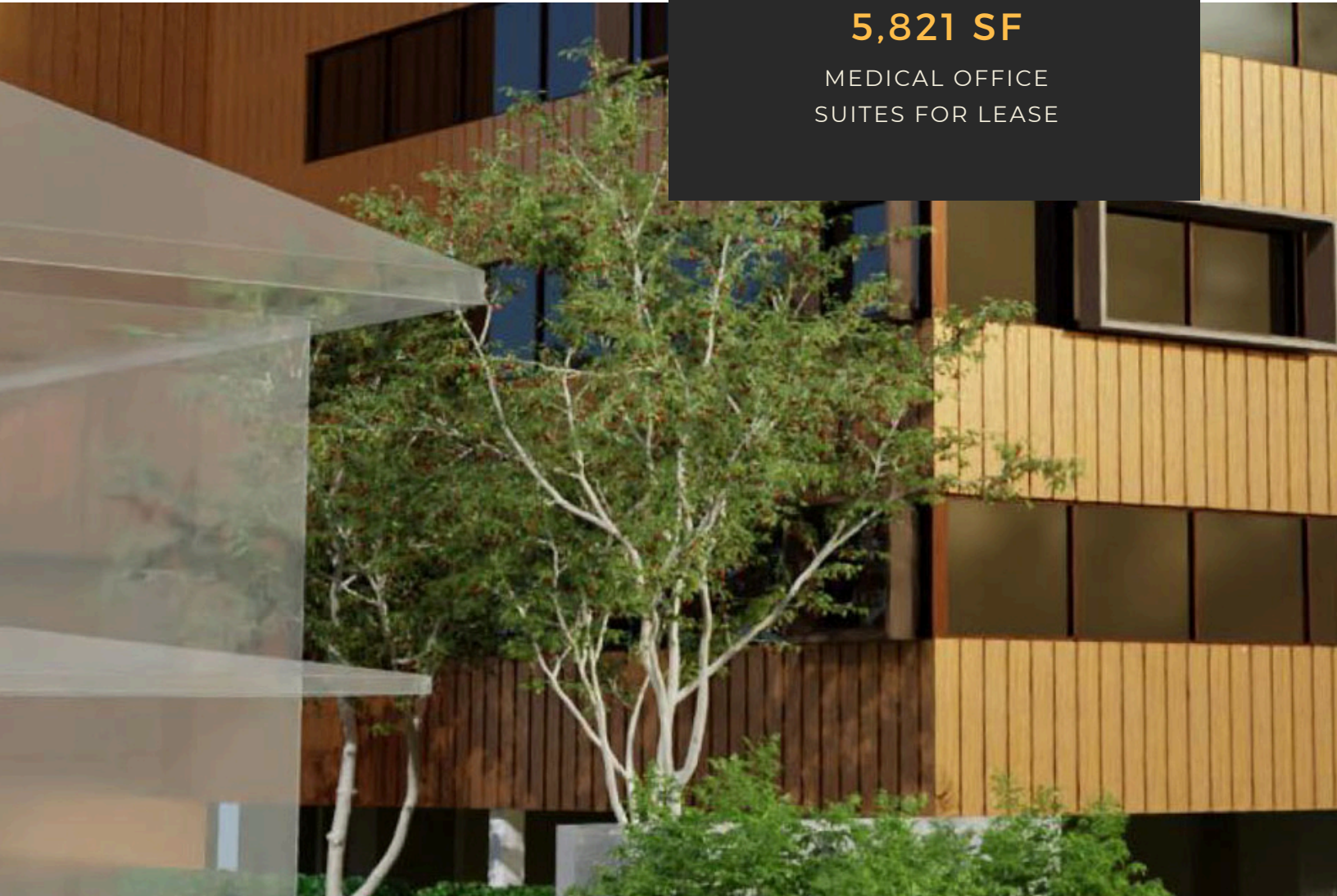


## BLAZA BUILDING

417 - 14 STREET NW

**5,821 SF**

MEDICAL OFFICE  
SUITES FOR LEASE



### FEATURES

- SECOND FLOOR 4,500 SF +/-
- THIRD FLOOR 1,321 SF +/-
- RENOVATION UNDERWAY
- AMPLE PARKING
- GREAT EXPOSURE TO 14TH STREET IN THE HILLHURST COMMUNITY

