

NORTH PERRIS MEDICAL CENTER

126 Avocado Avenue Perris, CA



LEVELASSET
COMMERCIAL REALTY

PROMO LEASE RATE
\$1.25/RSF
FOR YEAR ONE!

TENANT IMPROVEMENT
ALLOWANCE AVAILABLE!

FOR LEASING CALL (951) 231 0575

126 AVOCADO AVENUE	AVAILABLE	GEORGE VILLANUEVA, D.O.
CASTILLO MEDICAL CLINIC	RANCHO PHYSICAL THERAPY	VIP FARMACIA
SMILE CREATOR DENTISTRY	LABCORP	RONALD PRITIKIN, M.D.
HELENA MBA, MD, OB/GYN	TEMECULA VALLEY FAMILY PHYSICIANS	FRIENDLY OB-GYN



PROPERTY HIGHLIGHTS

North Perris Medical Center is a multi tenant medical office building consisting of approximately 24,500 square feet, with updated interior common area! Located off busy N. Perris Blvd, near newly developed Wal-Mart supercenter, within and 1 mile from I-215 Freeway. Major nearby tenants include Kindred Hospital Riverside, Cardena's, Regency Theatres, Autozone, Food for Less, Stater Bros, Big 5 and more.

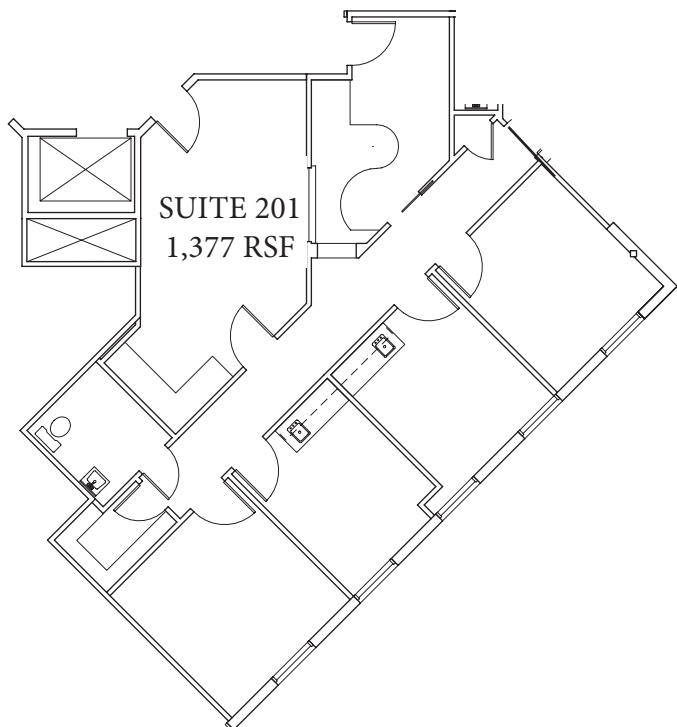
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AVAILABILITY

- Promotional lease rate \$1.25/RSF for year one!
- Lease rate after year one \$1.75- \$1.95/RSF NNN
- Suite 201: Approximately 1,377 rentable SF Medical Office Available
- Suite 205: Approximately 1,182 rentable SF Medical Office Available
- Suite 206: Approximately 2,489 rentable SF Office space Available
- Signage space available on both sides of monument
- Aggressive Tenant improvement allowance available (ask for details)



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