

MEDICAL OFFICE BUILDING



475 S State College | Brea
Freestanding Building
+/-5,000 Square Feet
For Lease

Highly Visible Ample Signage Turnkey Space

Building Summary

- Rare +/-5,000 square foot medical building available for lease starting June 2024
- Building and Monument signage; 250' of street frontage, visible to over 21,000 cars per day
- Located near Providence St. Jude Medical Center, Placentia- Linda Hospital, and countless other amenities
- Efficient layout featuring large waiting room, exam rooms, private offices, nurses station, storage, patio, etc.
- Less than 1 minute drive to the 57 freeway (Imperial Hwy)
- Exclusive, on-site parking (25 parking stalls)
- Please contact the exclusive broker to schedule a tour.



Property Overview

475 S State College, Brea presents an incredible opportunity to lease a freestanding +/-5,000 sqft medical building. The property is ideally situated near the intersection of State College Blvd and Imperial Hwy, less than 1 minute to the 57 Freeway. There are multiple signage opportunities (2 building and 2 monument) which are visible to over ~21,000 cars per day. Significant nearby amenities include Providence St. Jude Medical Center (3.2 miles) and Placentia Linda Hospital (4.4 miles), the Brea Mall, Downtown Brea, Coyote Hills Golf Course and much more. The functional layout offers a large waiting area (room for 20+ people), reception, private offices, exam rooms, kitchen, nurses' station, multiple restrooms, storage. The building is available June 2024.

