



## **Chevy Chase Medical Center Office for Lease Available**

1577 E Chevy Chase Dr., Glendale, CA 91206  
1,450 Rentable Square Feet, Asking \$4/rsf MG



**Narine Zardarian**

Meraki Global

1577 E. Chevy Chase Dr., Glendale, CA 91206

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(818) 860-1890

# Chevy Chase Medical Center

\$4/RSF/Month, 1,450 Rentable Square Feet

Medical building across from Glendale Adventist Hospital and freeways. Property is well maintained and managed and has free patient parking. Fully ADA compliant.

- Well maintained and managed medical building with pharmacy on the first floor and diverse medical tenancy mix as well as free patient parking.



Rental Rate: \$4/RSF/Month MG

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 28,809 SF

Year Built: 1975

Walk Score ®: 68 (Somewhat Walkable)

Transit Score ®: 47 (Some Transit)

Rental Rate Mo:

\$4.00 USD/SF/Mo. Modified Gross Lease  
Rate is negotiable based on Lease Terms and Buildout Requirements

## 2nd Floor Ste 250

Space Available	1,450 RSF
Rental Rate	\$4/RSF/Month MG
Date Available	September 01, 2022
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

Build to suit option available, where landlord will design and deliver a space in accordance to your requirements with a long term lease. Please call broker to discuss: Narine Zardarian at 818-437-6230 or email: [nzardarian@meraki.global](mailto:nzardarian@meraki.global).

Existing suite is a medical clinic with two large exam rooms, break area and a doctor's office plus ample waiting area and reception. Impeccably maintained building with ADA compliant restrooms, elevator, free patient and doctor's parking and abundant street parking. Outdoor sitting area. Pharmacy within the building.



## 1577 E Chevy Chase Dr, Suite 250, Glendale, CA 91206

Medical building near Glendale Adventist Hospital and freeways. Property is well maintained and managed and has free patient parking. Fully ADA compliant. Landlord will build out the suite in accordance with tenant's design requirements with a long term lease and mutually agreeable terms.

Contact, Narine Zardarian at (818) 437-6230 or [nzardarian@meraki.global](mailto:nzardarian@meraki.global), for more information.

