



FOR SUBLEASE

Saddleback Professional Center Medical Office

24012 CALLE DE LA PLATA, LAGUNA HILLS, CA 92653

 Transwestern

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24012 Calle De La Plata, Laguna Hills, CA 92653

Suite 200

Sublease Overview

Premises: 2,439 RSF

Term: Through 9/30/2028

Availability: Immediate

Parking: 4.00/1,000

Rental Rate: \$45.00 NNN

Medical Office Sublease

Well-appointed medical office suite available for sublease, thoughtfully designed to support efficient clinical operations and a professional patient experience.

The suite features **5 exam rooms, two private provider offices, and a dedicated reception area** equipped to facilitate streamlined patient check-in and check-out.

Additional amenities include a **staff breakroom with sink and water hookups, two storage closets, a dedicated IT/computer and telephone room, and a spacious restroom suitable for both staff and patients.**

The modern layout offers a functional and professional environment ideal for medical, healthcare, or related professional services.



Building Details

Saddleback Professional Center is a four-story, multi-tenant medical office building located near the San Diego Freeway and Laguna Hills business district perfectly positioned with convenient access to the 5 Freeway.

Amenities include interior upgrades, outdoor seating, and abundant garage parking. California Bank & Trust Laguna Hills branch is also located in building. On-site management.

Highly walkable to dining and retail locations.

Howard Watkins

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Floor Plan

Suite 200 • 2,439 SF AVAILABLE

5 - Exam Rooms

2 - Offices

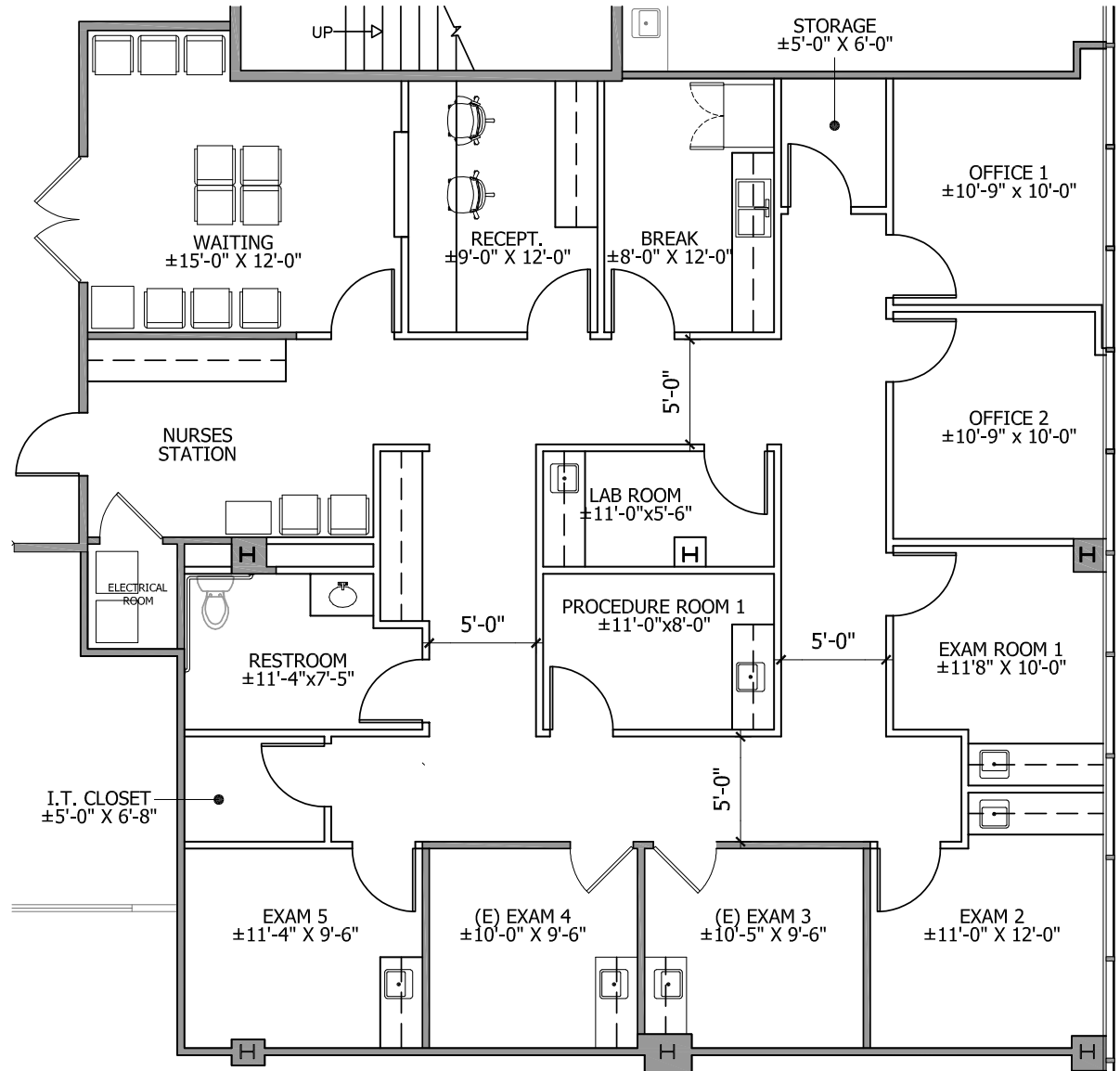
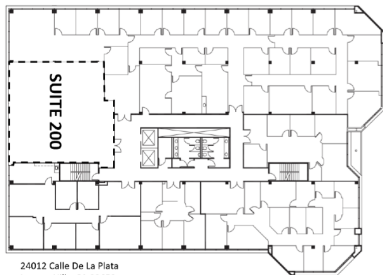
1 - Procedure Room

