

# Medical Office Space For Lease

255 E. Orange Grove Avenue  
Burbank, CA



This boutique single-story medical office building is available to lease for the first time in decades. Located in the heart of vibrant Downtown Burbank and within walking distance to numerous amenities, City Hall, Fire & Police Departments. The property is easily accessible from both the 5 and 134 Freeways and convenient to Providence Saint Joseph Medical Center. Ten stacked stalls are available in a private, at-grade lot with over 150 additional free spaces in the adjacent City-owned parking structure across the street and next door.

The built-out offices are 1,400 square feet each and both feature a reception/waiting room, front office, ensuite restroom, exam rooms, physician offices, lab space and storage. They can be leased separately or easily combined.

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Space Available: Suite C:  $\pm$  1,400 RSF\*  
Suite D:  $\pm$  1,400 RSF\*  
*\*can be combined for a total of  $\pm$  2,800 RSF*

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Lease Rate: \$3.25 per RSF, per month, MG

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Lease Term: 5 years

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Parking: 10 spaces in private rear lot.  
Adjacent to free City-owned structure.

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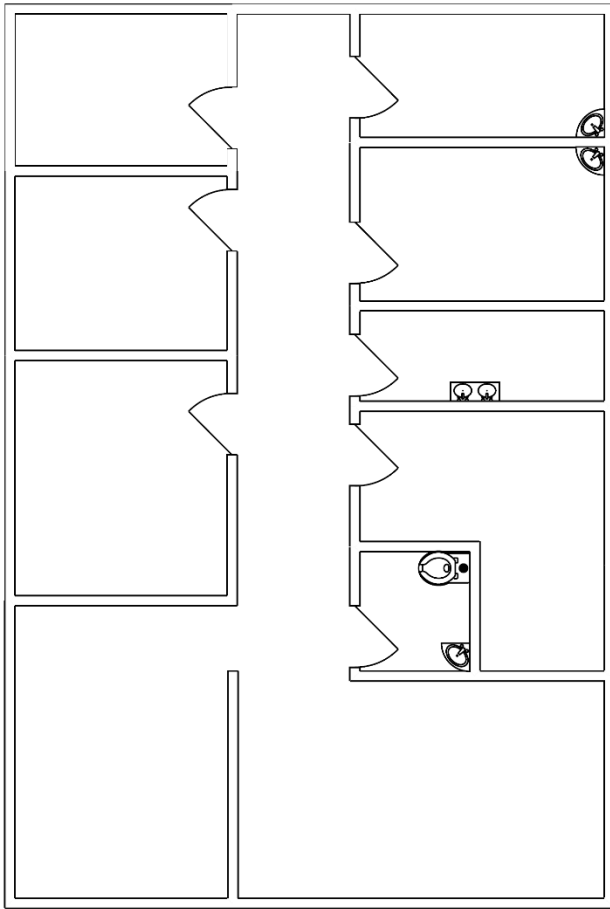
## Get more information

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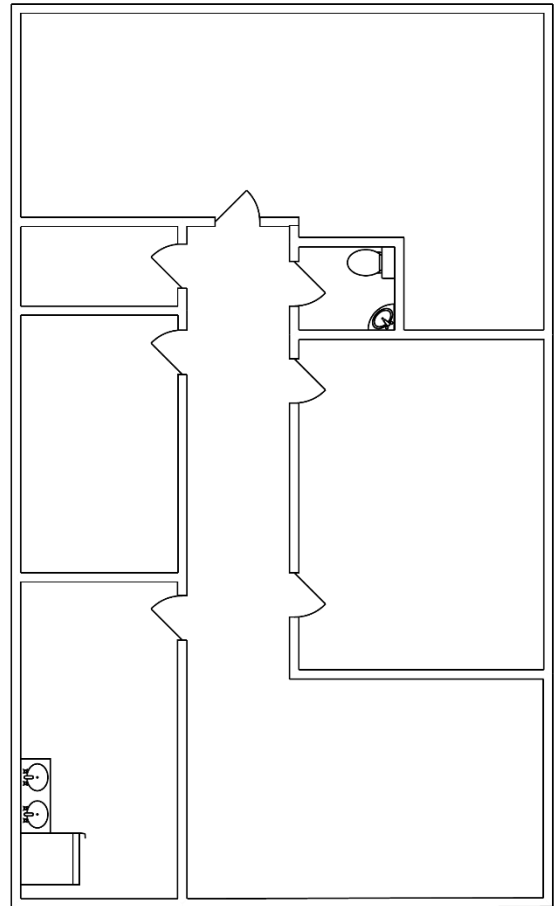
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Suite D



Suite C

**AVISON  
YOUNG**

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