

3272-3280 MOTOR AVE



MEDICAL / CREATIVE OFFICE SPACE
AVAILABLE IMMEDIATELY AND READY FOR TI

CBRE

Property Details

Medical/Creative Office Space

Available Immediately and Ready for TI
27,984 SF (Divisible)

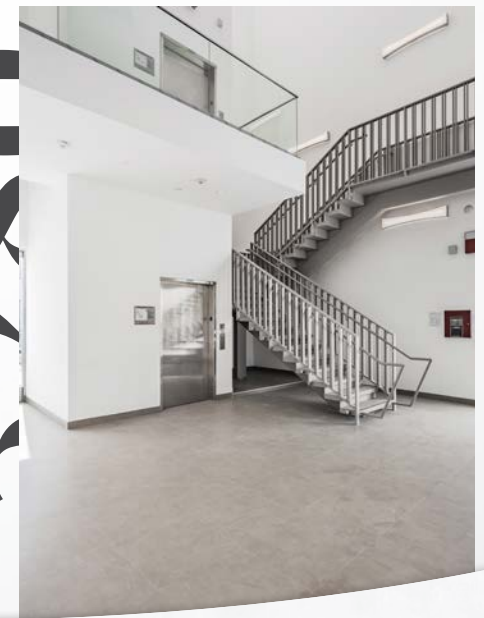
3280 Motor Ave - 26,553 SF

- **\$3.75/SF, Full Service Gross**
- Raw and Ready for TI
- Suite 104 - 2,000 SF (estimate)
- Suite 230 - 236 - 5,226 SF (divisible)
- Suite 240 - 1,034 SF

3272 Motor

- **\$2.50/SF, Full Service Gross**
- Fully Built Out and Ready for Occupancy
- Suite F - 1,431 SF
- Suite G - 900 SF
- Suite H - 1,100 SF
- Suite I - 1,058 SF
- Suite J - 1,056 SF

3% Annual Increases



Property Features



Well-connected project with raw space ready for improvements



Opportunity for medical or creative office build-to-suit



Fully built out creative 900 & 1,100 SF medical/office suite available at 3272 Motor Ave



