

MEDICAL OFFICE SPACE FOR LEASE

**GLENDALE**  
**Memorial**  
MEDICAL BUILDING



**CBRE**

1500 S. CENTRAL AVENUE, GLENDALE, CA 91204

# AVAILABILITIES



SUITE	SIZE	AVAILABILITY
108	1,395 SF	Immediate
125*	1,712 SF	Immediate
126*	1,684 SF	9/1/2024
300	2,184 SF	Immediate
323	960 SF	Immediate

\*Suite 125 & Suite 126 are contiguous for a total of 3,396 RSF



Tenant mix includes: primary care, internal medicine, pediatrics, neurology, podiatry, lab, gastroenterology, urology, rheumatology, OB/GYN



Under new ownership & management

# HIGHLIGHTS



36,959 square foot medical office building



Walking distance to Dignity Health's Glendale Memorial Hospital

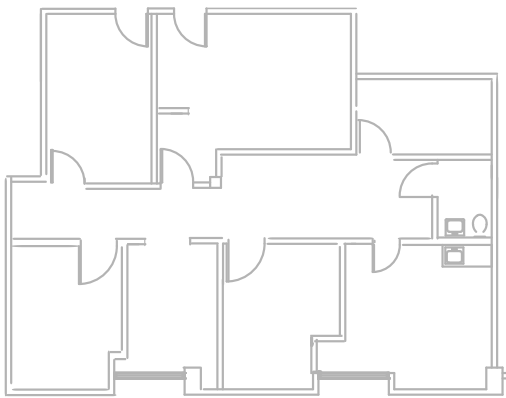


Central location with easy access to the 2 & 5 freeways

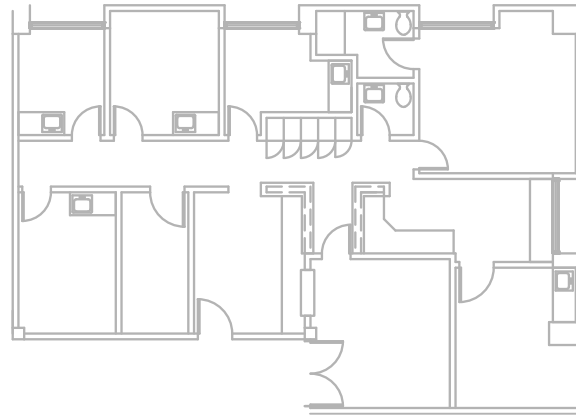


Ground floor suites available

# FLOOR PLANS | FIRST FLOOR



Suite 108 | **1,395 RSF**



Suite 125 | **1,712 RSF\***



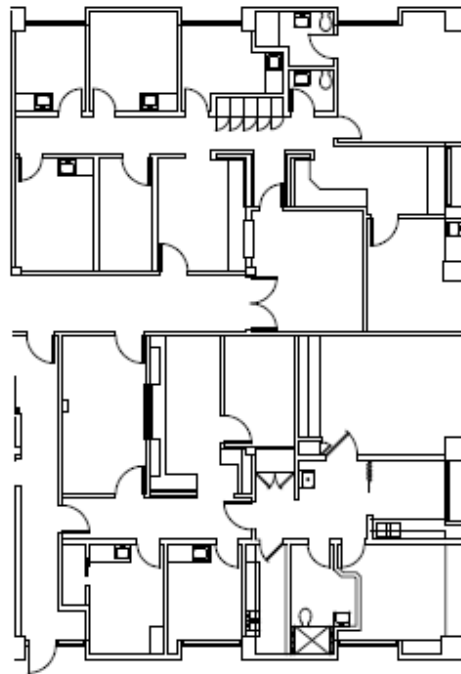
Suite 126 | **1,684 RSF\***

\*Suite 125 & Suite 126 are contiguous for a total of 3,396 RSF

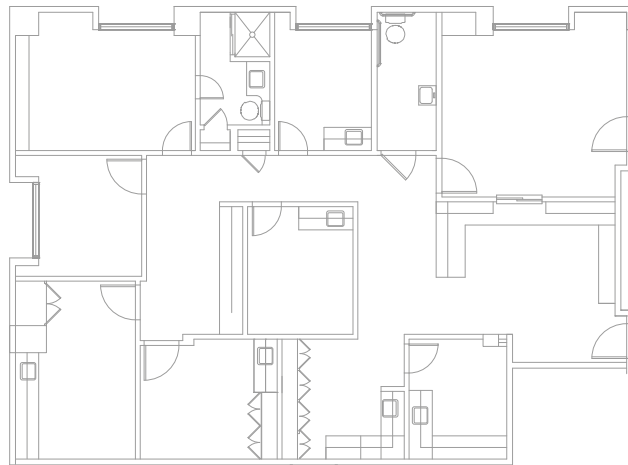
# FLOOR PLAN | FIRST FLOOR



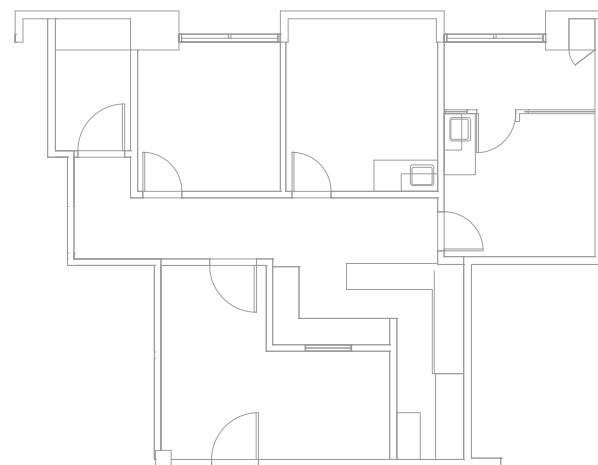
Contiguous As-Built Plan – Suites 125/126 Total 3,396 RSF



