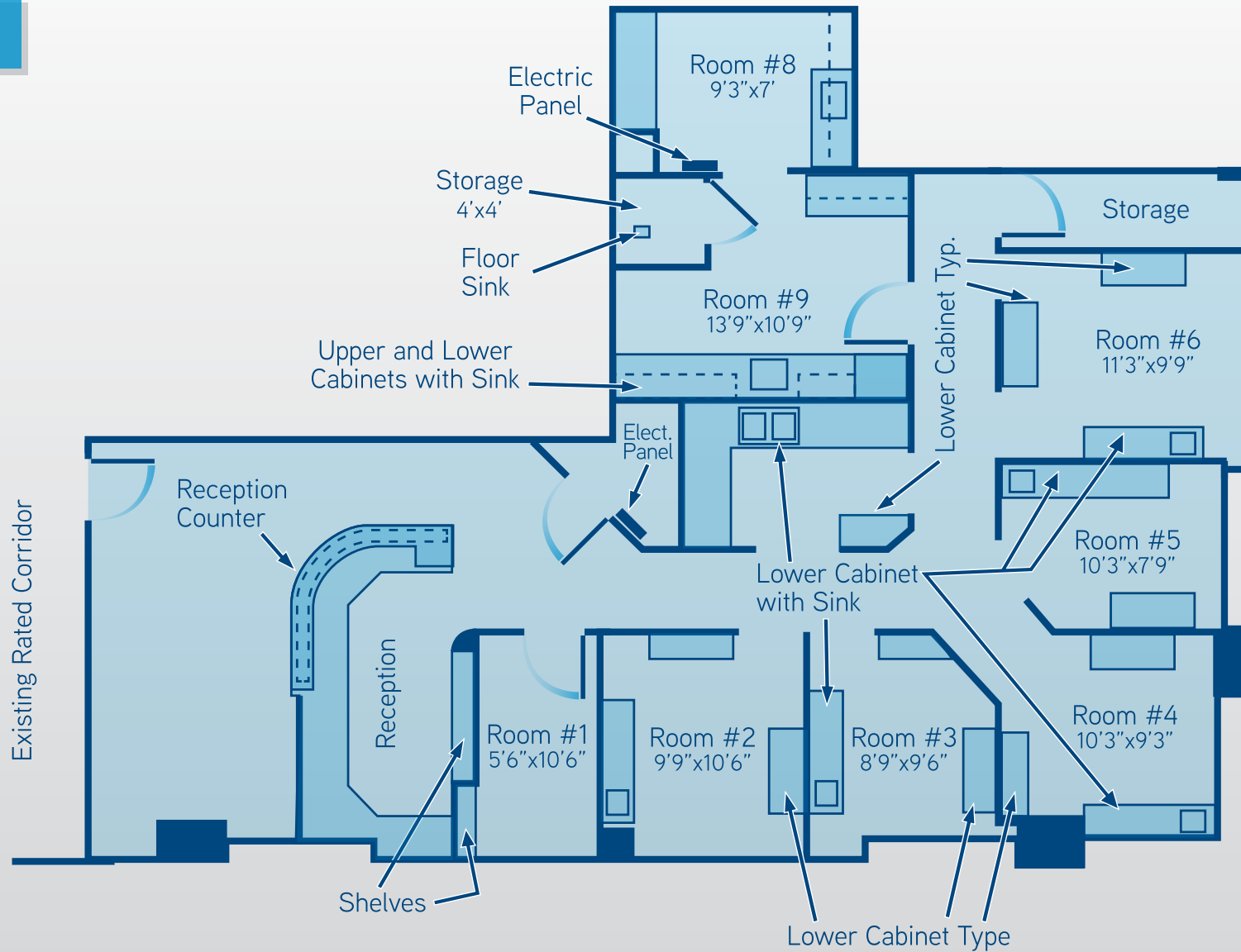
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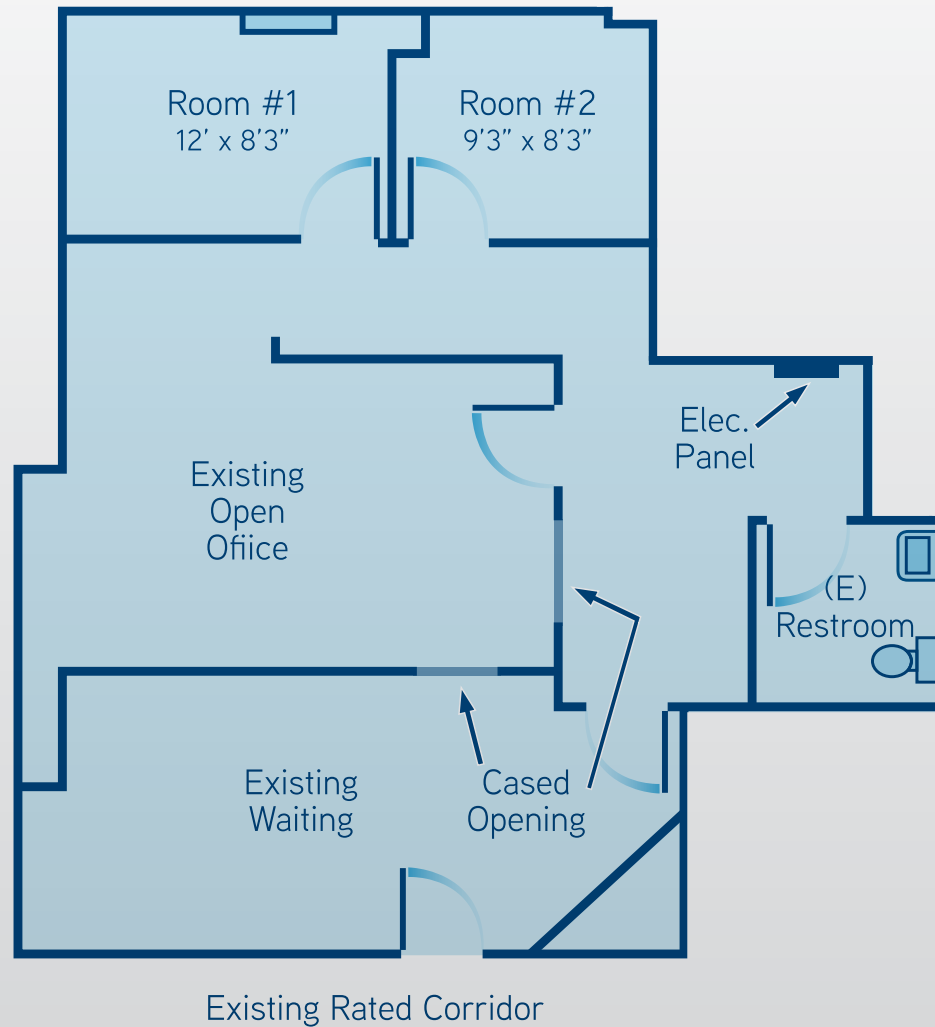
SUITE 200