1 - Lab Room

1 - Waiting Room / Reception

1 - Breakroom

1 - Nurses Station



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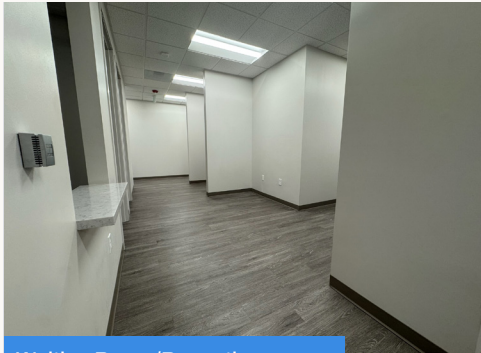
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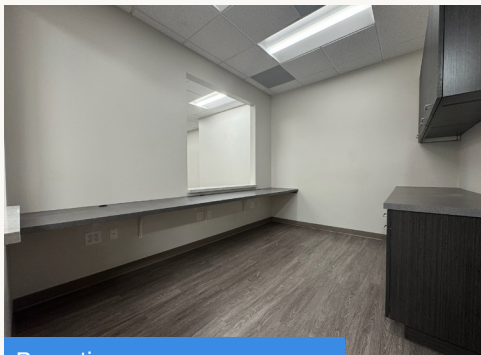
24012 Calle De La Plata, Laguna Hills, CA 92653

