

## MEDICAL/OFFICE/RETAIL SPACE FOR LEASE

# 2455

## COLORADO BLVD. EAGLE ROCK

Partnership. Performance.



### Property Highlights

- High visibility, signalized corner in the heart of Eagle Rock
- Easy access to Glendale, Pasadena, and the 134 and 2 Freeways
- Across the street from Eagle Rock Plaza
- 70 Residential Apartments Units (Seniors) Upstairs
- Generous Tenant Improvement Allowance
- Ideal urgent care or primary care corner medical suite with great signage and visibility

### Potential Uses

Medical, dental, retail, gym, yoga and more.

### Parking

An abundant 7.5 spaces per 1,000 square feet covered and free of charge for tenant and visitors.

For more information, please contact:

**Michael Dettling**

323.603.5087

[michael.dettling@avisonyoung.com](mailto:michael.dettling@avisonyoung.com)

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

### Space Available

Suite A: +/- 5,000 RSF

Suite B: +/- 1,691 RSF

Suite 400: +/- 5,500 RSF

### Lease Rate:

Suite A: \$2.75/RSF MG

Suite B: \$2.50/RSF MG

Suite 400: \$1.60/RSF MG

# MEDICAL/OFFICE/RETAIL SPACE FOR LEASE

2455

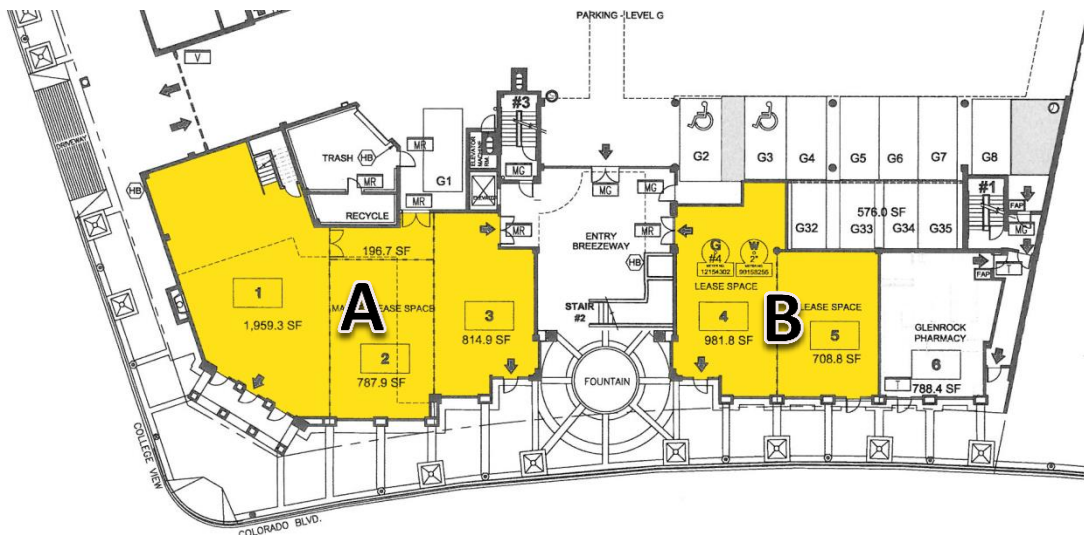
COLORADO BLVD.  
EAGLE ROCK

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## GROUND FLOOR

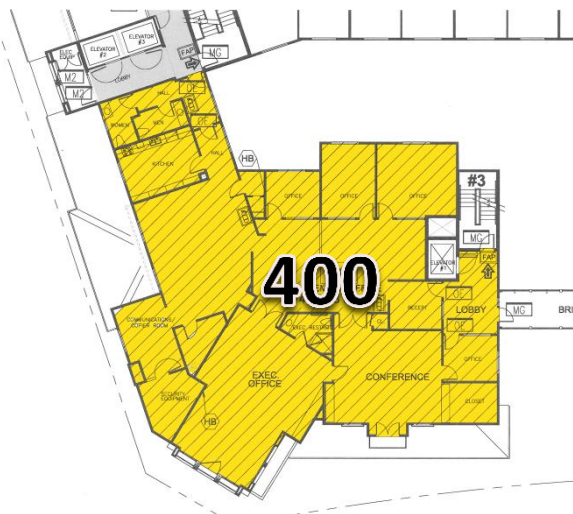
Suite A (Ground 3,576 SF + Mezz 1,424 SF = 5,000 SF)

Suite B (1,691 SF)

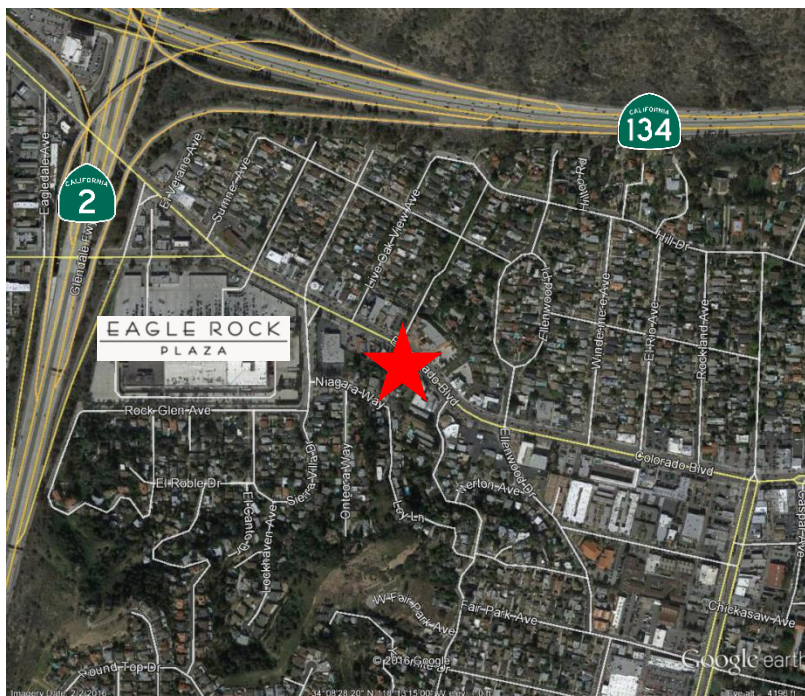


## 4th FLOOR

Suite 400 (5,500 SF)



## AREA MAP



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