



## 12052 Imperial Hwy

12052 Imperial Hwy, Norwalk, CA 90650

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# 12052 Imperial Hwy

\$12.00 - \$24.00 /SF/Yr

We are proud to present this greatly visible signalized Medical/Regular Office Building for lease. Centrally located off Imperial Highway and Kalnor Ave with an anchor tenant and across from a very large shopping center with Target Super Center including Rite Aid, O'Reilly Auto Parts, 99 Cent Store, Applebee's, Pizza Hut, T-Mobile and other major retailers. The building has recently had a face lift and ready for occupancy. Please contact us for more information. Ample parking available on premises.

- Contact us today for a tour!



Rental Rate:	\$12.00 - \$24.00 /SF/Yr
Property Type:	Office
Property Sub-type:	Medical
Building Class:	C
Rentable Building Area:	13,603 SF
Year Built:	1973
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	45 (Some Transit)
Rental Rate Mo:	\$1.50 - \$2.00 USD/SF/Mo

## 1st Floor

Space Available	2,929 SF
Rental Rate	\$18.00 - \$24.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 15 Years

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## 2nd Floor

Space Available	6,000 SF
Rental Rate	\$12.00 - \$18.00 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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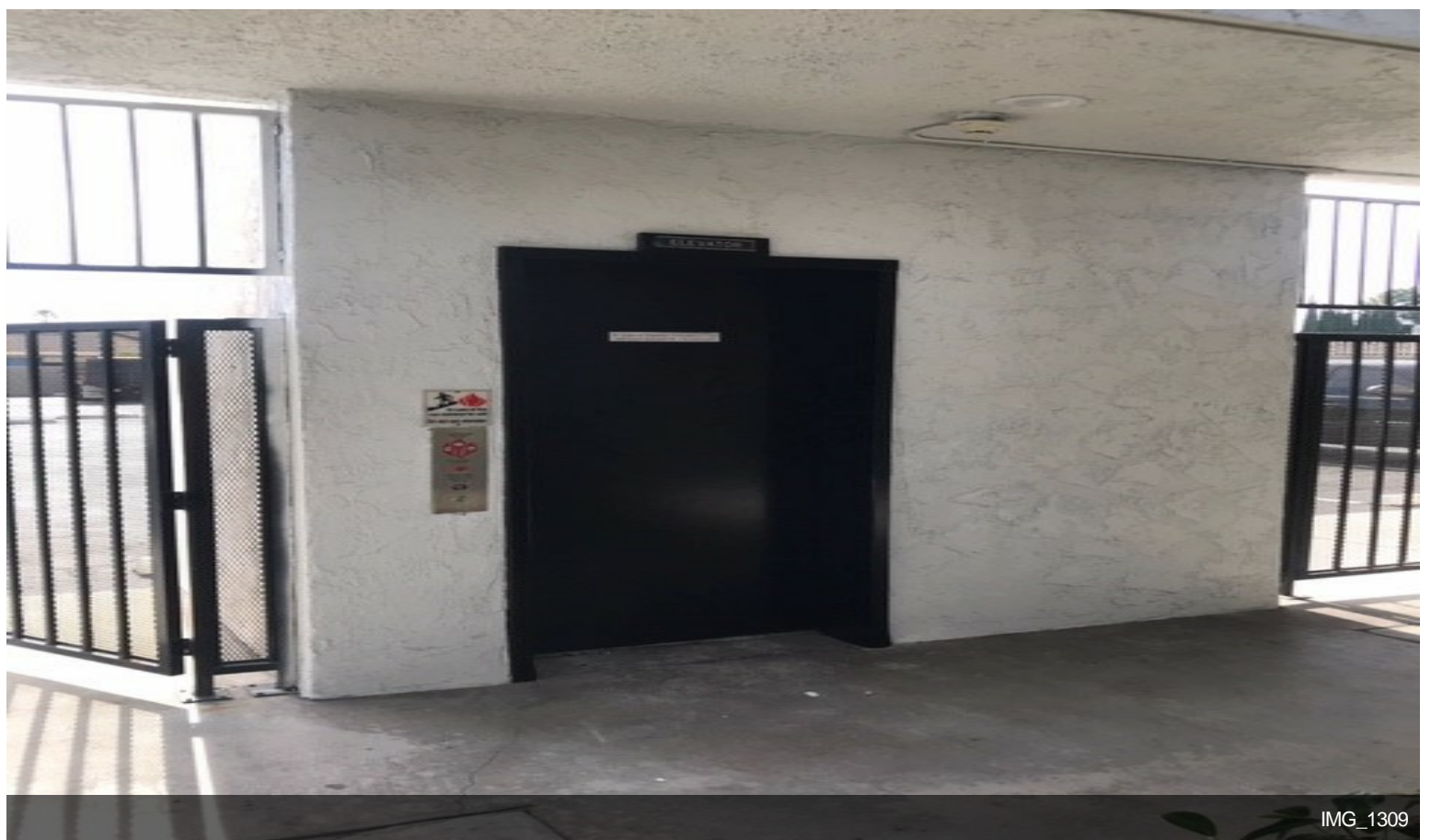




