



FOR LEASE

OFFERING SUMMARY

YEAR BUILT	2000
BUILDING SIZE	±10,995 SF
AVAILABILITY	
Suite A-1	2,653 SF
LEASE RATE	\$25.00/SF (MG)
TENANT IMPROVEMENTS	Negotiable
PARKING	5:1,000 SF
APN	200-76-006Y
ZONING	C-O, City of Glendale

PROPERTY HIGHLIGHTS

Medical or office suite available within 10,995 SF professional office building. The property features nicely manicured landscaping with ample covered and uncovered parking.

- **Monument signage available**
- **Situated between 3 major hospitals**
- **Strong traffic counts**
- **125,000 population within a 3-mile radius**

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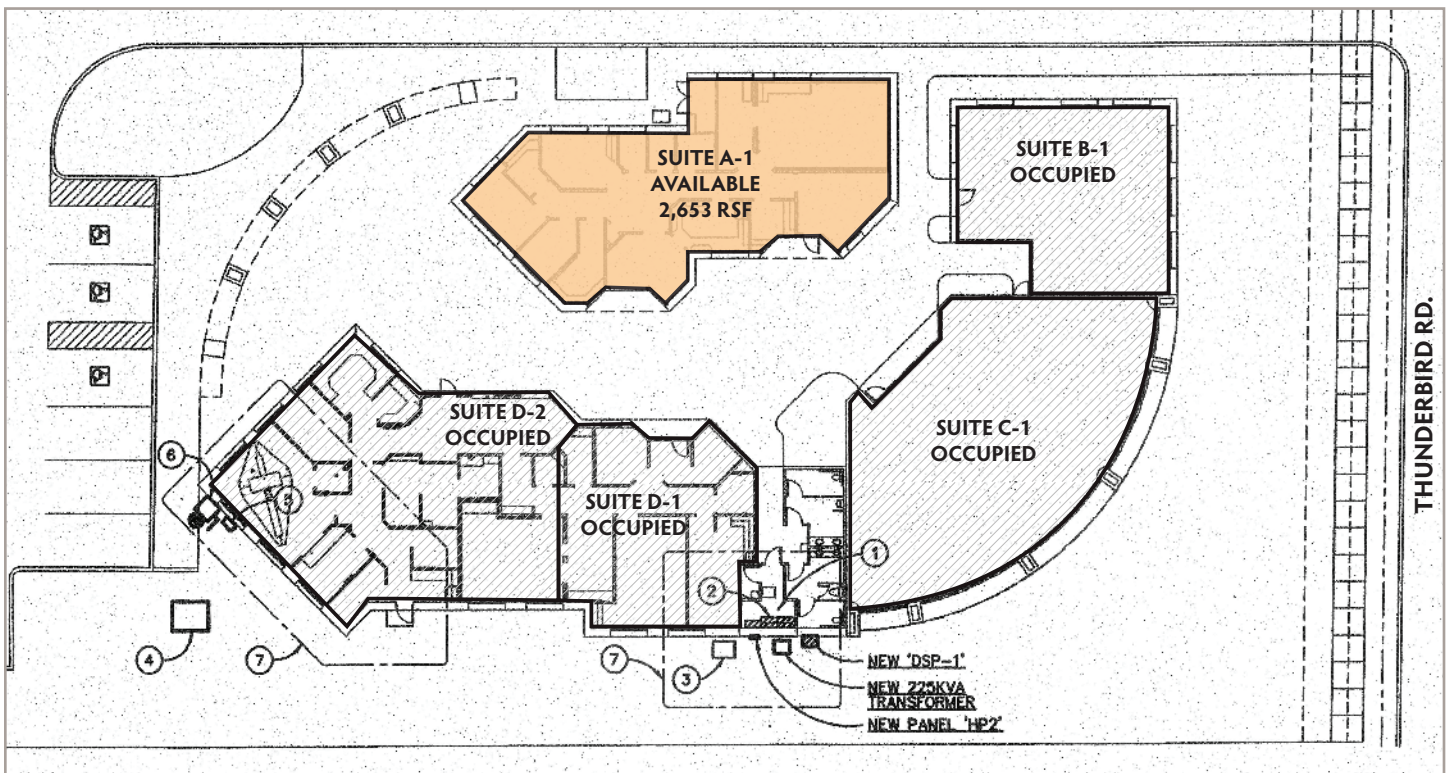
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN



SUITE A-1
2,653 SF



REGIONAL MAP



AERIAL