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## BLAZA BUILDING PROPERTY INFORMATION

TERM:

5 - 10 YEARS

NET RENT:

MARKET

OP COSTS (2025 BUDGET):

\$25.00 PSF

IMPROVEMENT ALLOWANCE/TURNKEY:

NEGOTIABLE

AVAILABLE:

Q2 2025



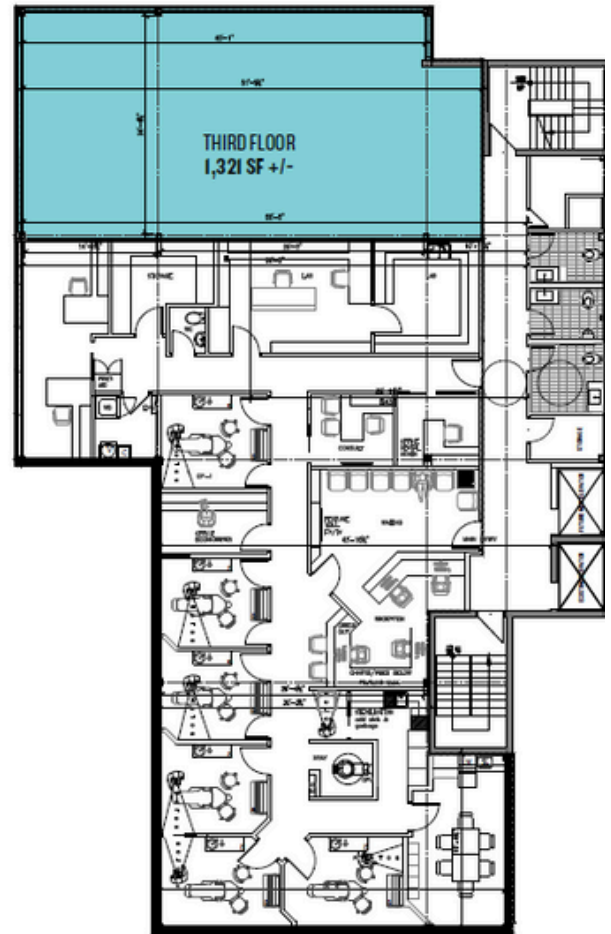
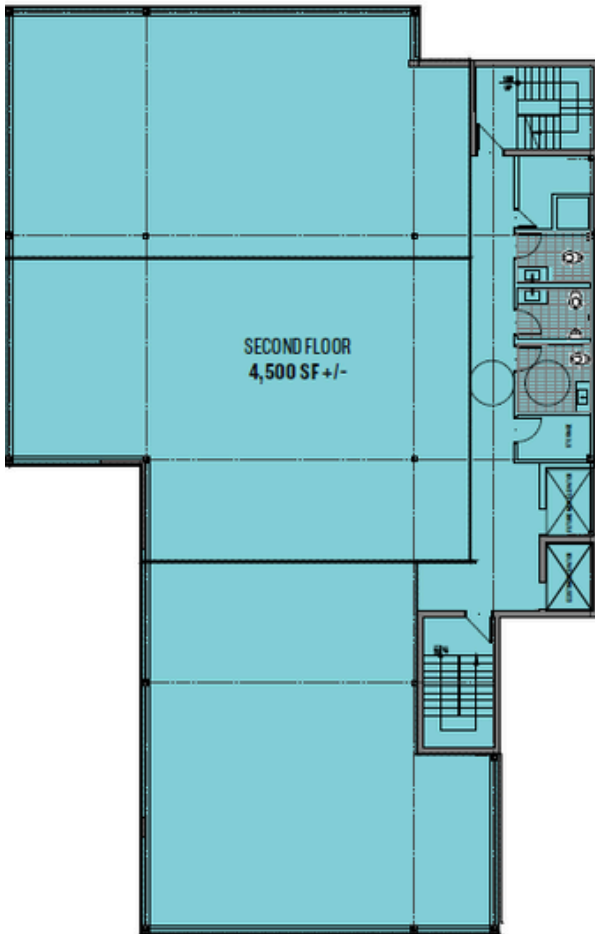
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## BLAZA BUILDING FLOOR PLANS



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