

SHARED MEDICAL OFFICE SUBLEASE



SHARED MEDICAL OFFICE SUBLEASE

EXECUTIVE SUMMARY

1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205



OFFERING SUMMARY

Available Space:	1,985 SF
Sublease Rate:	\$2,950 per month
Sublease Type:	Full Service Gross
Sublease Term:	January 31, 2024
Building Size:	34,858 SF
Parking:	5:1,000

PROPERTY OVERVIEW

Shared medical office sublease: available two days per week; preferably Wednesday and Friday. The space is located in the Glendale Medical Arts Center on the NEC of Glendale Avenue and Chevy Chase Drive. There is a pharmacy on the ground floor. The project has outstanding free parking at a ratio of 5:1,000 with doctors and staff parking on the upper level and patients parking on the ground level. The space itself is newly renovated and will be shared with a family practitioner. There is a large waiting room, built-out reception area, four (4) exam rooms, a lab, two (2) offices and a restroom. All of the equipment is in place: furniture, exam tables, cabinets, supplies, and receptionist. The doctor is open to discussions to make the space work for both parties. Perfect for an out of area doctor wishing to meet patients in Glendale a couple of days per week, a doctor looking to expand their practice into Glendale, or a doctor looking to scale down their work load to two days per week. The space is suitable for a general practice, chiropractor, allergist, or other specialties. Call agent for a tour.

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

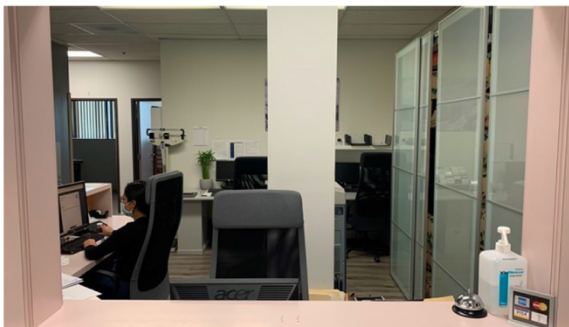
1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205



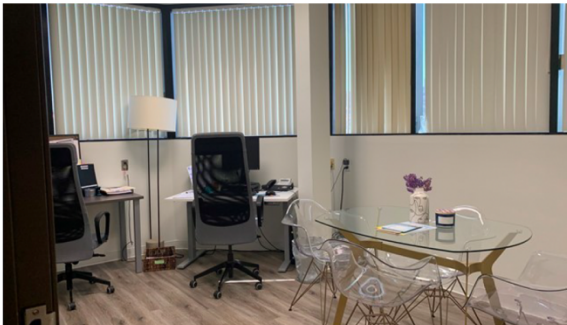
1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205



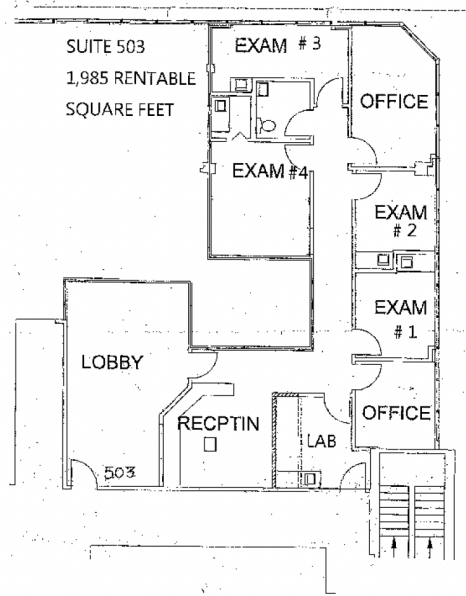
1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205



1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205



1030 SOUTH GLENDALE AVENUE, SUITE 503

GLENDALE, CA 91205

