



Colliers

## For Lease

Lease rate:

\$2.65 PSF  
Modified Gross

### Contact us:

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#### Colliers

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# 1350 W 6th Street San Pedro, CA 90732

### Features

- » Steel Frame "Class A" Construction
- » On-Site Management
- » Ideally Located Across Street from Hospital
- » Upgraded Mechanical & Plumbing Systems
- » Excellent Parking: 5:1,000
- » No Business License Tax in County Hospital Zone
- » 24-Hour Hospital Zone Security Patrols

### Space Available

- » 1st Floor - Direct Ground Floor Access
- » Suite 100: 1,615 RSF
- » 5 Exam Rooms/Offices
- » Doctors'/Professionals' Office (Small)
- » Lab/Lunch/Copy Area
- » Interior Restroom
- » Patient/Client Waiting Room with Receptionist / Office Area
- » Hallway Restrooms Access for Patients
- » File/Storage Room (Small)

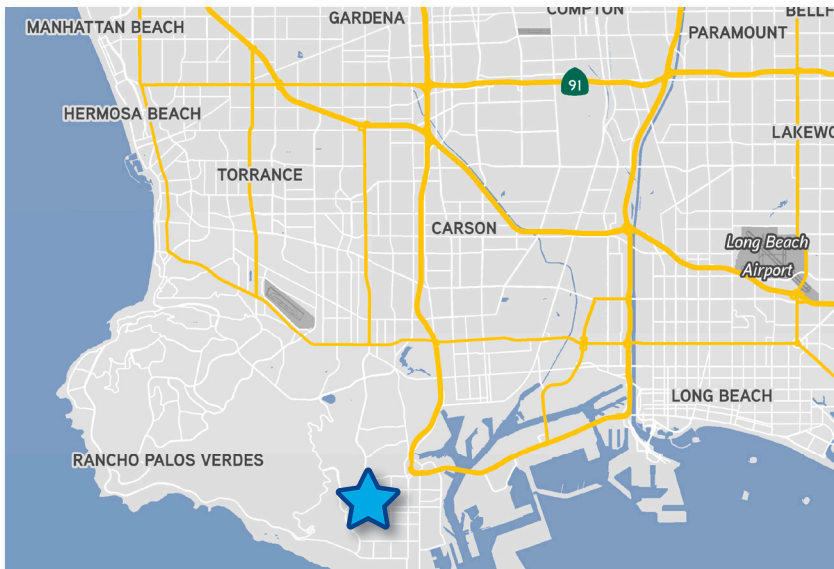
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Accelerating success.

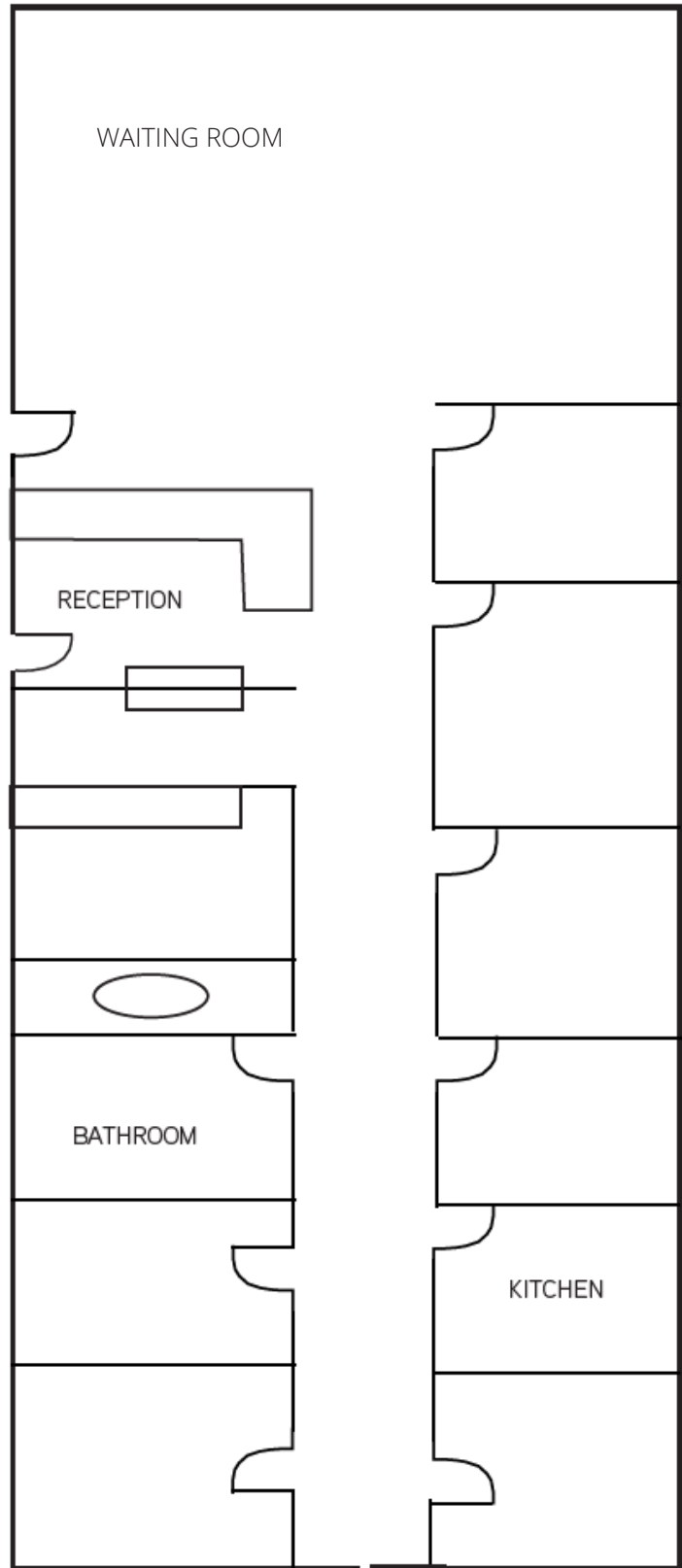
# Location



# Aerial



# Floor Plan



1,615 RSF - NOT TO SCALE