



501 N. Orange Ave.  
Glendale, California

# MEDICAL OFFICE SPACE FOR LEASE



## Building Facts

|                   |                       |
|-------------------|-----------------------|
| TOTAL BLDG SIZE:  | 26,810                |
| AVAILABLE SUITES: | Suite 1 3,240 SF      |
|                   | Suite 2 3,602 SF      |
|                   | Suite 3 1,356 SF      |
|                   | Suite 4 1,620 SF      |
|                   | <b>Total 9,818 SF</b> |
| LEASE RATE:       | \$2.90 Modified Gross |
| LEASE TERM:       | 10 Years              |

- Suites will be built-to-suit for qualified tenants, with a tenant improvement allowance of \$40 per Sq. Ft.
- Property is anchored by Catholic Healthcare West.
- Dramatic entry and flexible floor plans.
- Direct elevator access from subterranean parking to building lobby.
- Parking is \$65 per space for unreserved, and \$90 per space for reserved.

### FOR FURTHER INFORMATION, CONTACT:

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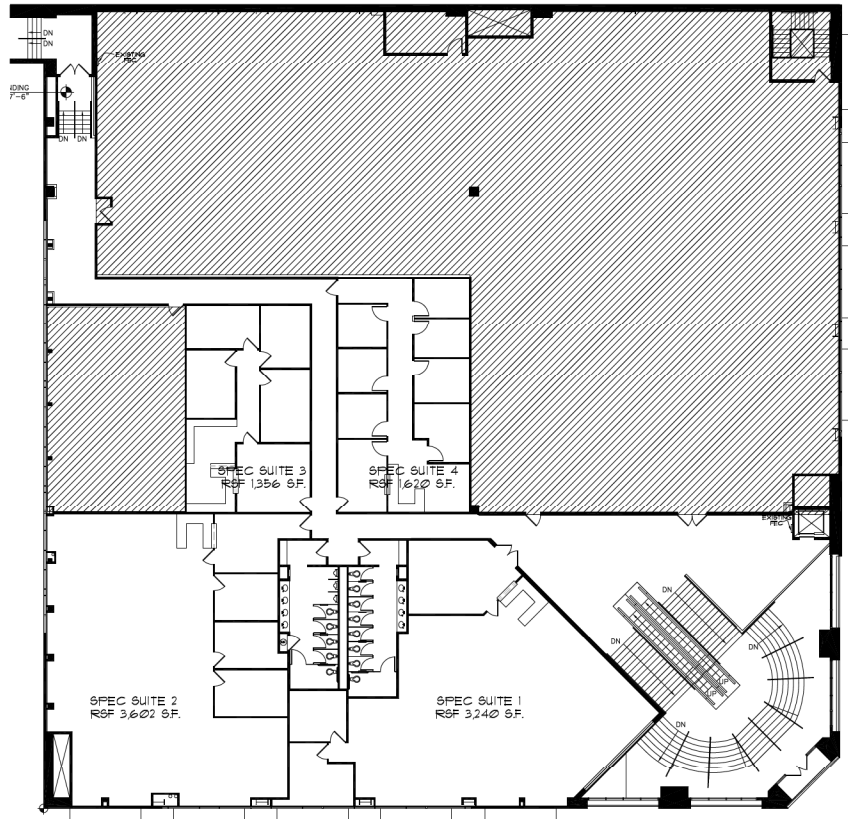
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## Floor Plan



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