

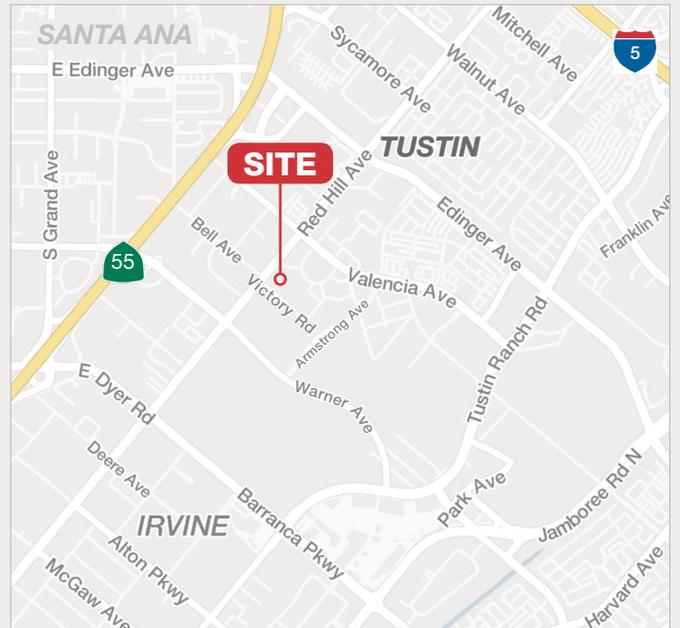


Legacy Medical Plaza

NEC of Red Hill Ave. and Victory Rd.
Tustin, CA

Property Features

- 50,000 SF 2-story class A medical building
- Red Hill frontage with 26,100 Average Daily Traffic
- Part of the **Tustin Legacy** development and its 3,456 residence units (additional units planned for the future)
- Ample surface parking at 5.4 per 1,000 SF ratio
- **Rate:** \$3.25 (pre-leasing special \$3.15 PSF/NNN)
- **Occupancy Late 2021**
- Generous T.I. allowances and turnkey tenant improvements available
- Flexible suite sizes from 2,000-25,000 SF
- Close proximity to 55 and 5 Fwys
- Collaboration Opportunities: As a part of ATEP, tenants will have staffing and hiring opportunities from Saddleback College Nursing and Medical Assistant programs. See last page for more details.



Another Project By:



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1920 Main Street, Suite 100
Irvine, CA 92614
949 854 6600
naicapital.com

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Site Plan



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Floor Plan



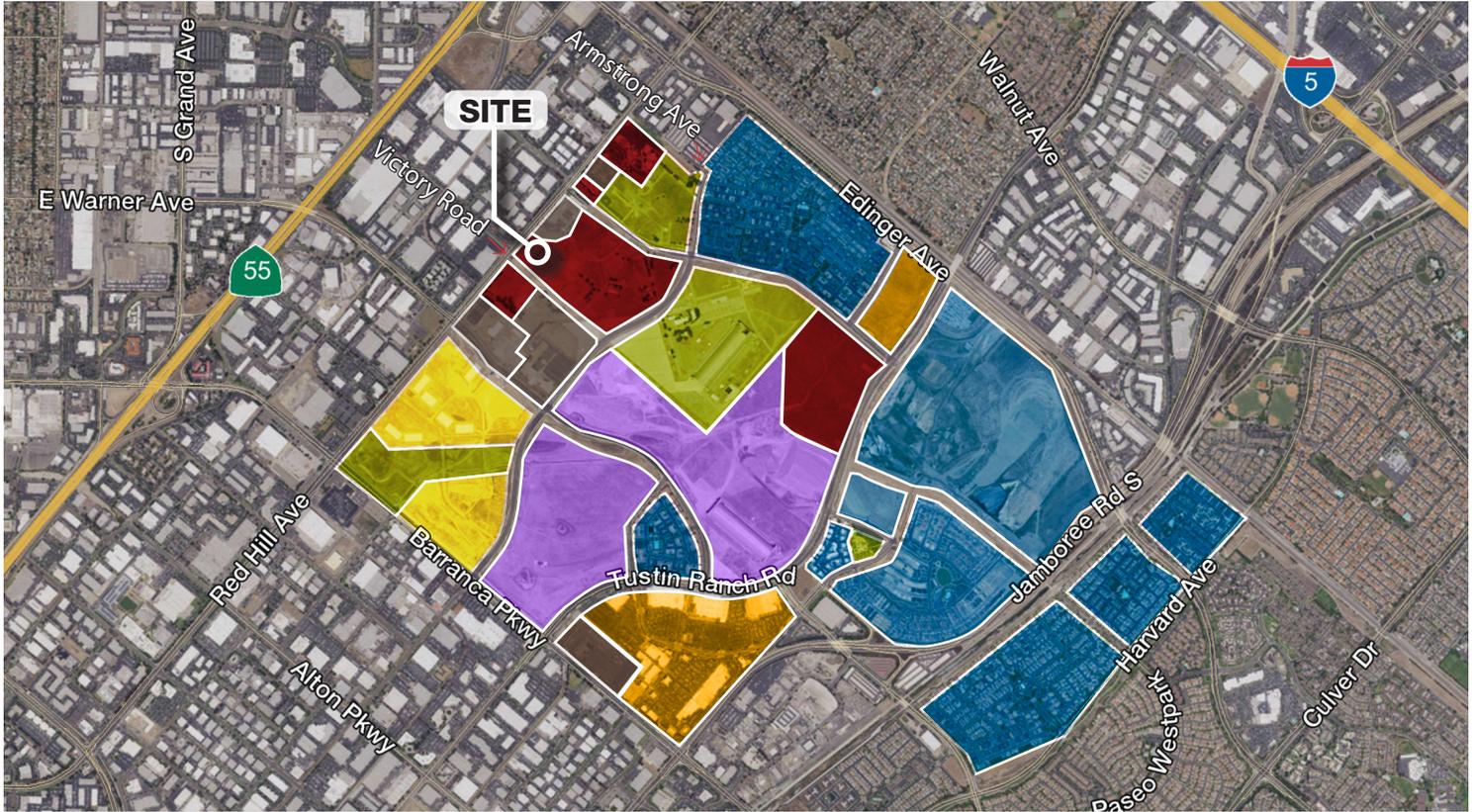
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- Community Core TBD
- Retail
- Residential
- Office
- Parks
- Government
- Education

NAI Capital and ACS are pleased to present Legacy Medical Plaza, a class A, 2-story MOB development. This is a rare opportunity to lease medical space in the heart of the Tustin Legacy master planned community with 3,456 residences and millions of square feet of retail and commercial development. The proposed project will be a part of South Orange County Community College District's Advanced Technology and Education Park (ATEP). Being on the campus of ATEP provides the following collaboration opportunities:

- Opportunities to hire staff from a pool of college educated and trained work force
- Events participation
- Internships
- Career building
- Scholarships
- Sponsoring
- Equipment supplies
- Student experience in the field-observing
- Clinical experience in the field-doing
- Doctor's speaking engagements
- Full time and part time student availability

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