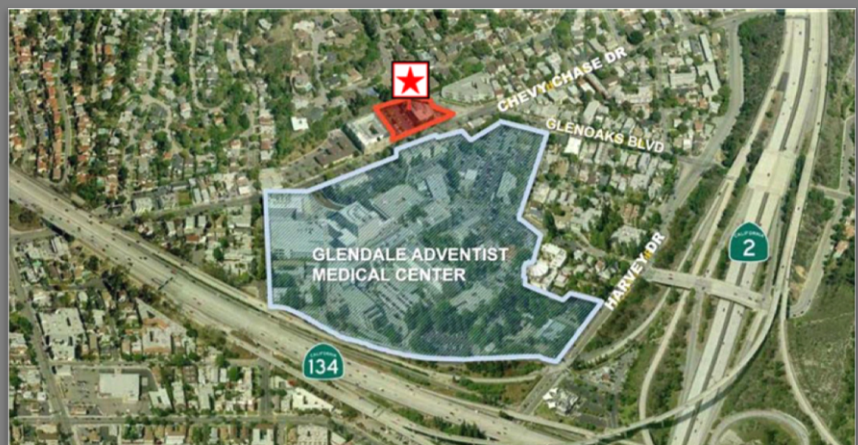


CHEVY CHASE MEDICAL CENTER  
1577 E. Chevy Chase Drive  
Glendale, CA 91206



Directly Across Glendale  
Adventist Hospital and  
between Glendale Dignity  
Health and USC Verdugo  
Hills Hospitals