Turnkey

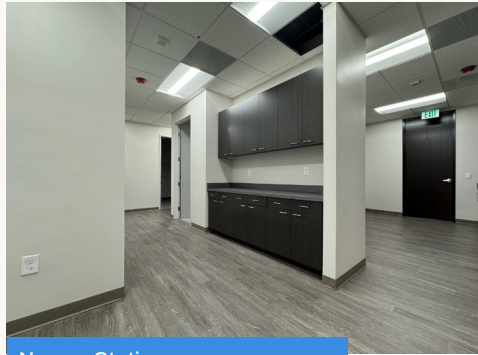
Suite 200 • 2,439 SF AVAILABLE



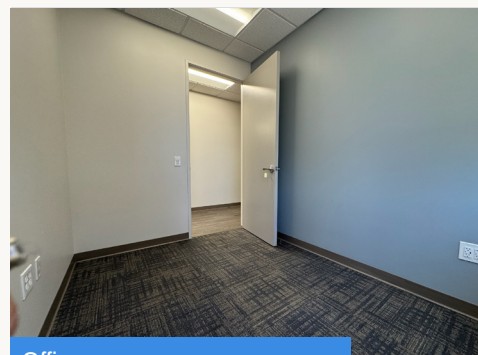
Waiting Room/Reception



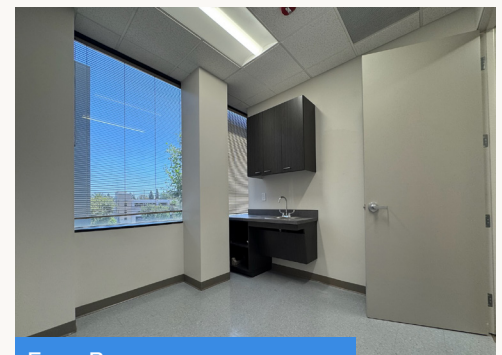
Reception



Nurses Station



Office



Exam Room

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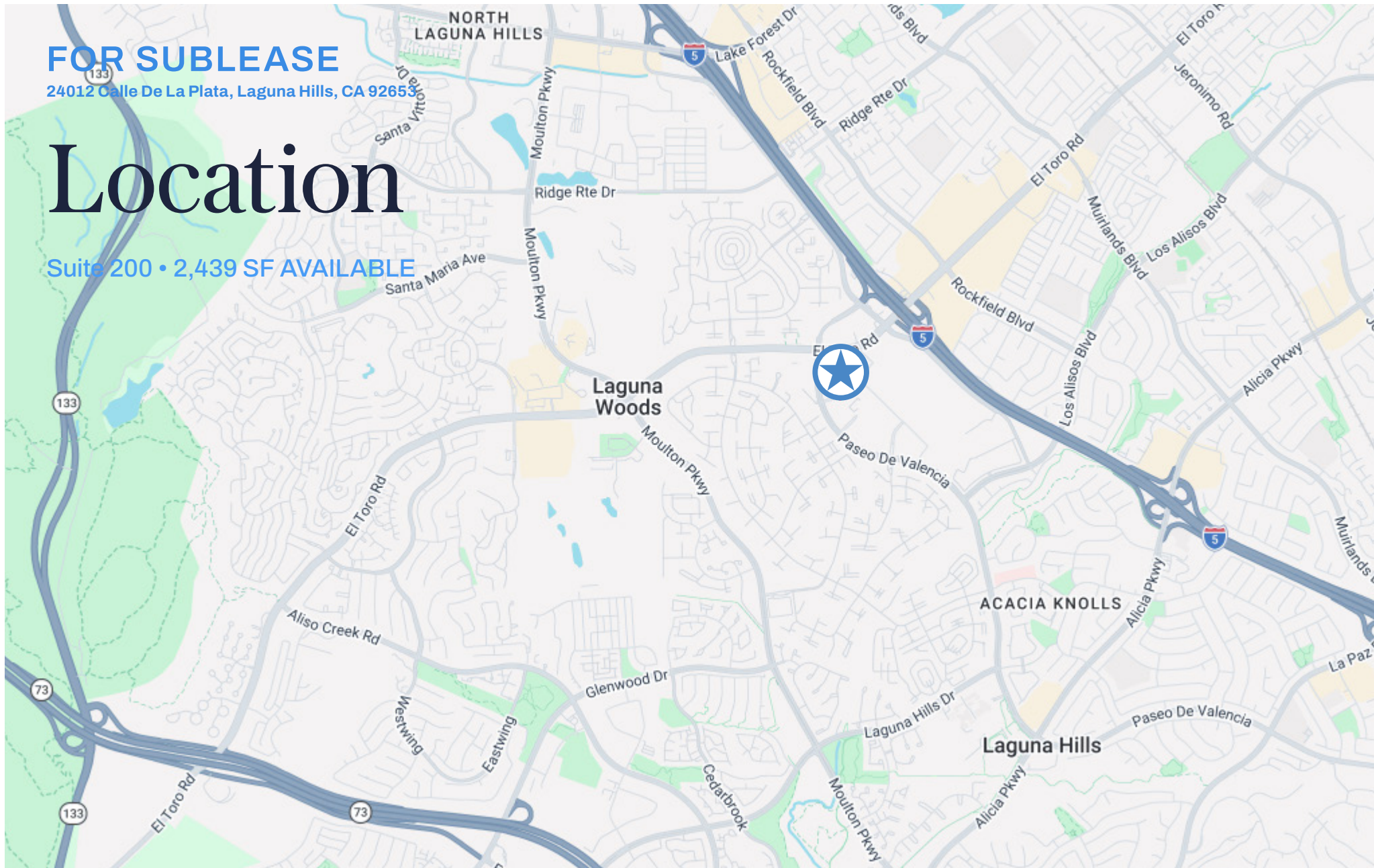
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Location

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Get in Touch

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date