# FLOOR PLANS | THIRD FLOOR

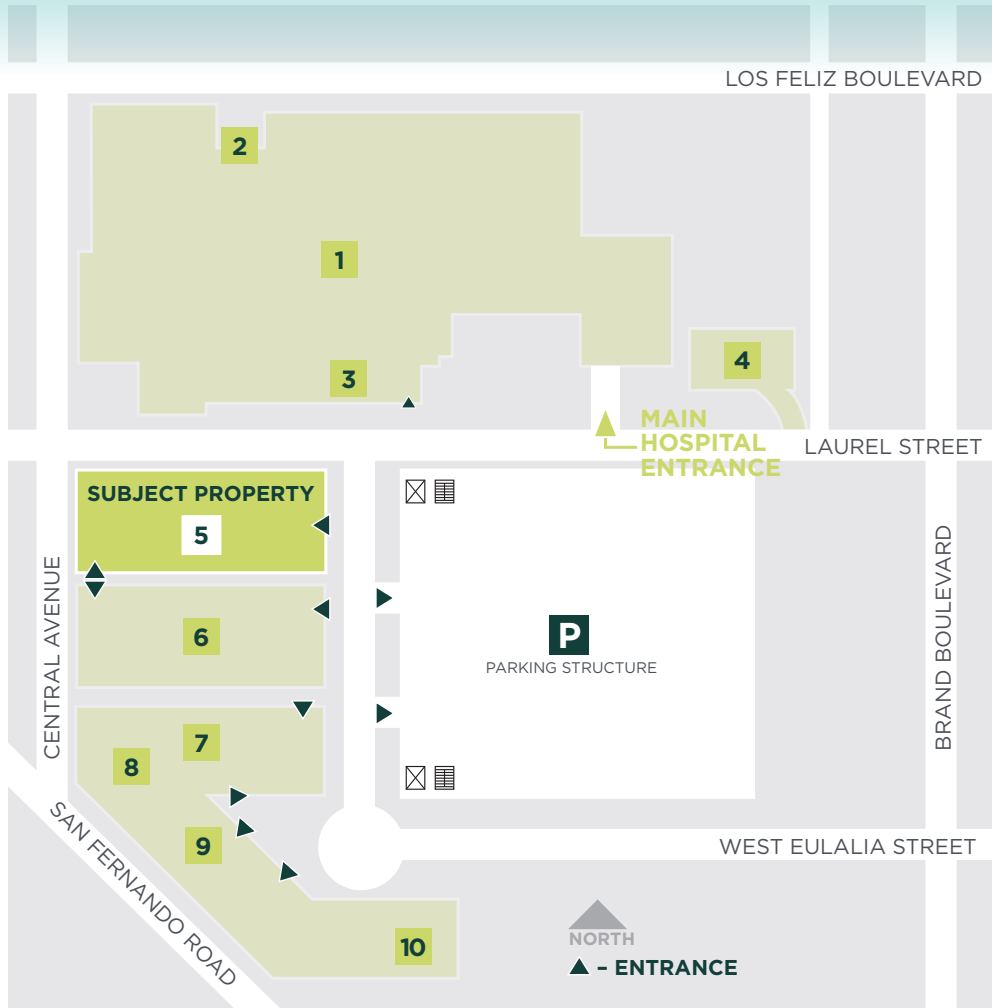


Suite 300 | 2,184 RSF



Suite 323 | 960 RSF

# CAMPUS MAP



**1 - Main Hospital / Heart Center**

**2 - Emergency & Chest Pain Center**

**3 - Main Auditorium**

**4 - Patient Drop-Off**

**5 - 1500 S. Central Avenue**

**6 - 1510 S. Central Avenue**

**7 - Cancer Center Auditorium**

**8 - Marcia Ray Breast Center**

**9 - Colorectal Surgery Institute**

**10 - Women's Center**



Newly Built-Out Spec Suite

# HOSPITAL MAP

**GLENDALE**  
**Memorial**  
MEDICAL BUILDING