## CLASS A MEDICAL OFFICE BUILDING

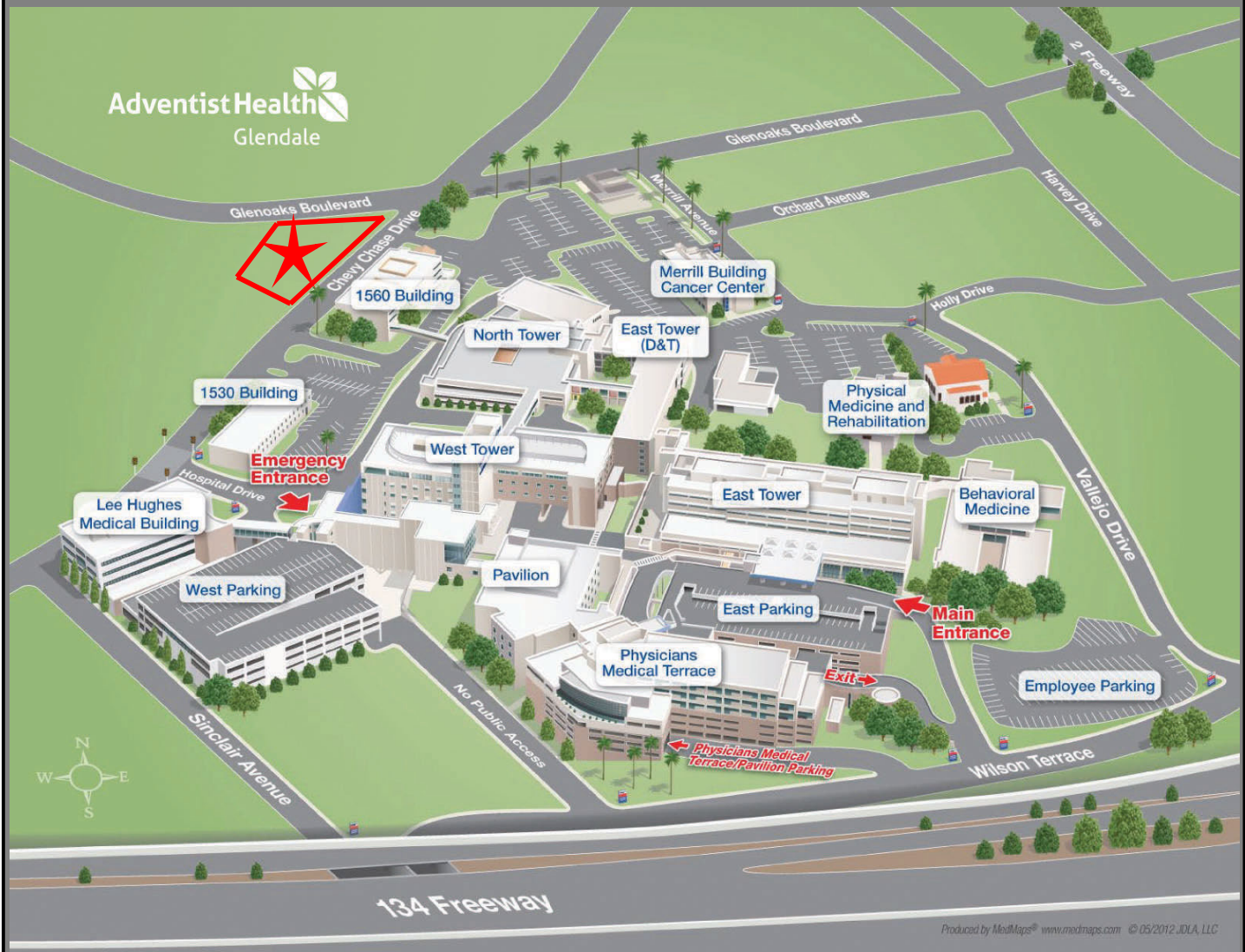


### BUILDING FEATURES:

- On-Site Pharmacy
- Daily Janitorial Service Monday through Friday
- Individually Sub-Metered for Electricity
- ADA Compliant Restrooms
- Elevator Access

## LOCATION FEATURES:

- Free On-Site Parking for Patients
- Free Reserved Parking Available for Physician
- Easy Access to the 210, 134, 2 and 5 Freeways
- Near Glendale Adventist Medical Center
- Central to Dignity Health & USC Verdugo Hills Hospitals





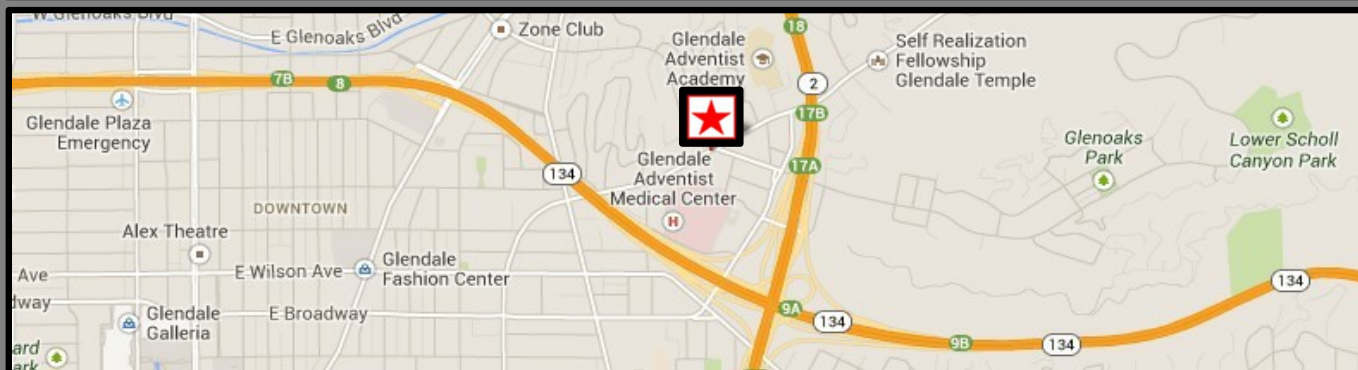
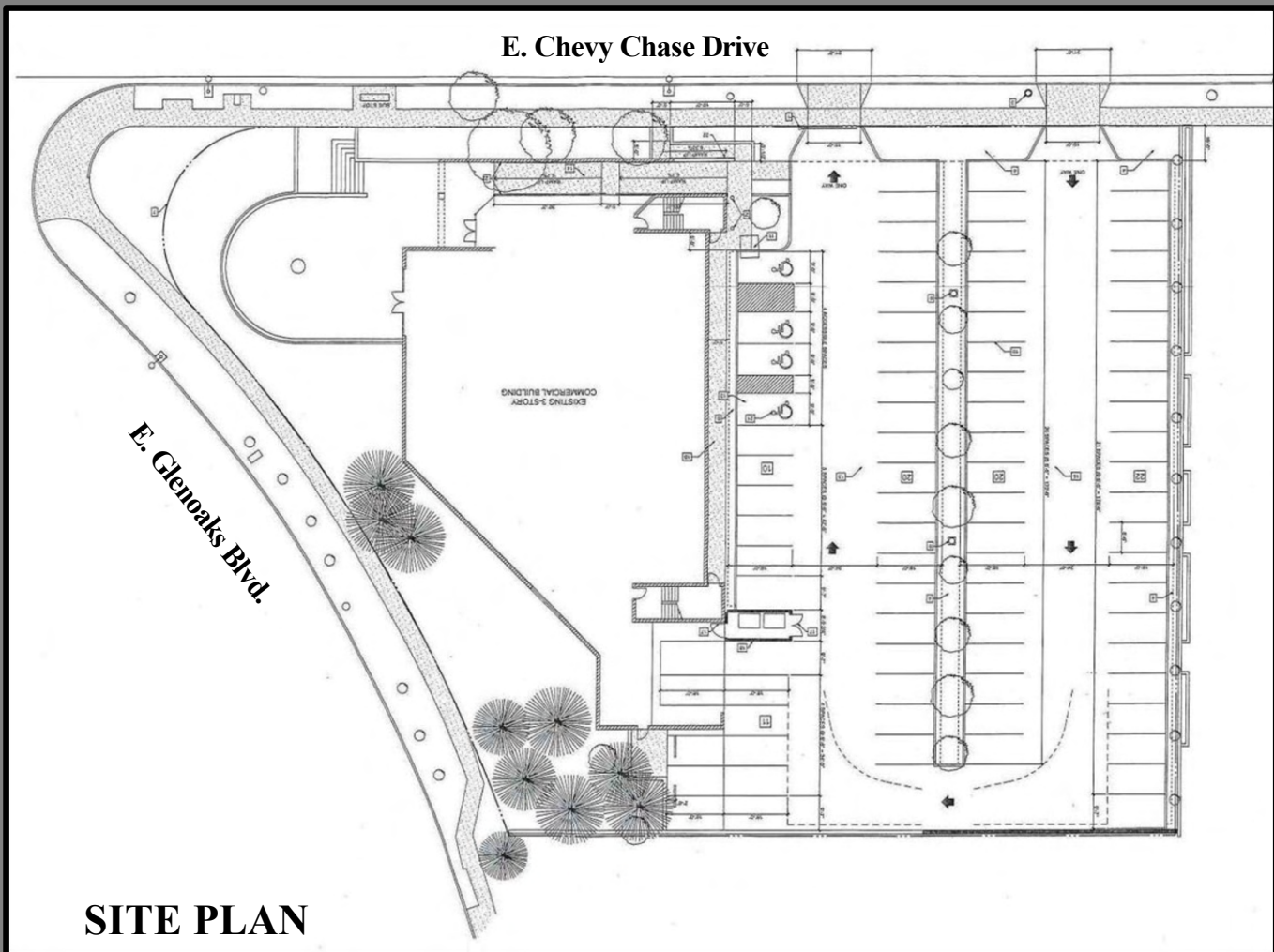
Large Outdoor Recreational Area  
for Patients and Staff



