

42155 11TH ST. WEST

FOR LEASE OR SALE

PALMDALE, CA 93551

**PREMIER GROUND UP
MEDICAL OFFICE DEVELOPMENT**



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EXECUTIVE SUMMARY

Address	42155 11th St. West, Palmdale, CA 93551
Purchase Price	Contact Broker
Lease Rate	Contact Broker
Size	24,600 SF
Floors	2
Delivery	Cold Shell With Core Elements
Parking	Multiple EV Stalls, Ample Parking to Support MOB Uses
Construction	Type V-B, Fully Sprinklered, Elevator Served

Development is a new **24,600 SF Class A medical office building** located in one of the fastest-growing pockets of the Antelope Valley. Delivered as a shell, the building offers full design flexibility for a single-tenant MOB or multi-tenant medical configuration.

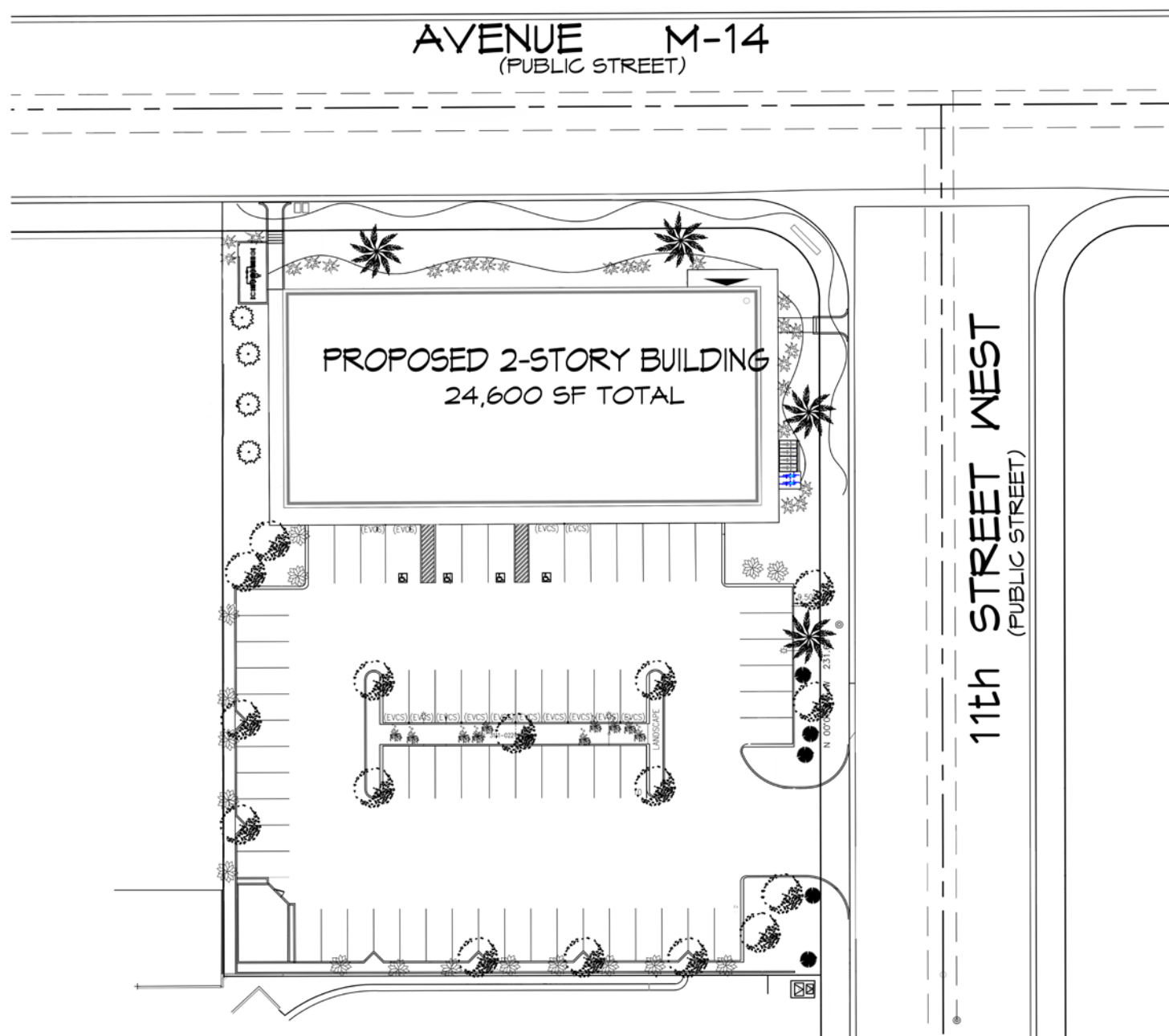
With vacancy in AV at **4.8%** and **zero new medical office** supply coming online, represents a rare opportunity to secure best-in-class space perfectly suited for high-performance clinical operations.