# Property Photos



Primary Photo



Building

# Property Photos



Building

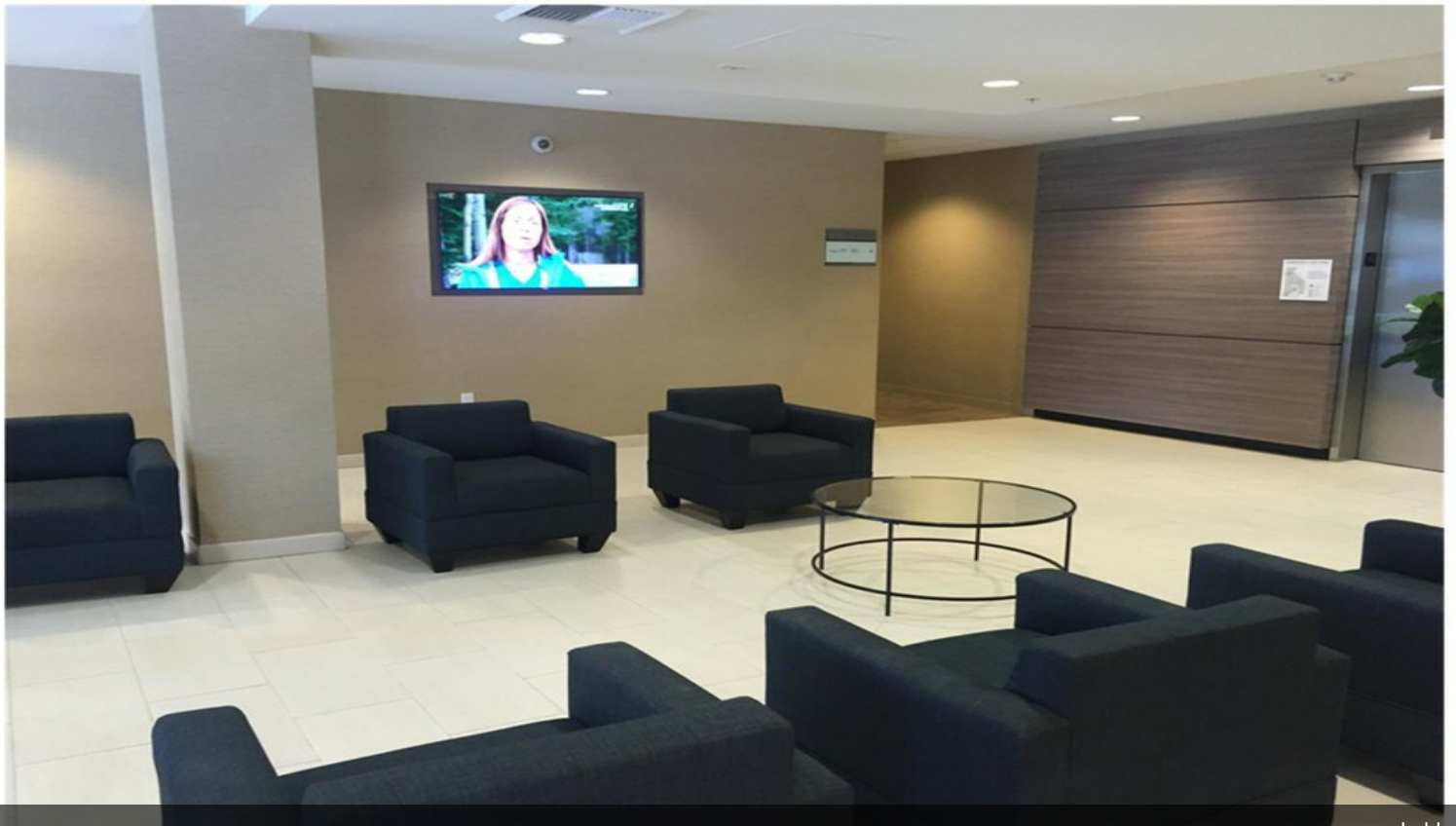


Building

# Property Photos



Building Photo



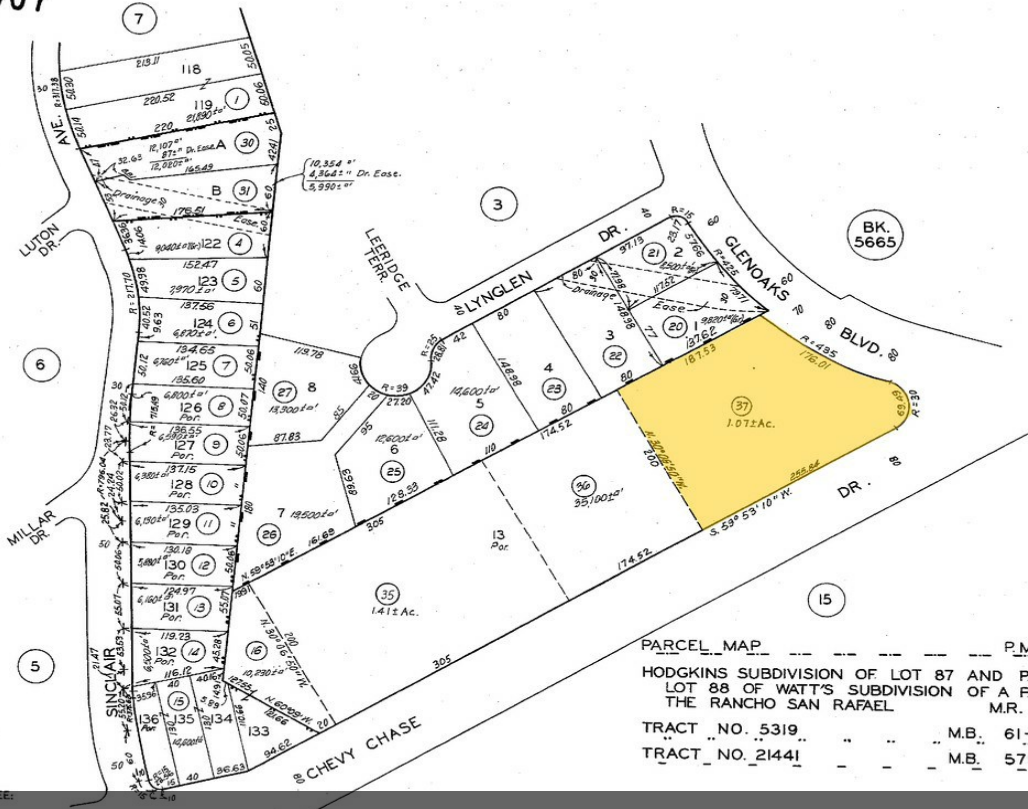
Lobby

# Property Photos

5661 4  
SCALE 1" = 100'

2007

740611206  
820920108  
000702903000001-04108  
000702903000001-04108



CODE  
4045

PARCEL MAP P.M. 155-10  
HODKINS SUBDIVISION OF LOT 87 AND PART OF  
LOT 88 OF WATT'S SUBDIVISION OF A PART OF  
THE RANCHO SAN RAFAEL M.R. 5-576  
TRACT NO. 5319 M.B. 61-95-96  
TRACT NO. 21441 M.B. 579-11-13

FEB 8 2007

FOR PREV. ASSMT SEE:  
5664-20 & 40

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF. Plat Map