

17970 Sierra Hwy

17970 Sierra Hwy, Canyon Country, CA 91351



Presented By:
Global Major Properties



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Property Details

Discover an exceptional opportunity to rent a modern, fully remodeled medical office in the heart of Santa Clarita! This spacious 1,900 SF medical suite is available for lease up and is designed to meet the needs of healthcare professionals seeking a prime location for their practice. Key features of this medical office include:

- Three Fully Updated Exam Rooms: Each room is thoughtfully designed for optimal patient care and comfort.
- Front Desk and Reception Area: Streamlined for efficiency and a welcoming patient experience.
- Ample Private Parking: Ensuring convenience for both staff and patients.

Strategically located close to major intersections, freeways, Henry Mayo Hospital, and the Santa Clarita Medical Plaza, this office provides easy accessibility and high visibility within a vibrant medical community.

For rent details and additional information, please contact the agent today!

Price: \$4.16 /SF/MO

- Medical Office fully remodeled in the hearth of Santa Clarita.
- Three Fully Updated Exam Rooms: Each room is thoughtfully designed for optimal patient care and comfort.
- Ample Private Parking: Ensuring convenience for both staff and patients.
- Front Desk and Reception Area: Streamlined for efficiency and a welcoming patient experience.

View the full listing here: <https://www.loopnet.com/Listing/17970-Sierra-Hwy-Canyon-Country-CA/38178272/>

Rental Rate:	\$49.92 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area :	1,890 SF
Year Built:	1982
Walk Score ®:	58 (Somewhat Walkable)
Rental Rate Mo:	\$4.16 /SF/MO

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Listing space

1st Floor	Space Available:	1,890 SF
	Rental Rate:	\$4.16 /SF/MO
	Date Available:	Now
	Service Type:	Modified Gross
	Built Out As:	Standard Medical
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	5 Years

A ground-up renovated and totally updated state-of-the-art medical building. All new exam rooms, equipped with the latest modern chairs, X-ray room, reception, ADA compliant, with generous parking. Located on a hard corner, with tremendous visibility in an infill location with new residential developments all around, and high high-density multifamily site.The owner is a medical doctor willing to share the MOB daily, one or more days per week, or the entire building can be leased by an urgent care or any other medical user, cosmetic, or any other specialty medical user. Rent is negotiable. Please call the listing agent for a tour.Ideal for urgent care.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
-		

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Location



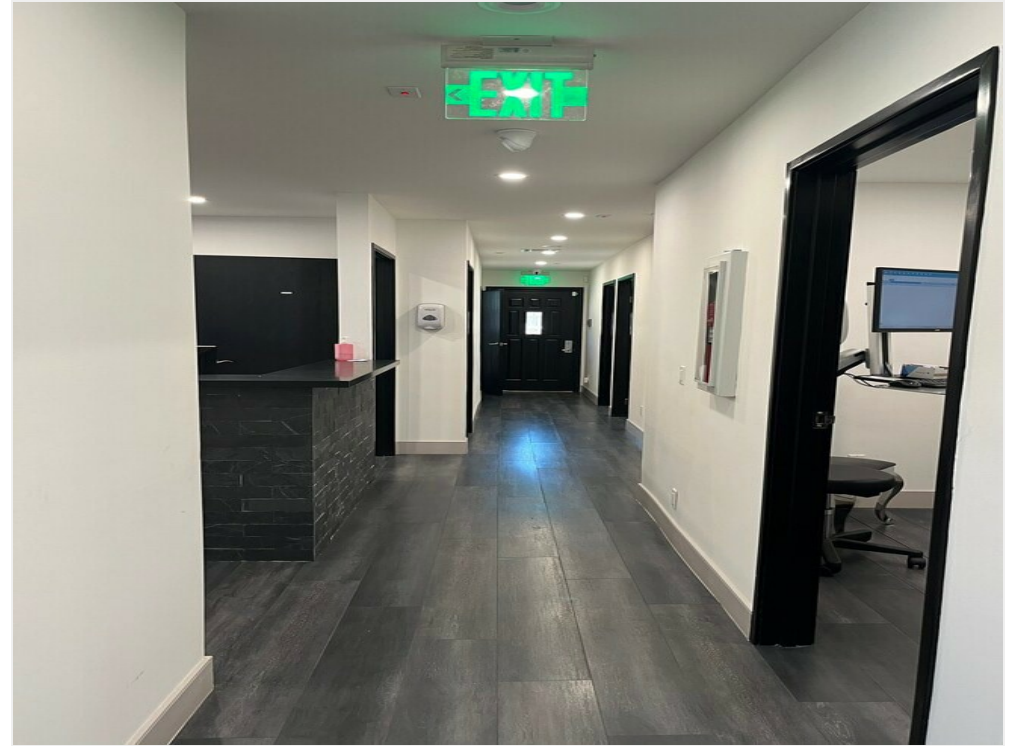
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Property Photos



