

FOR LEASE

128

S MONTEBELLO BLVD  
MONTEBELLO, CA 90640

TURN-KEY MEDICAL SUITE



STRATTONCRE.COM





**128**  
**S MONTEBELLO BLVD**  
MONTEBELLO, CA 90640

**TURN-KEY  
MEDICAL SUITE**

**FOR LEASE**  
**\$4.40 PER SQ.FT. GROSS**  
**INCL. FIRST RIGHT OF REFUSAL**



**Shaun Tramondo**

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**Cell: 661-212-0808**

**Shaun@StrattonCRE.com**

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

# 128 S MONTEBELLO BLVD

## TURN-KEY MEDICAL SUITE

Stratton Commercial Real Estate, Inc. is proud to offer 128 S Montebello Blvd, Montebello, CA 90640, a fully equipped turn-key 2,500 sq.ft. medical office available for lease. **Formerly home to an optometrist and surgery center, this versatile space is ideal for a variety of medical practices.** Featuring **8 exam rooms with sinks, dual waiting rooms, an employee break area, and restroom**, this office is designed for efficiency and patient comfort.

Advanced amenities include **oxygen and nitrogen lines run throughout, back up generator system, dual air conditioners, automatic lighting, outlets for media displays, intercom phone system, T1 internet line, and a robust alarm system.** With two reserved parking spots and ample unreserved parking, plus two prominent sign cans, this property is ready to support your growing practice. Asking rate is \$4.40 per sq.ft. gross with a first right of refusal. Contact Shaun Tramondo today for more information!

<b>SUITE SQ.FT</b> .....	2,500±
<b>LOT SIZE SQ.FT</b> .....	21,609± (PART OF CENTER)
<b>YEAR BUILT</b> .....	1987
<b>FLOORS</b> .....	1
<b>APN(S)</b> .....	6349-007-027
<b>ZONING</b> .....	C-2