INVESTMENT HIGHLIGHTS

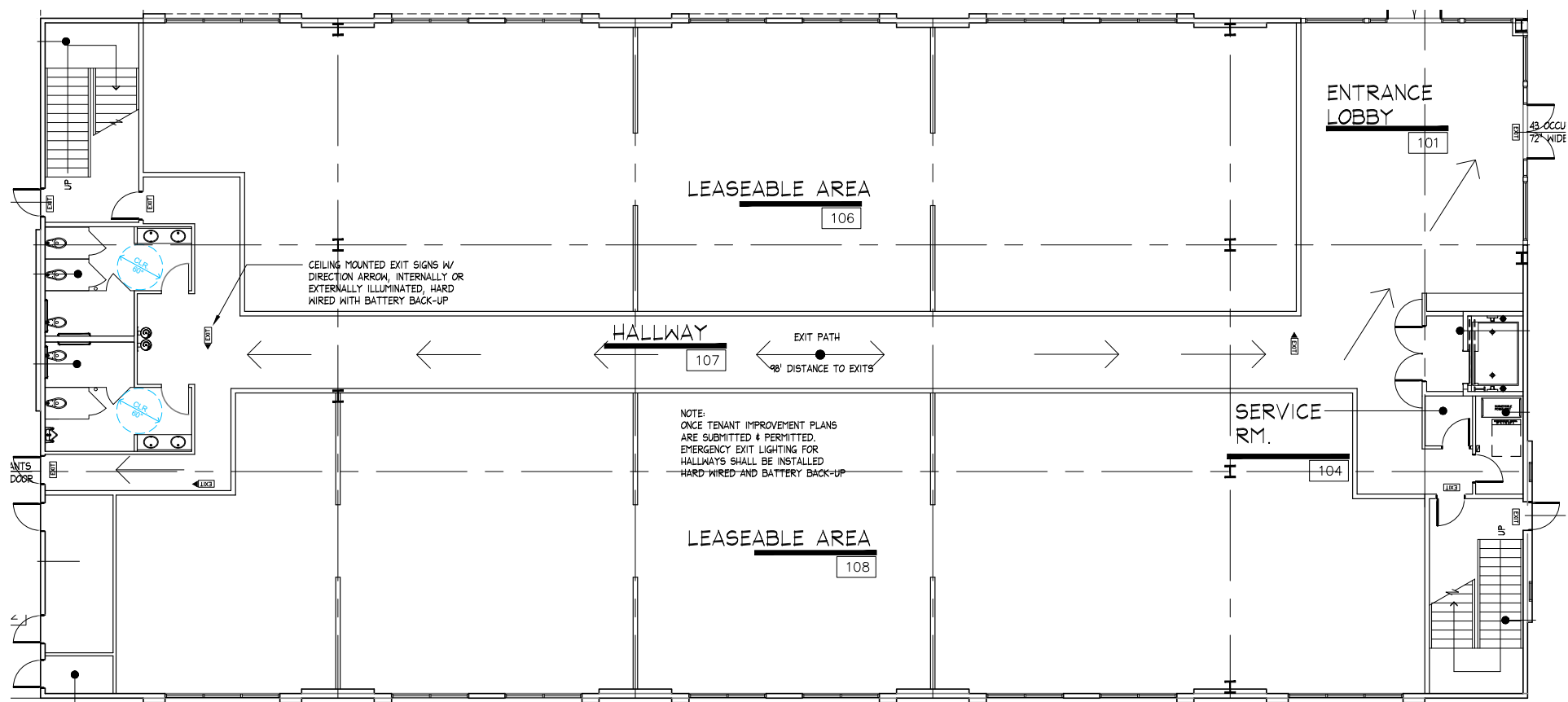
- **Only New Medical Office Building In Antelope Valley**
- Modern Systems, EV Parking, Code-Compliant Design
- Near Palmdale Regional Medical Center
- **Premium Market NNN Rent Achievable**
- Strategically located
- Project Shell Delivery: Q2 2026
- Flexible Tenant Layout Options
- Ideal For Imaging, Multispecialty Groups, Pediatrics, Surgical Centers



