

MEDICAL OFFICE SUITES FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1577 EAST CHEVY CHASE DRIVE
GLENDALE, CA 91206

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OFFERING SUMMARY

Available Space: 966 SF - 1,919 SF

Lease Rate: \$3.00 - \$4.25/SF/MO

Lease Type: FSG

Lease Term: 5 - 10 Years

Building Size: 33,284 SF

Parking: Reserved Tenant Parking & Free Patient Parking

PROPERTY OVERVIEW

Suite 200 – This is a fully built-out modern dental suite with five (5) fully-equipped operatories, two (2) doctors’ offices, a reception area, a sterilization area, an equipment room, a break area and balcony access. All of the dental equipment is available for sale from the previous tenant.

Suite 130 - This is a wonderful efficient suite located on the ground floor of the building. It includes a reception area, three (3) offices/exam rooms and an open area.

This is a great opportunity to move into a fully-renovated modern Class A building, **located across the street from Adventist Health Glendale** with great access to all amenities that Glendale has to offer.

Building Amenities: Daily janitorial service Monday through Friday, ADA compliant and renovated restrooms, suites individually sub-metered for electricity, elevator access, outdoor common lunch area, full-time building engineer, and private balconies

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party’s intended use.



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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1577 East Chevy Chase Drive, Suite 200	\$4.25/SF/MO	FSG	1,919 SF	5 - 10 Years
1577 East Chevy Chase Drive, Suite 130	\$3.00/SF/MO	FSG	966 SF	5 - 10 Years