# Property Photos



Primary Photo



IMG\_1309



# Property Photos



IMG\_1310



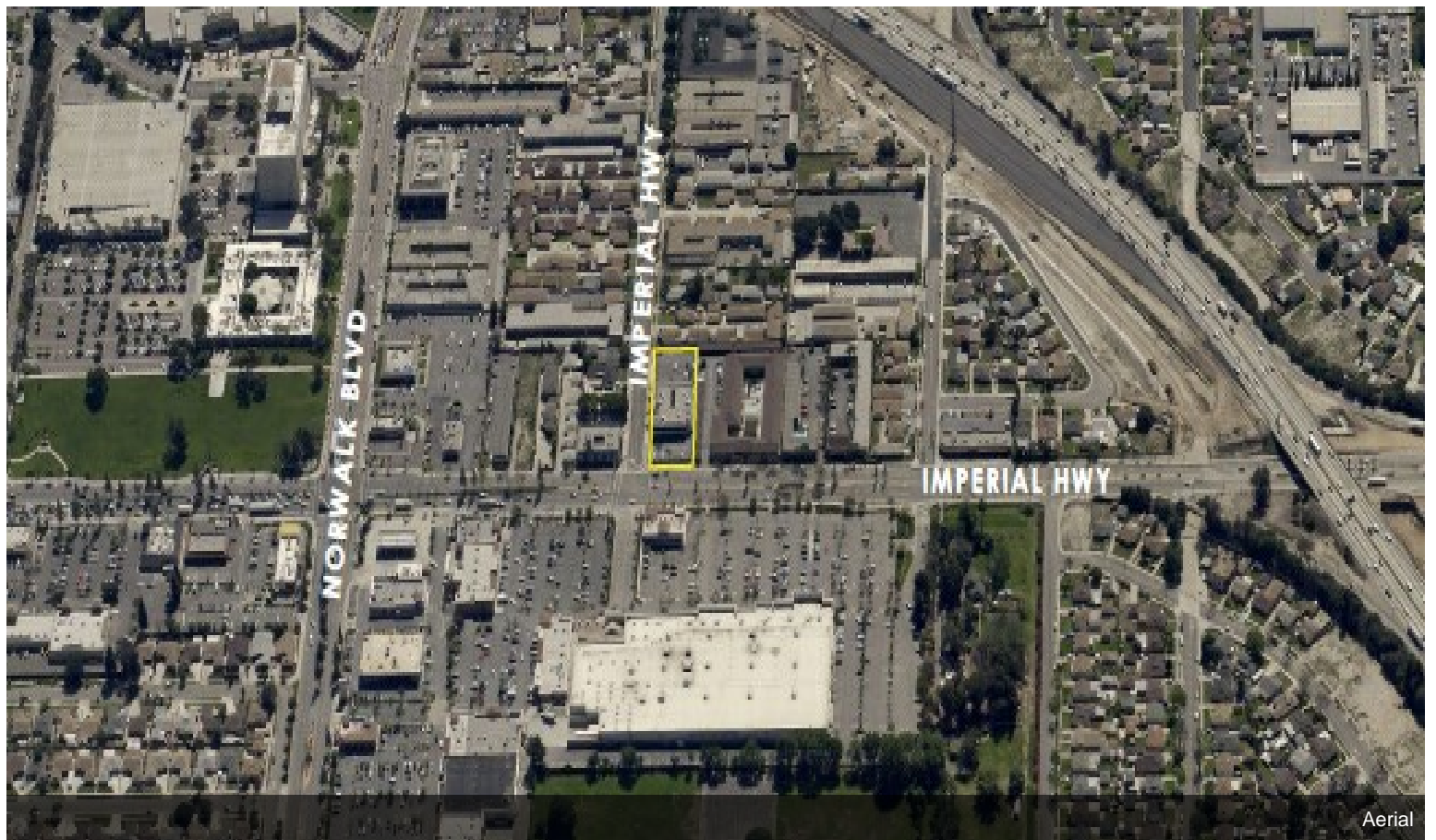
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# Property Photos