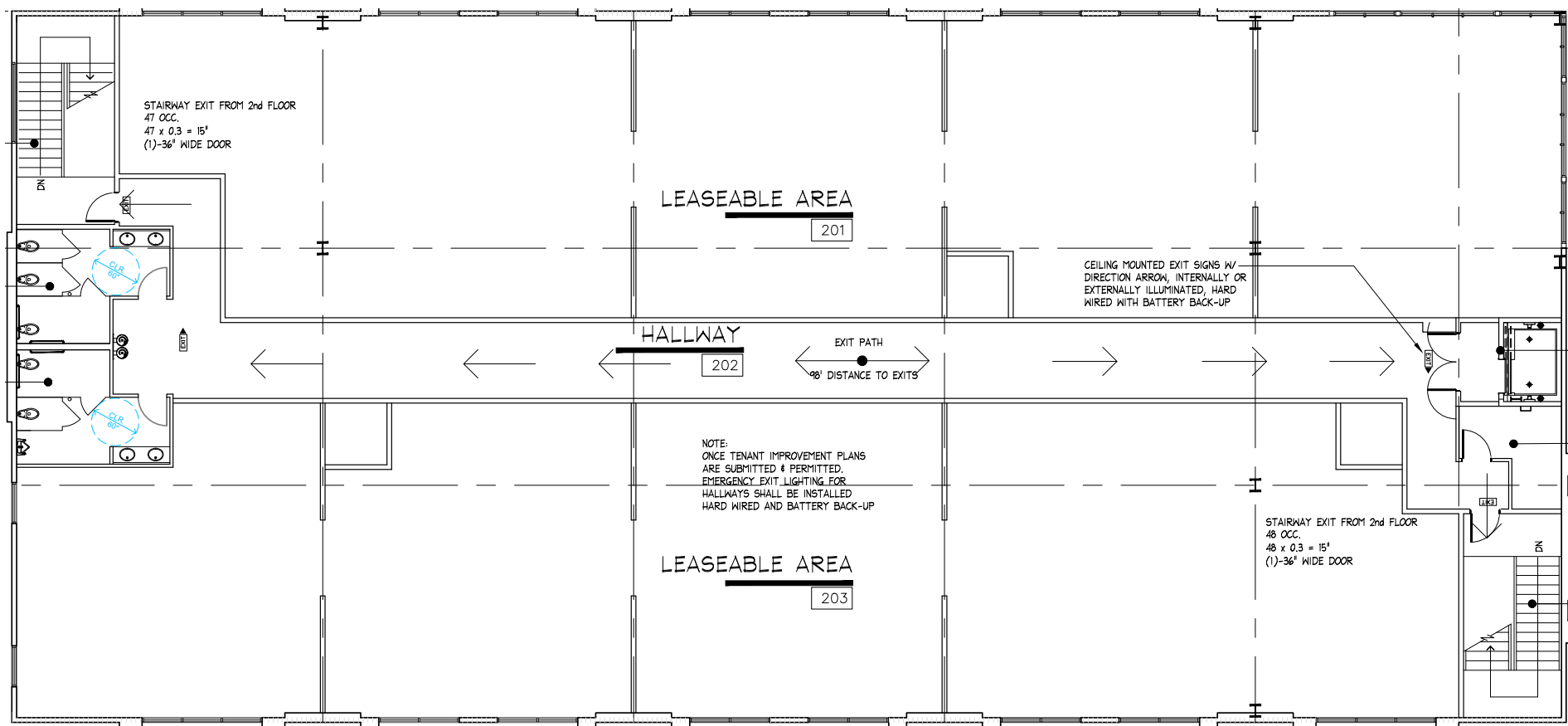
SITE PLAN PROPOSED 2-STORY BUILDING | 24,600 SF