Subterranean and on grade parking with over 100 spaces



10,761 and 15,792 SF flexible floor plates at 3280 Motor Ave



Minutes away from 10 and 405 freeways and the Metro Line via the Palms Station



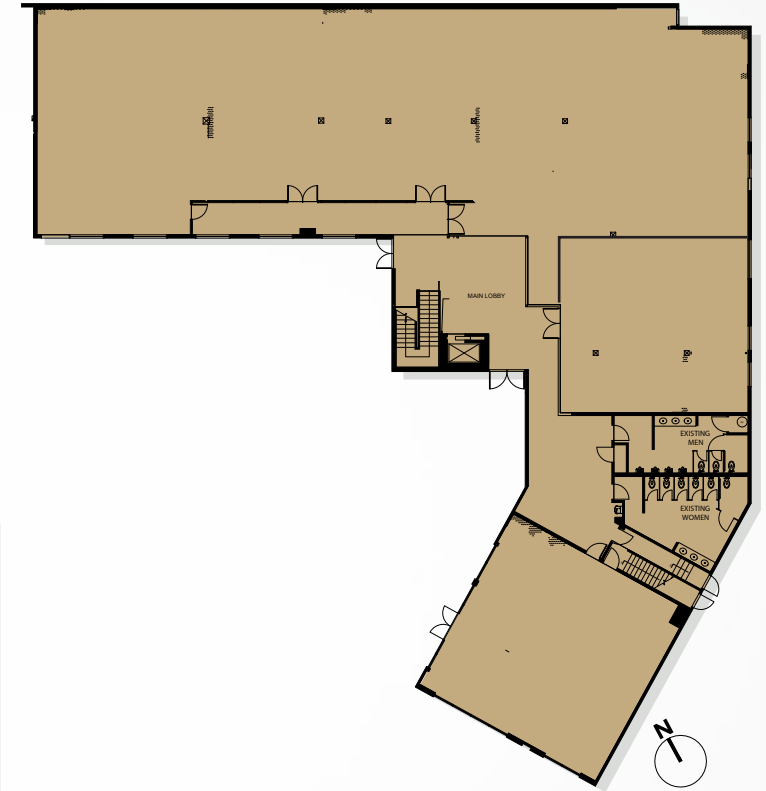
Floor Plans

3280 MOTOR AVE: 26,553 SF

2ND FLOOR: 15,792 SF

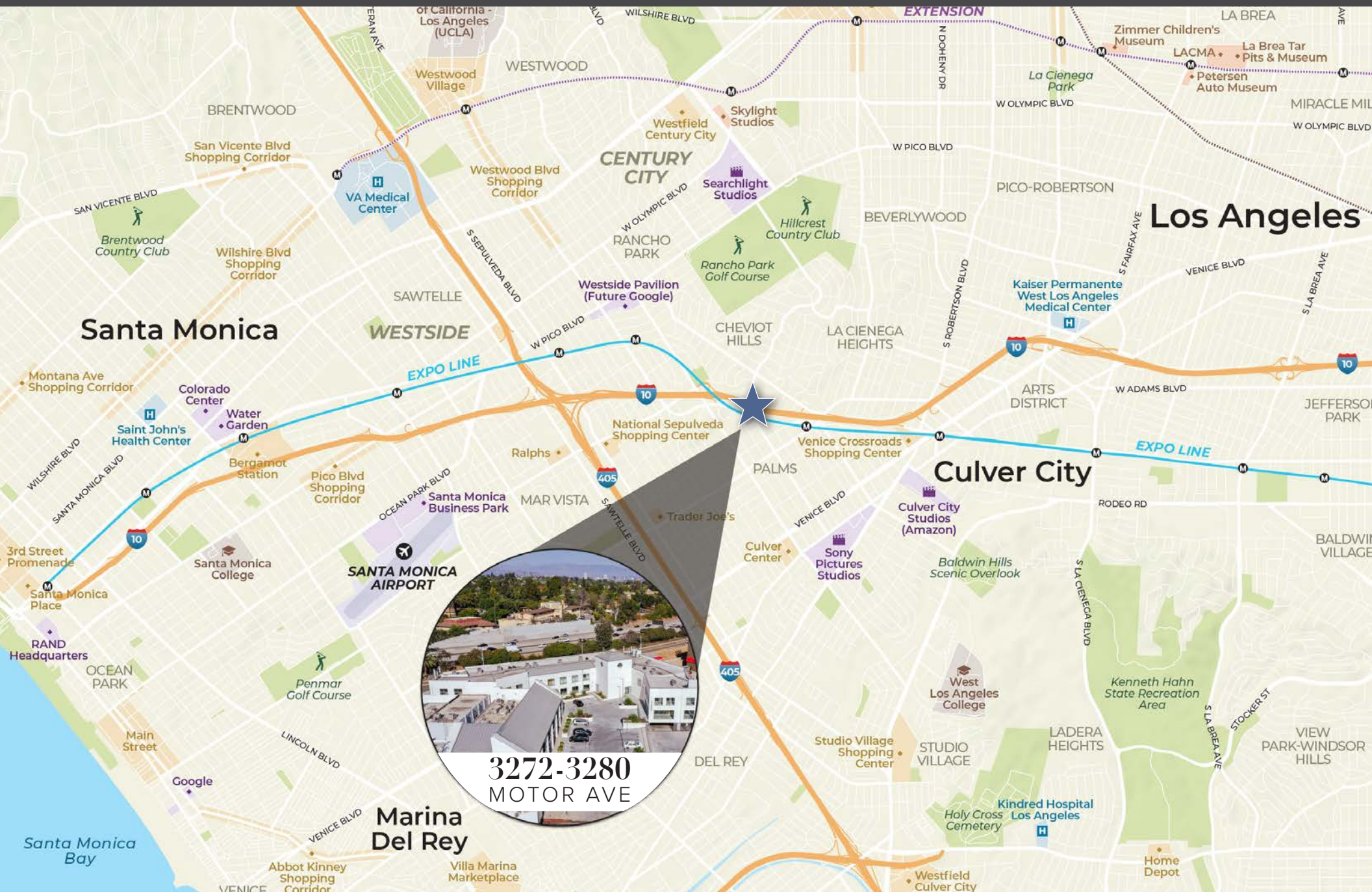


1ST FLOOR: 10,761 SF



3280
MOTOR AVE

Centrally Located / Transit Oriented Property





FOR MORE INFORMATION CONTACT:

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