Modern and ADA Compliant Restrooms

Free Patient Parking with Ample  
Accessible Spaces





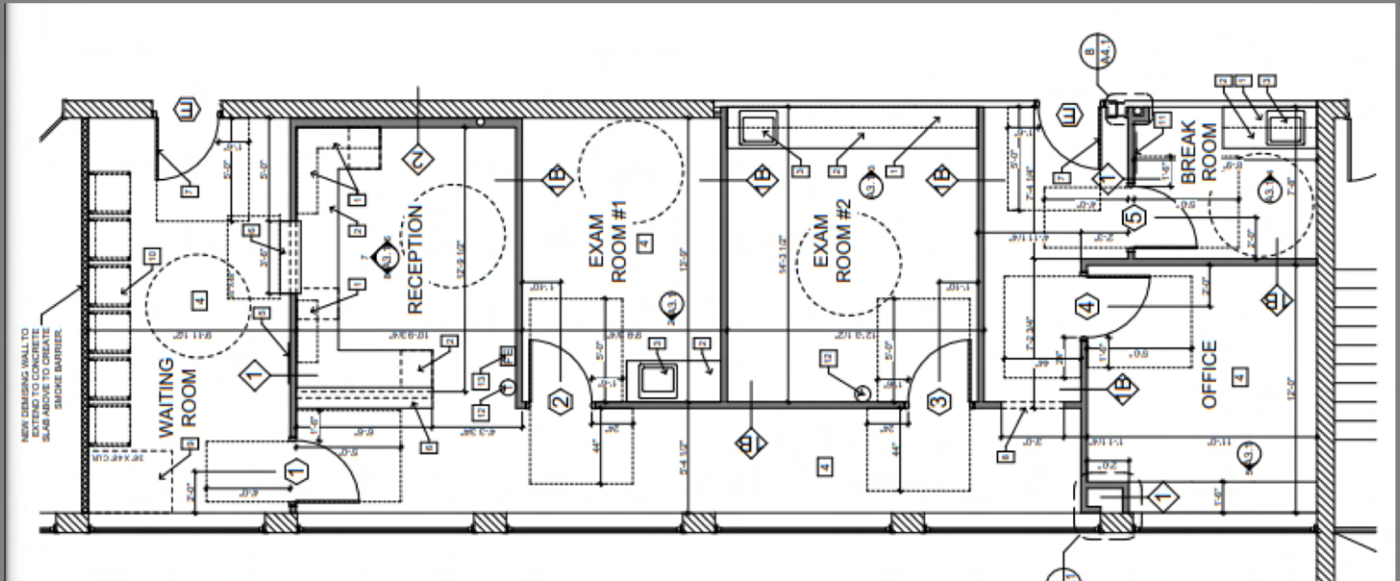
### Specializations in Building:

- Pharmacy
- Laboratory
- OBGYN
- Cardiology
- ENT
- Physical Therapy
- TRT Clinic
- Dermatology
- Behavioral Therapy
- Urology
- Dentistry



## SUITE 250 FLOOR PLAN

1,450 RSF



## SPACE HIGHLIGHTS

Space Available: 1,450 rsf

Occupancy: Available Immediately

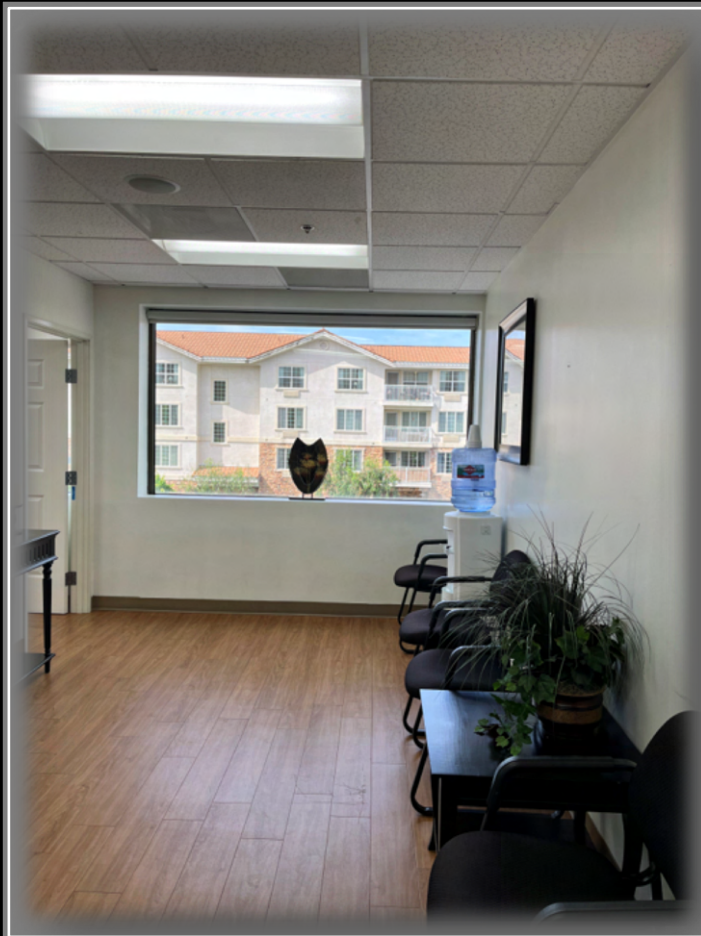
Asking Rate: \$3.95/rsf MG\*

Layout: Two Large Exam Rooms, Doctor's Office, Waiting and Reception Areas, Break/Storage Room, Two Entry/Exit Doors

Concessions available with long term lease.

Contact broker for additional information.