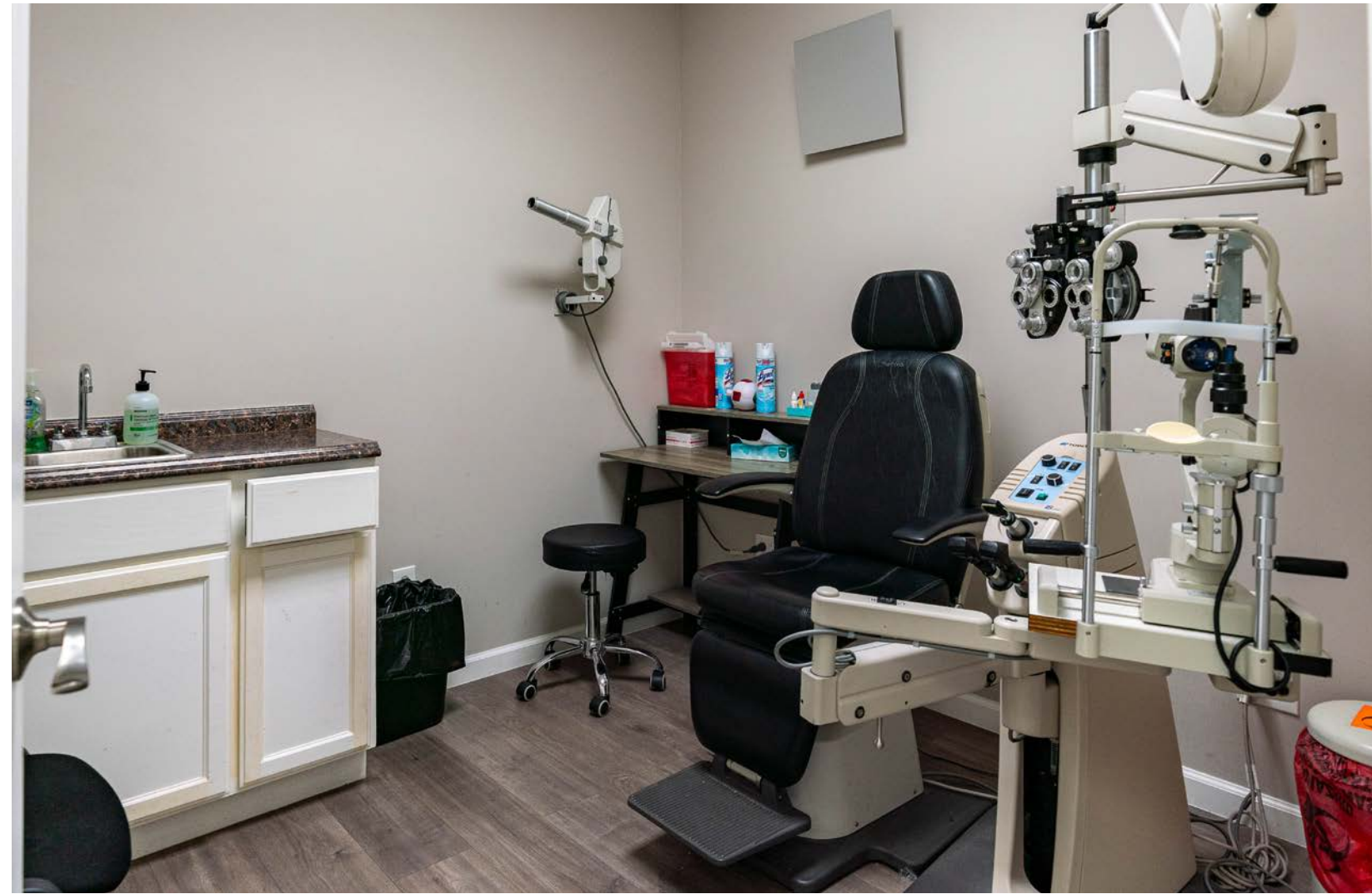














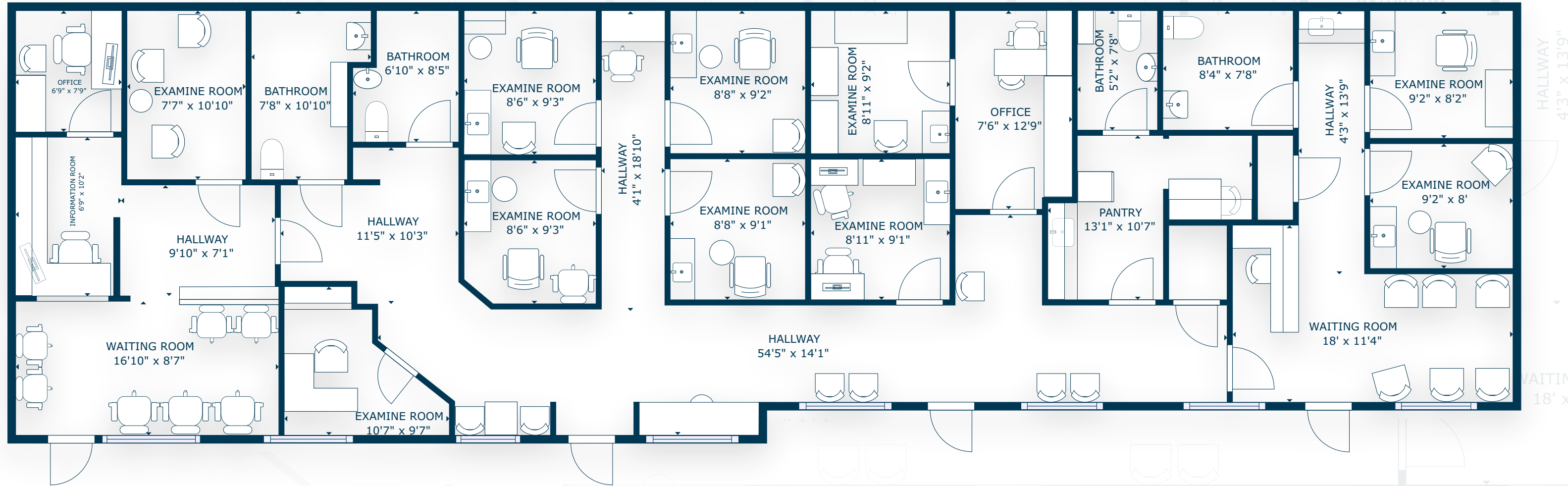




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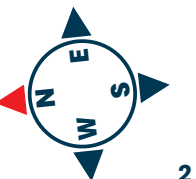
MONTEBELLO, CA 90640

## FLOOR PLAN



SCAN, TAP or CLICK!

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MONTEBELLO, CA 90640

**FOR LEASE - TURN-KEY MEDICAL SUITE**

**FOR MORE INFORMATION:**



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