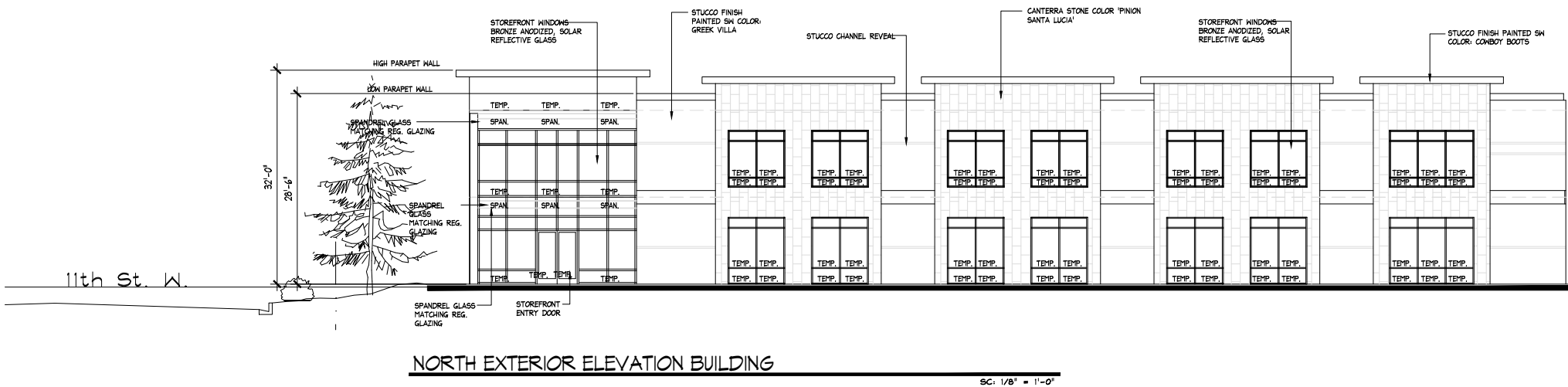
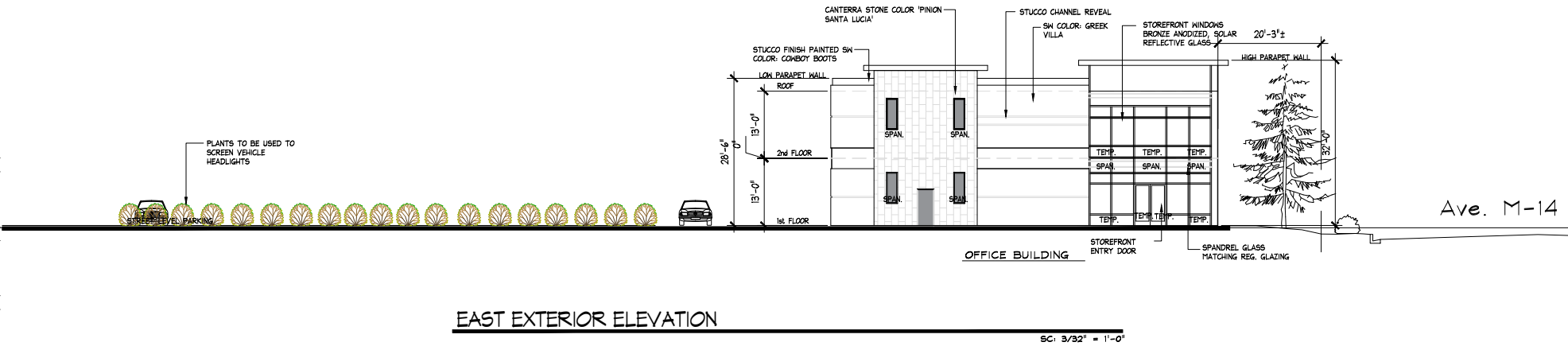
FLOOR PLAN **FIRST FLOOR EXISTING**



FLOOR PLAN SECOND FLOOR EXISTING



SITE PLAN EXTERIOR ELEVATION



AERIAL



AMENITIES



LOCATION OVERVIEW **PALMDALE, CA**



Nestled in the scenic Antelope Valley, Palmdale, 93551 blends suburban comfort with high-desert beauty and modern convenience. Positioned just minutes from central Palmdale, this area offers effortless access to major transportation corridors including the 14 Freeway, providing streamlined connectivity throughout northern Los Angeles County and beyond.

Residents can take advantage of the nearby Palmdale Transportation Center for commuter rail and bus access, while retail destinations such as the Antelope Valley Mall offer extensive shopping, dining, and entertainment choices. Local parks including Marie Kerr Park provide expansive green spaces, sports facilities, and community programming, enhancing the appeal of the neighborhood. With respected schools, a vibrant dining scene, and a growing commercial presence, Palmdale, 93551 presents an ideal opportunity for buyers seeking a dynamic yet relaxed lifestyle in a rapidly developing region of Los Angeles County.

AREA ATTRACTIONS & HIGHLIGHTS

- Conveniently located 1.2 miles from the 14 Fwy for easy daily commuting
- 1.8 miles from the Palmdale Transportation Center providing Metrolink rail and bus transit
- 0.9 miles from Antelope Valley Mall with extensive retail, dining, and entertainment options
- 0.7 miles from Marie Kerr Park offering sports fields, an amphitheater, and recreation facilities
- Close proximity to reputable schools and a wide range of restaurants suited to diverse preferences



Antelope Valley Mall

- Antelope Valley Mall features over 120 stores, including national retailers, specialty shops, and dining options, offering a diverse shopping experience.
- The center provides a mix of restaurants ranging from quick-service dining to sit-down eateries, catering to a broad range of culinary tastes.
- The mall area also includes entertainment venues such as a multi-screen movie theater and family-friendly activities, making it a hub for leisure and weekend outings.



Marie Kerr Park

- Offers expansive sports fields, tennis courts, an Olympic-size pool complex, and open green spaces for recreation and community gatherings.
- Features walking trails, picnic areas, playgrounds, and an outdoor amphitheater hosting concerts, festivals, and seasonal events.
- Serves as a central destination for local activities, including youth sports leagues, community programs, and public celebrations.



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