

FOR LEASE

MEDICAL OFFICE SUITE
IN CLASS "A" MEDICAL BLDG

1245 16TH STREET
SANTA MONICA, CA 90404



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PROPERTY OVERVIEW

1245 16TH STREET
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AVAILABLE MEDICAL SUITES

Suite 210: 890 square feet built out for psychologist

Suite 300: 3,741 square feet built out with numerous windowed exam rooms, doctor offices, kitchen, storage, 2 private bathrooms, etc. Entrance is adjacent to elevator lobby

LEASE RATE: Negotiable

TERM: 5-10 years

PARKING: Approximately 500 car parking in onsite garage at a ratio of approximately 8 per 1000

AVAILABLE: Immediately

BUILDING FEATURES

- » Situated across from UCLA Santa Monica Medical Center Level 1 Trauma Center with a 281-bed capacity recognized for its expertise in cancer care and heart health; UCLA Medical Center receives approximately 14,000 admissions annually
- » Tenant improvement allowance available for qualified tenants and lease terms
- » Parking has attendants to assist clients with locating a parking space quickly
- » Pride of ownership. Building is very well maintained

LOCATION AMENITIES

- » Blocks from Providence Saint John's Hospital Nationally renowned award-winning 266-bed hospital offering a diverse range of specialists including cardiology, oncology, orthopedic services, neurology, women's health, and more. St. John's Health Center receives approximately 12,000 admissions annually
- » Walking distance to many surrounding amenities, supermarkets and restaurants
- » Convenient access from major east/west streets (Wilshire Blvd, Santa Monica Blvd, Olympic Blvd, and Pico Blvd) and the Santa Monica Freeway

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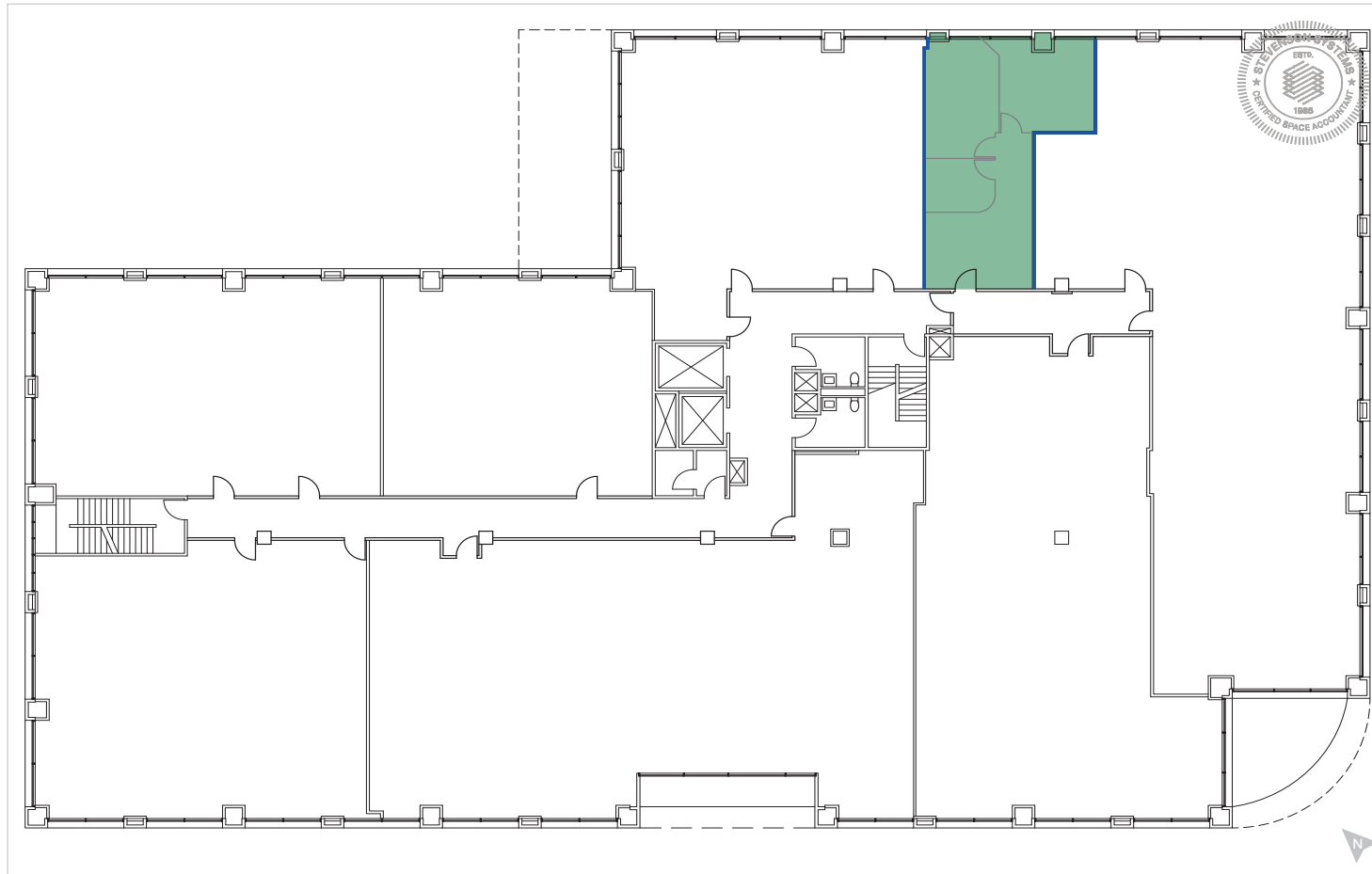
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FLOOR PLAN *Suite 210*