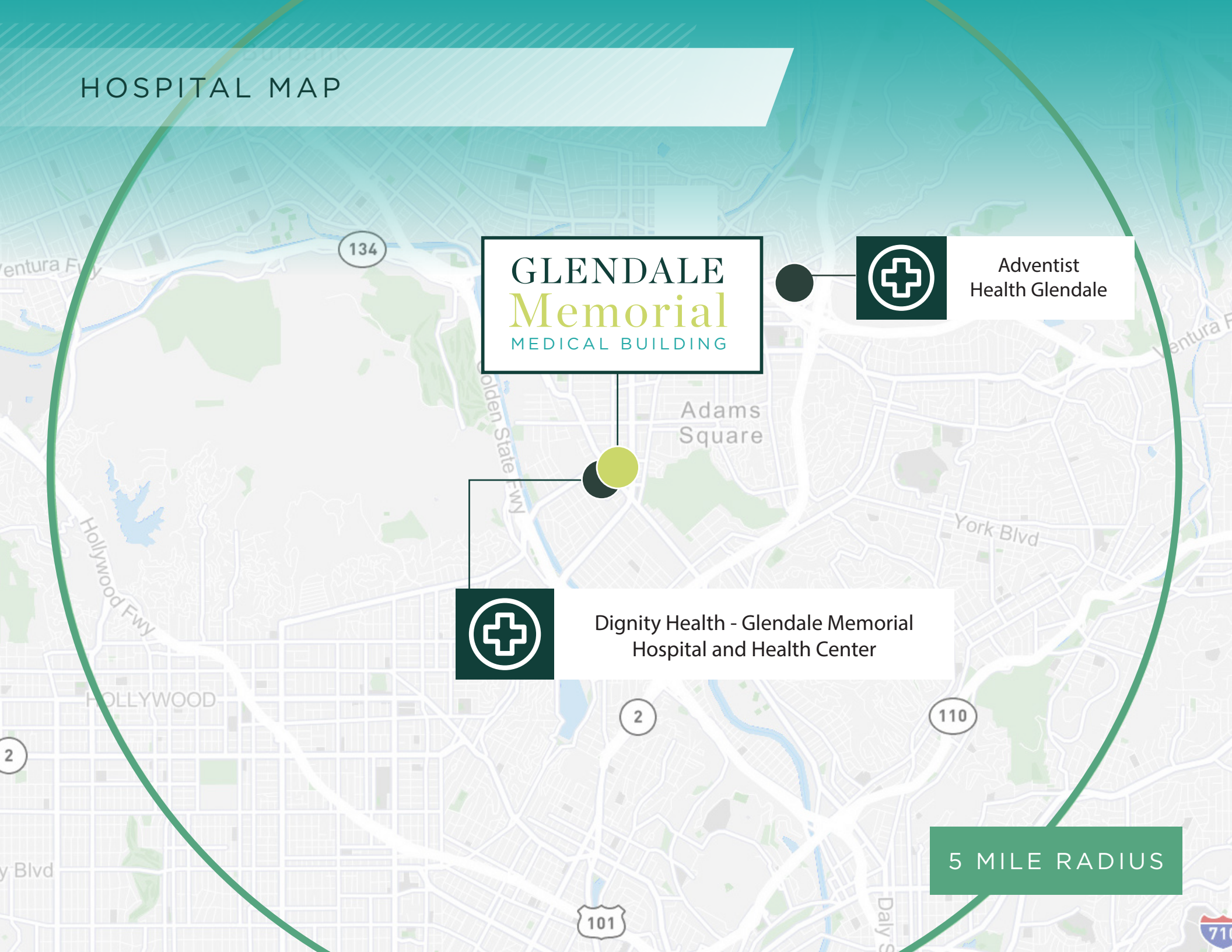
Adventist  
Health Glendale

Adams  
Square



Dignity Health - Glendale Memorial  
Hospital and Health Center

5 MILE RADIUS



# DEMOGRAPHICS



2023 Daytime Population



2023 Population  
(Current Year Estimate)



2023 Median Age



2023 Average  
Household Income



2023 Average Value of  
Owner Occ. Housing Units



**GLENDALE**  
**Memorial**  
MEDICAL BUILDING





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# **CBRE**

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