FOR LEASE

The City of Hope | Antelope Valley Medical Building
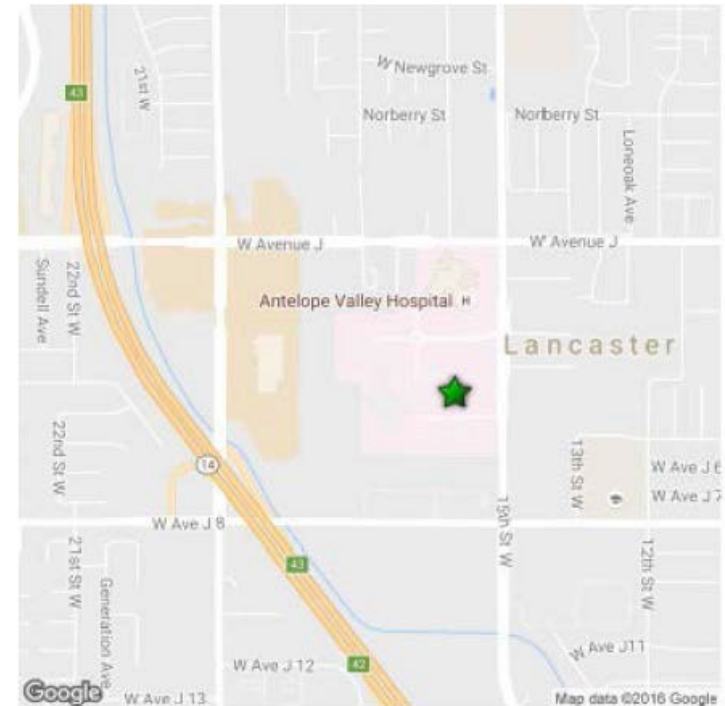
44151 15th Street W Lancaster, CA 93535

For more information, please contact:
Amy McClurg
Development Coordinator
559.454.7744
marketing@glbruno.com

PROPERTY DETAILS

56,195 SF, 2-story medical office building on the campus of the Antelope Valley Hospital centrally located in Lancaster, CA. Antelope Valley Hospital cares for more than 218,000 patients annually, offers 420 beds and has 450 physicians on staff. There are 190 parking spaces conveniently located at the building. The building is equipped with high efficiency glass, insulation, roofing, and state-of-the are VAV heating and cooling systems. 2nd floor elevator served and fire sprinklers throughout.

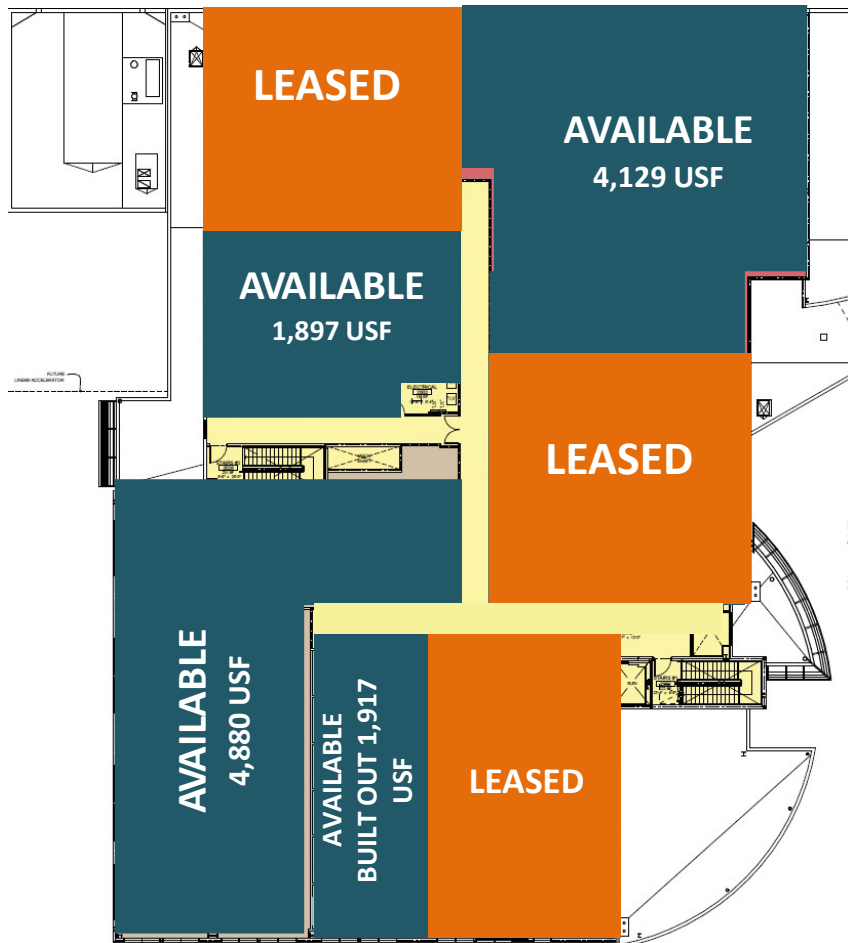|	
Location	44151 15th St W Lancaster, CA 93534
Building Size	56,195
Available USF	2nd Floor Space • 1,897 USF SHELL • 4,880 USF SHELL • 4,129 USF SHELL • 1,917 USF BUILT-OUT
Lease Rate	$2.00/ RSF
Lease Type	Absolute Net, NNN
TI Allowance (Shell Only)	$50/USF (Landlord also pays for A&E and permit costs)
Parking Ratio	5 stalls per 1,000 sf
Zoning	Medical

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G. L. BRUNO ASSOCIATES

AVAILABLE FOR LEASE
ON-CAMPS MEDICAL BUILDING

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