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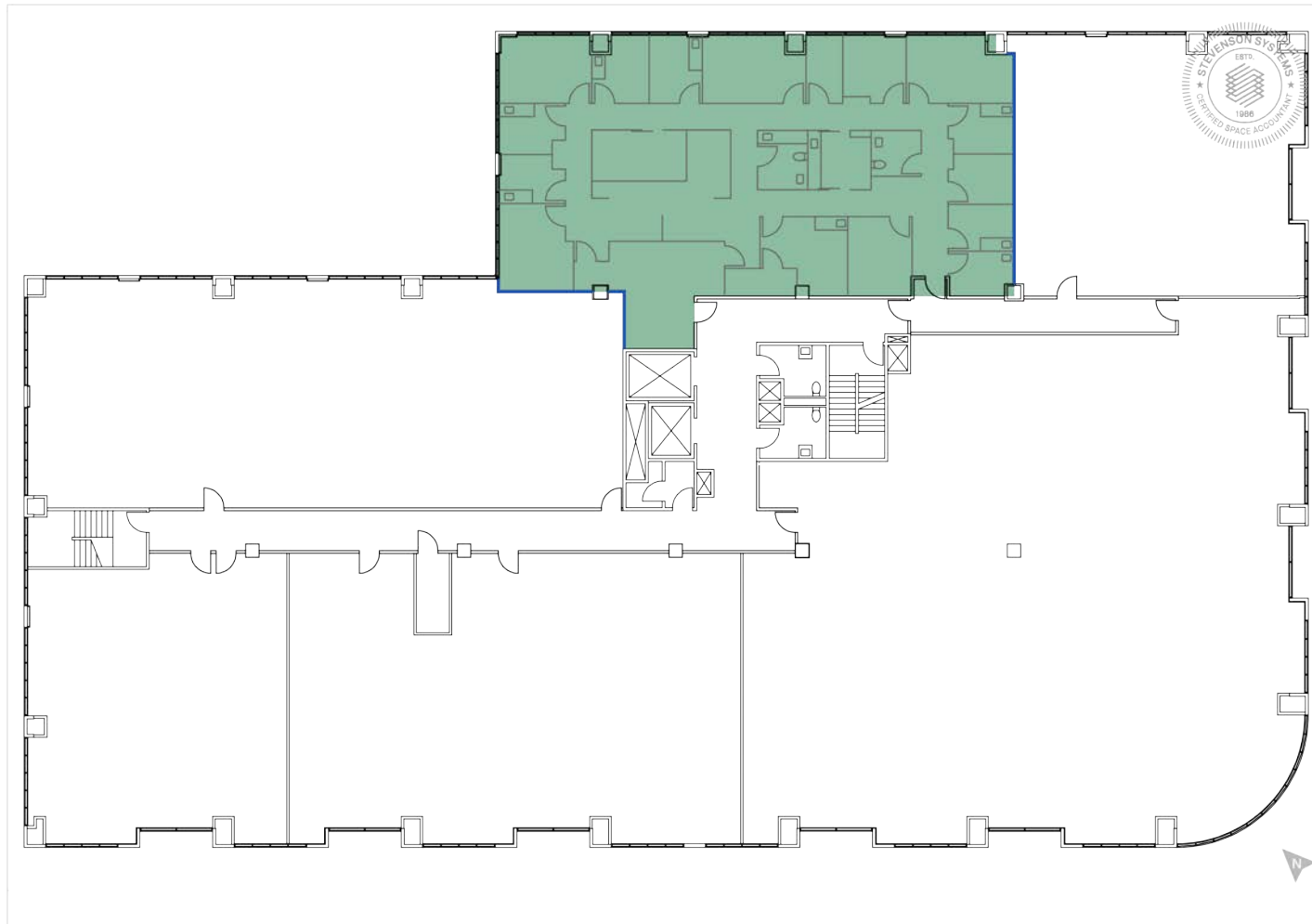
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FLOOR PLAN *Suite 300*

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AREA OVERVIEW

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