Building Photo



Building Photo

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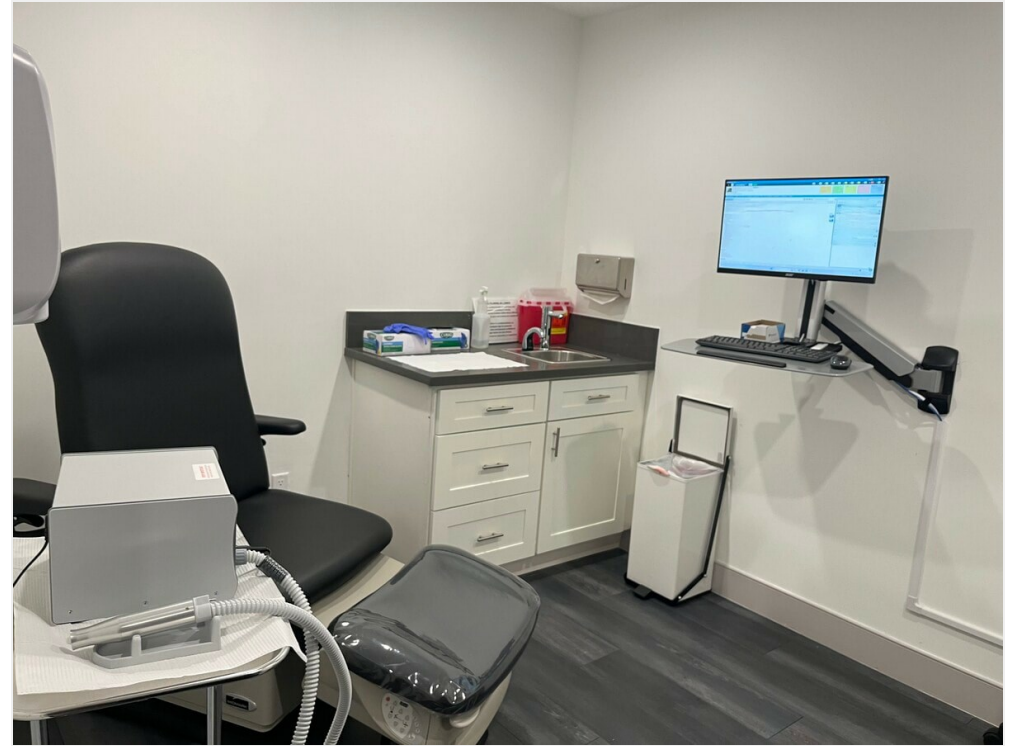
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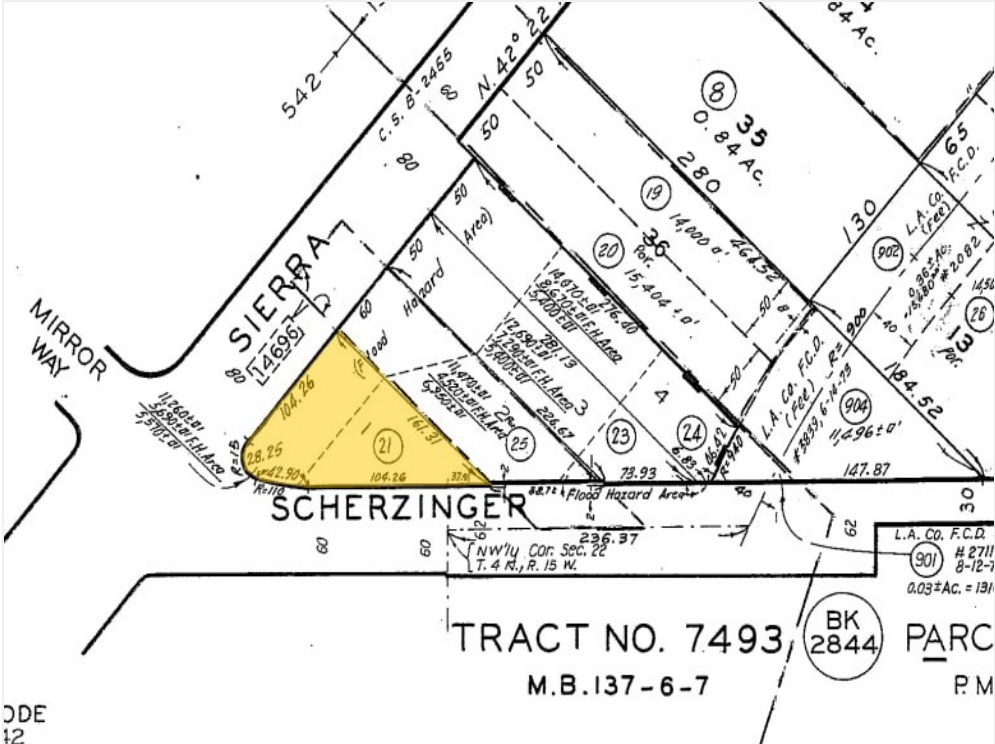
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Plat Map

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