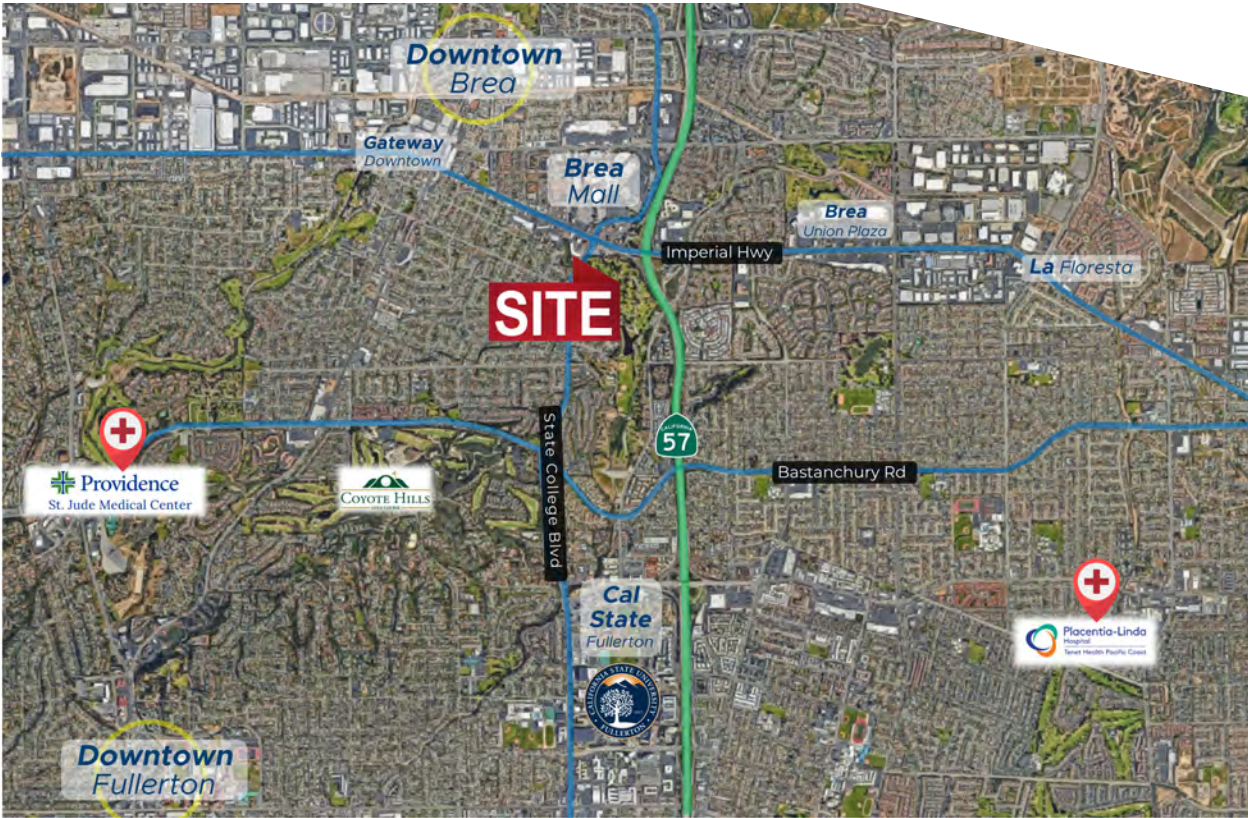
475 STATE COLLEGE **BREA**

Aerial



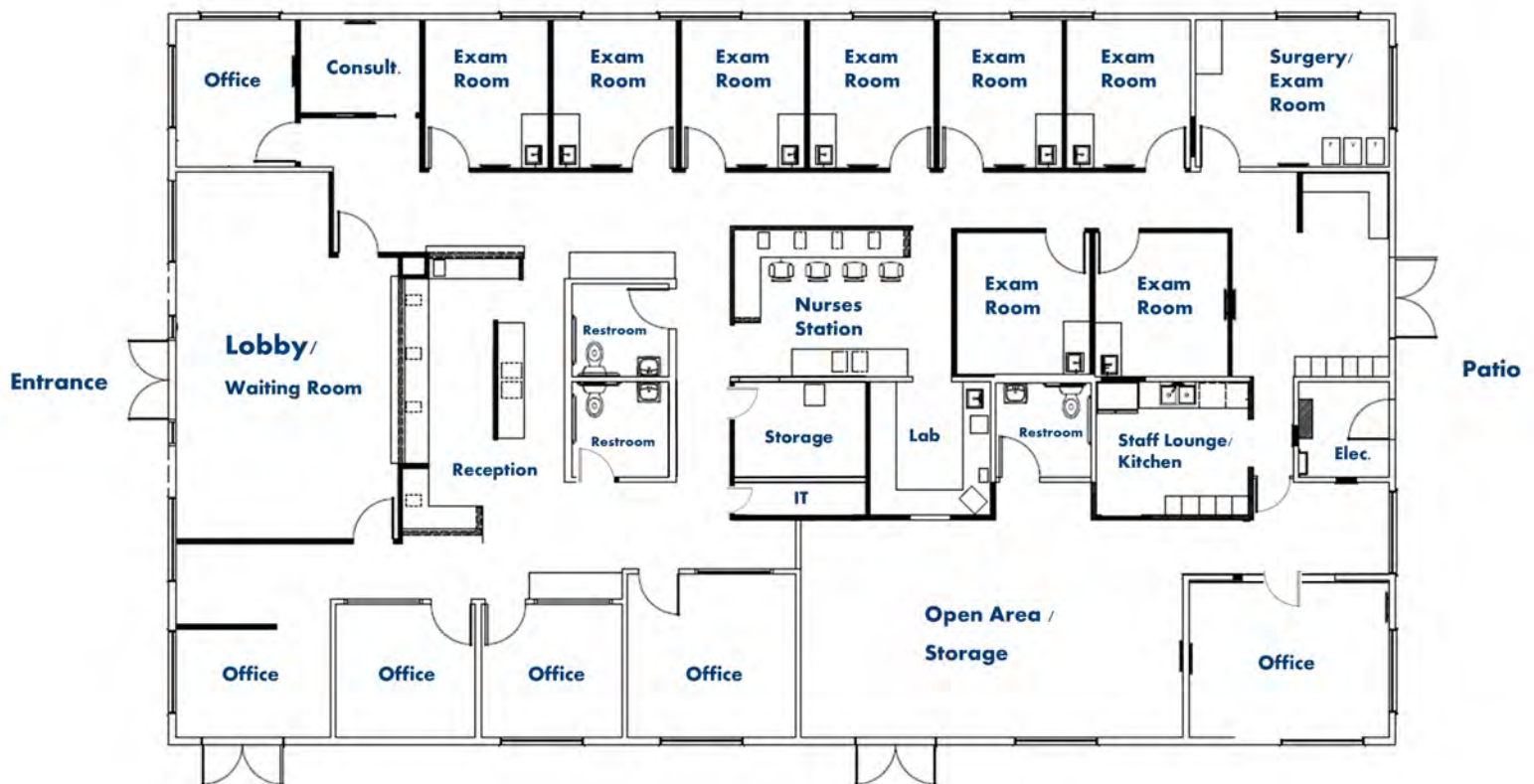
Site Map

Freeways/
Amenities



475 STATE COLLEGE **BREA**

Floor Plan
+/-5,000 SQFT
Entire Building



Exclusive Agents

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