



Sierra Business Center

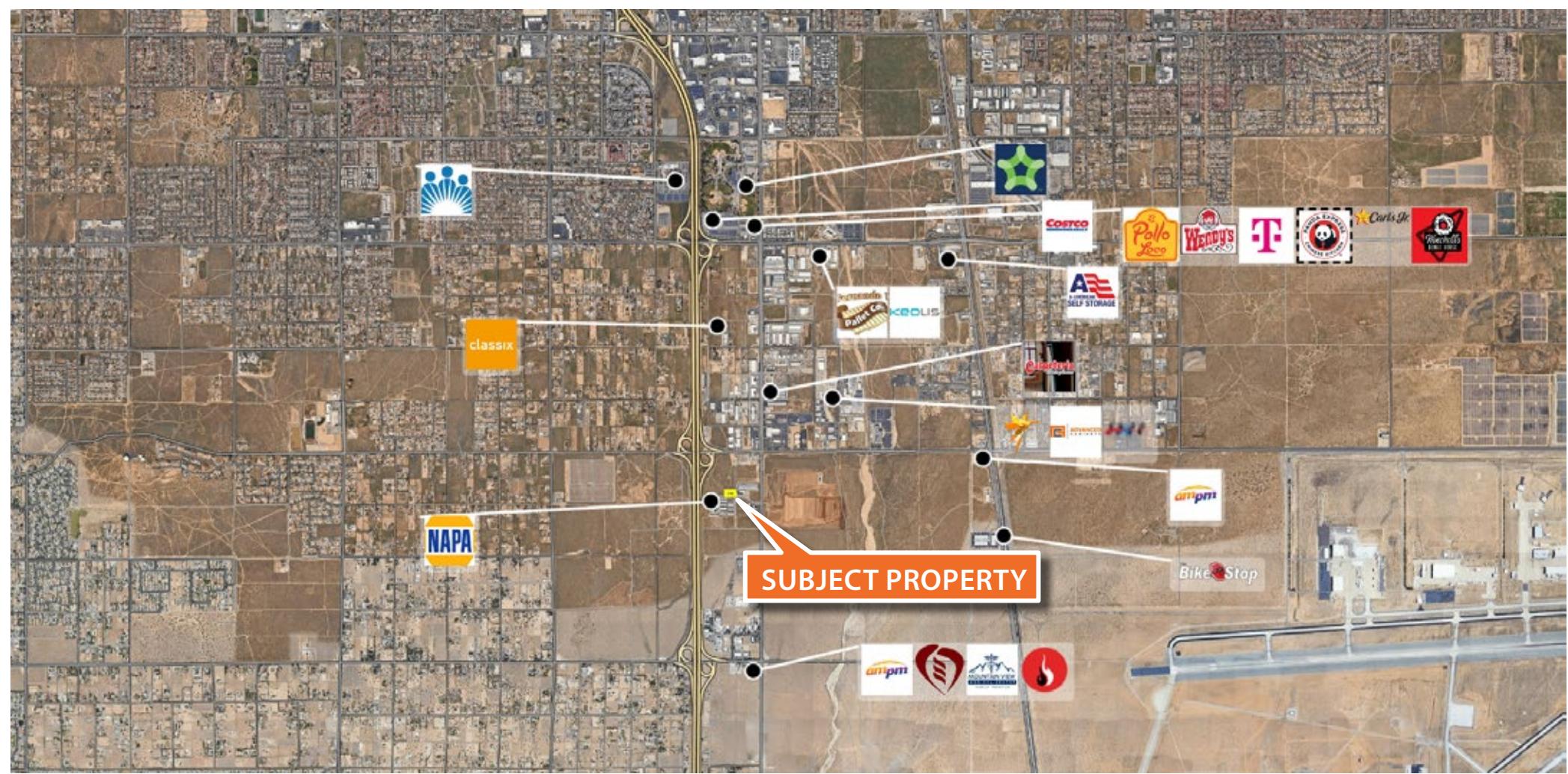
1113 W Ave M4, Palmdale, California 93551

**AVISON
YOUNG**

PROPERTY HIGHLIGHTS



- ±3,138 SF open concept office space available
- Space features four private offices/conference rooms
- Three ADA restrooms in unit
- Close proximity to Highway 14, ideal for commuters
- Ample parking
- Property exterior well-maintained



LEASING OVERVIEW

SPACE AVAILABLE: ±3,138 SF

TERM: Negotiable

ASKING RATE: \$1.20 PSF

LEASE TYPE: Modified Gross

Parcel #: 3111-016-005



Do a virtual walkthrough of
the property [here!](#)



FLOOR PLAN

Do a virtual walkthrough of
the property [here!](#)



ABOUT PALMDALE

Palmdale, California, is a city in the Antelope Valley with a prime location that offers easy access to major highways and a growing economy. Known for its wide-open spaces and beautiful desert landscapes, Palmdale provides an attractive environment for businesses to flourish. With a strong mix of industrial, commercial, and residential development, the area is perfect for companies seeking both accessibility and expansion opportunities. The city is strategically positioned between Los Angeles and the high desert, making it an ideal hub for businesses looking to connect with regional and national markets.



DEMOGRAPHICS | 2024 | 3-MILE RADIUS

48K
POPULATION

\$87K
AVG HOUSEHOLD
INCOME

17K
HOUSEHOLDS

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