

# FOR LEASE

## MEDICAL/OFFICE UNIT

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

731 N BEACH BLVD, UNIT 140, LA HABRA, CA 90631



## MEDICAL/OFFICE UNIT

1,251 - 1,333 RENTABLE SQUARE FEET

- ✓ FLEXIBLE LEASE TERMS
- ✓ PARKING 3:1,000
- ✓ FIRST FLOOR/SECOND FLOOR
- ✓ SIGNAGE VISIBILITY

For lease are two beautiful units located within the Beach Professional Center, near the intersection of Whittier Blvd and N Beach Blvd.

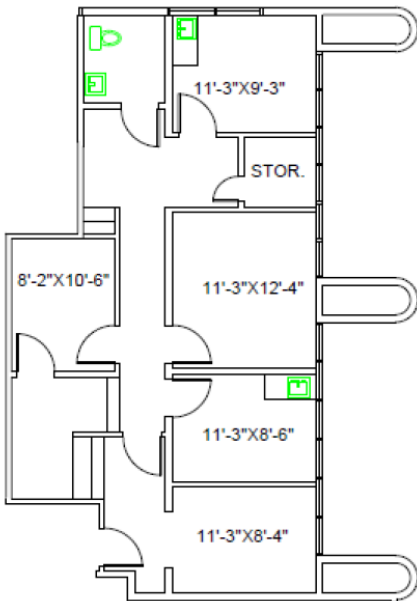
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### FLOOR PLAN & MAP



- ✓ SIZE 1,333 RENTABLE SQ.FT.
- ✓ LOBBY WITH WINDOWS
- ✓ CONFERENCE ROOM
- ✓ OFFICE BUILDOUT 100%
- ✓ PRIVATE OFFICES
- ✓ BREAK ROOM
- ✓ STORAGE AREA



\*Map not to Scale

Video Tour



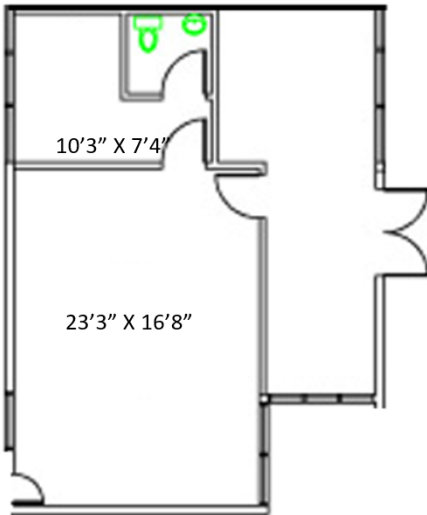
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### FLOOR PLAN & MAP



- ✓ SIZE 1,251 RENTABLE SQ.FT.
- ✓ LOBBY WITH WINDOWS
- ✓ PRIVATE BATHROOM
- ✓ OFFICE BUILDOUT 100%
- ✓ PRIVATE OFFICES
- ✓ CORNER LOCATION
- ✓ SECOND FLOOR



\*Map not to Scale

Video Tour



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The property has high visibility and is easily accessible. Its very difficult to find a unit this size and with this amount available parking.

**Gary Martinez, CCIM SIOR**

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CORP DRE#01291393/01318932



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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.