Building Photo



Aerial



# Property Photos



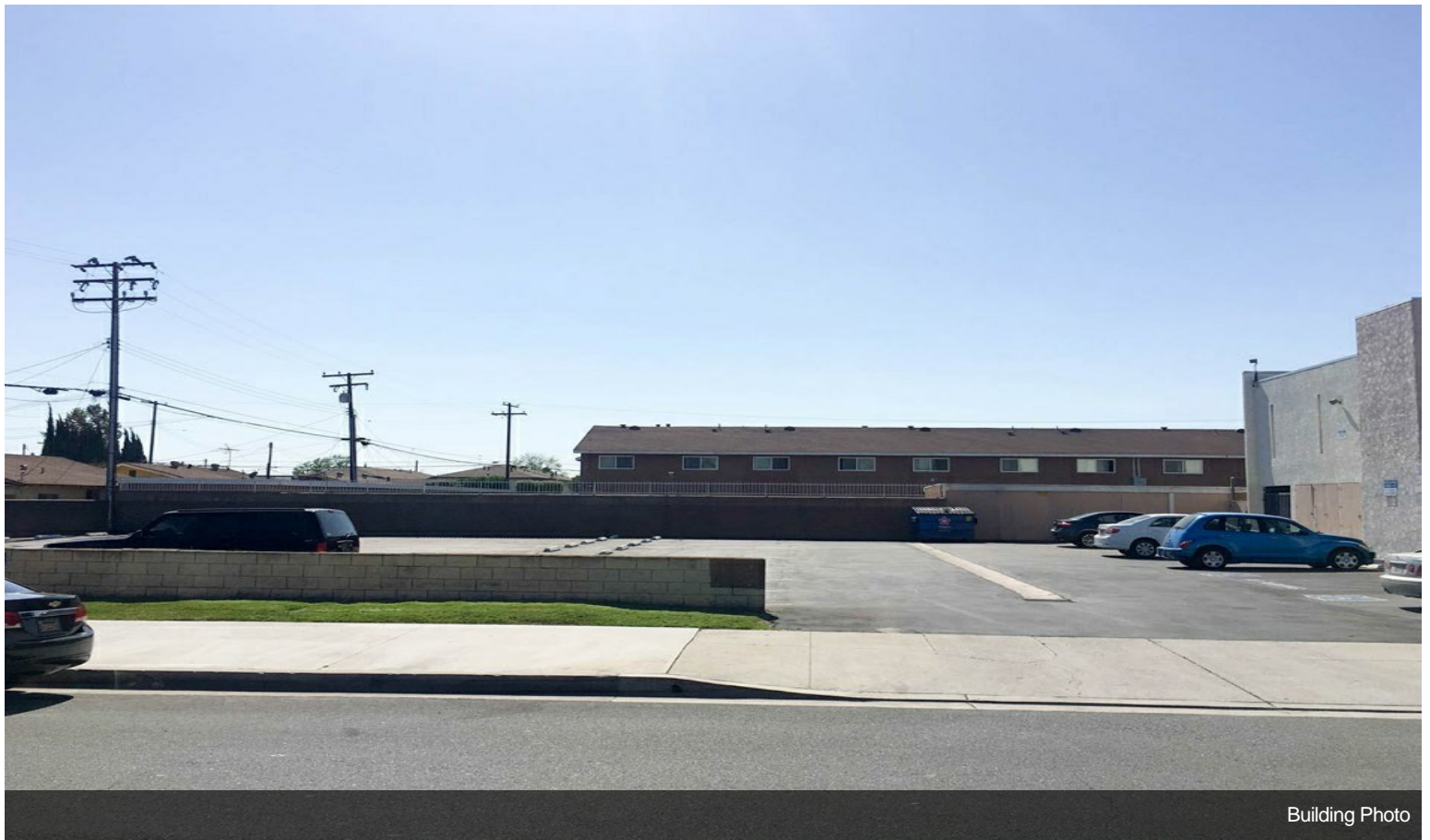
Aerial



Building Photo



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Building Photo



Building Photo



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Building Photo



Building Photo