1,790 Sq. Ft.



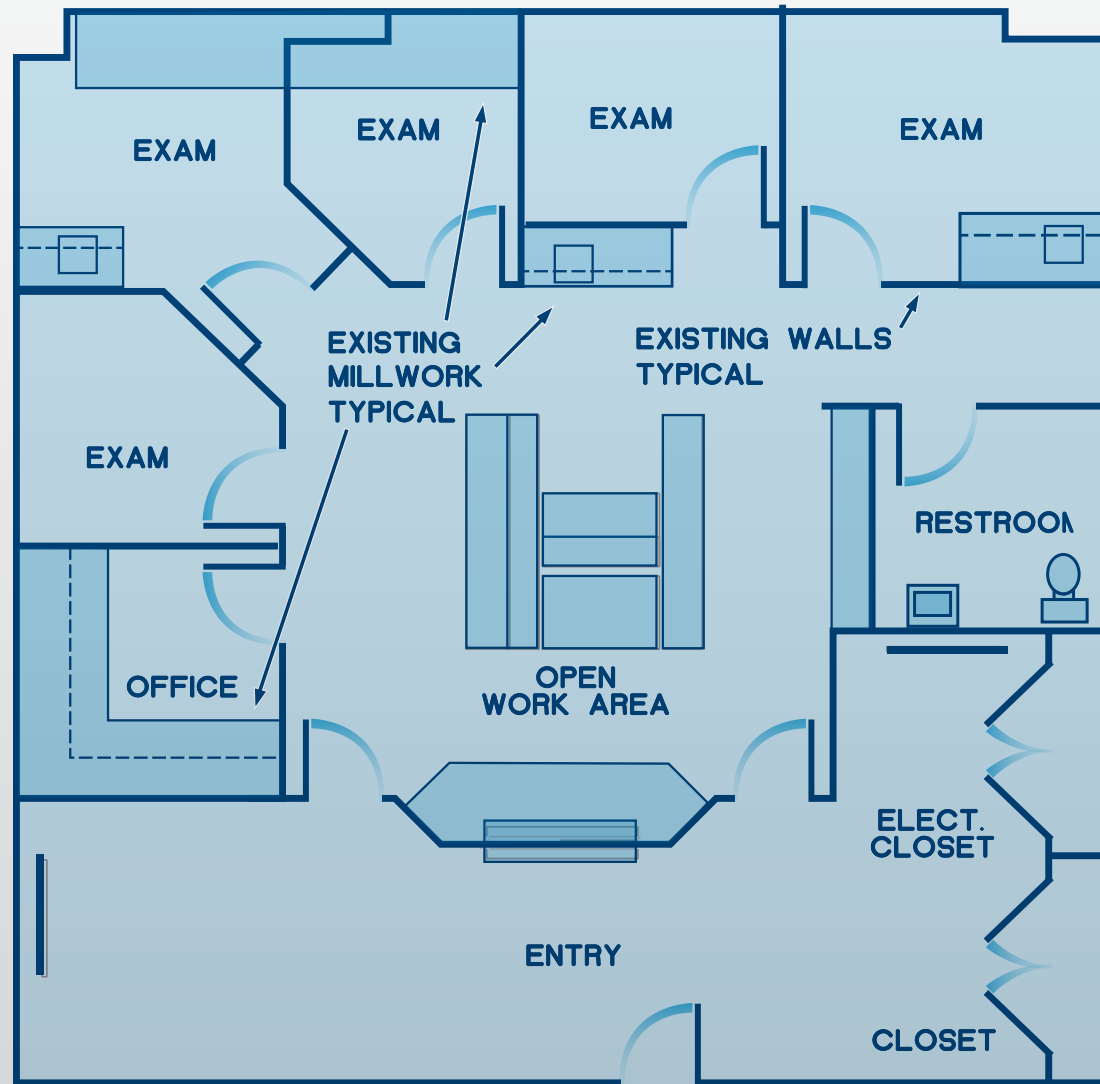
SUITE 250

1,267 Sq. Ft.



SUITE 340

1,605 Sq. Ft.





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