\*Daily Janitorial Service included in Rate

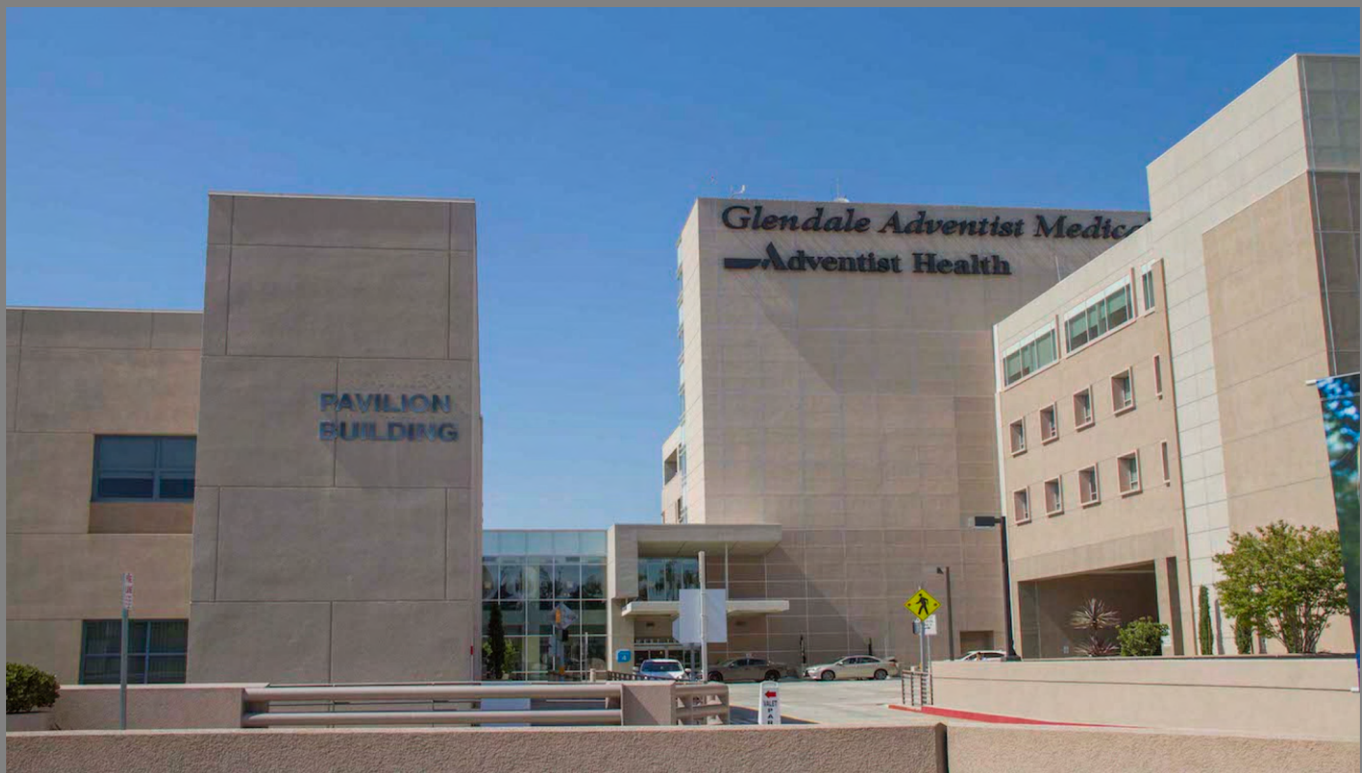


## Suite 250 Interior Photos

Large Windows Permeating  
Bright Light into Space

Large Reception and Waiting  
Areas





### **ACROSS FROM GLENDALE ADVENTIST MEDICAL CENTER**

Glendale Adventist Medical Center (GAMC) is one of Glendale's oldest businesses, founded in 1905, a year before Glendale was incorporated as a city. GAMC is a general medical and surgical hospital with 515 beds.

It is the largest medical center serving the San Fernando Valley with 800 Physicians, 2,600 Associates, and 1,100 Volunteers.

Glendale Adventist Medical Center is an acute care medical facility with emphasis in eight centers of excellence:

- Advanced Surgical Program
- Heart and Vascular Institute
- Orthopedic Services
- Rehabilitative Services
- Spine Institute
- Cancer Services
- Neuroscience Institute
- Women's Services

Glendale Adventist Medical Center is recognized with the following accolades:

- 5 – Star Quality Rated
- Magnet Recognized
- Stroke Gold Plus Quality Achievement Award
- Stroke Honor Roll Elite Plus
- Type 2 Diabetes Honor Roll
- STEMI Receiving Center





# Glendale

CALIFORNIA

The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles with a current population of approximately 203,054 people (US Census 2017).

Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.

Glendale is also one of Southern California's leading office markets featuring a wide range of properties and amenities.

The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, ServiceTitan, IHOP / Applebee's, DreamWorks, LegalZoom, and Public Storage.



It's is a full-service City, which includes a water, electrical, fire and police department. The City operates its own power plant capable of serving the electrical needs of the entire city.

The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including:

- the I-5 Golden State Freeway
- SR-2 Glendale Freeway
- ST-134 Ventura Freeway
- and the 210 Foothill Freeway



Meraki Global is a full service concierge commercial real estate company specializing in Lifestyle and Healthcare businesses.  
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818-860-1890

*Businesses are built on and stem from dreams to find solutions, to create greatness, to impact lifestyles; let us assist you in finding the best places, spaces and strategic real estate solutions to make those dreams a reality.*

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