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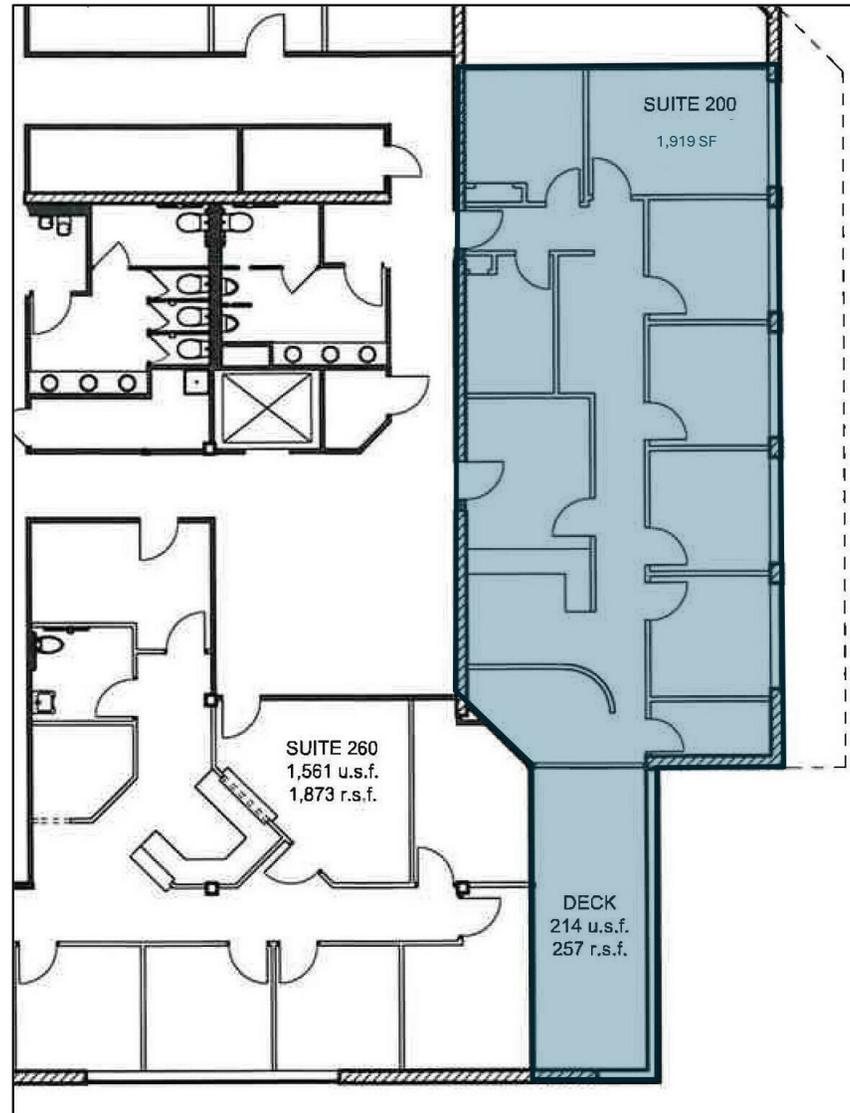
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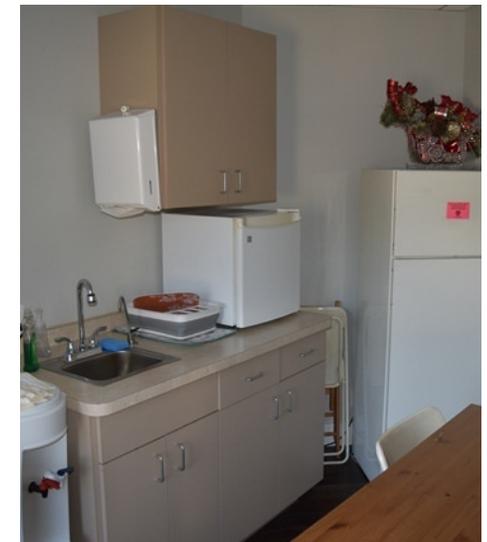
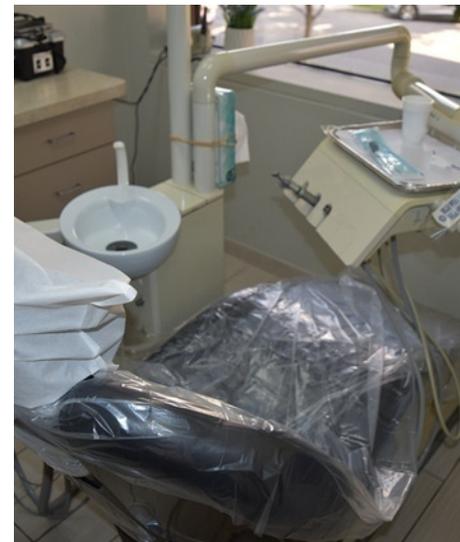
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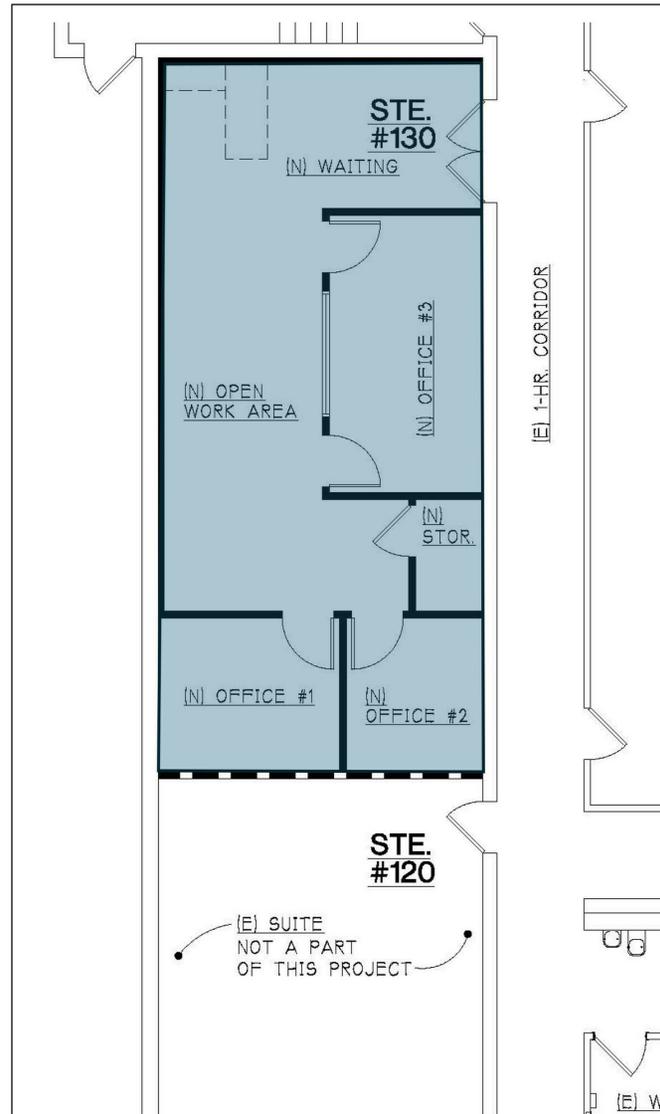
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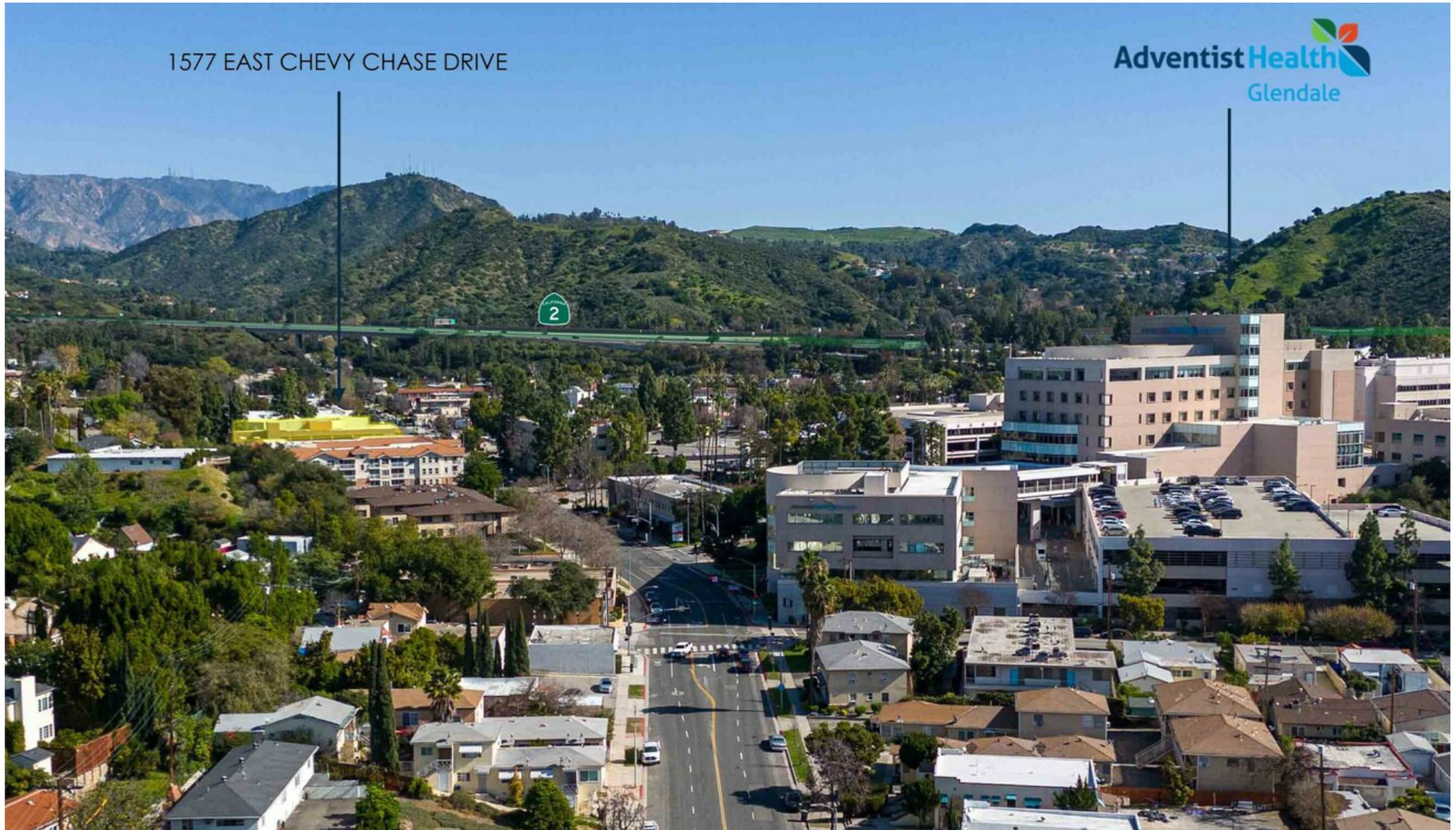
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Adventist Health
Glendale

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ADVENTIST HEALTH GLENDALE

Founded in 1905, **Adventist Health Glendale** is the largest and oldest medical center serving the San Fernando Valley.

Total Licensed Beds: 515 (short-term acute care)

Medical Staff: Approximately 800 physicians, 2,600 associates, and 1,100 volunteers

Teaching Status: Residency programs in family medicine and pathology

Major Services & Clinical Programs: The hospital offers a broad spectrum of advanced diagnostic and treatment capabilities, including:

Heart & Vascular: Pioneer in the region, performing its first open-heart surgery in the 1970s; now a destination for structural heart and interventional cardiology

Neurosciences: Comprehensive stroke center and neurointerventional care

Cancer Care: Advanced oncology services and a dedicated Cancer Survivor program

Orthopedics & Spine: Nationally recognized for joint replacement and spinal surgery

Other Key Areas: Behavioral medicine, neonatal care (NICU), digestive health, and robotic-assisted surgery

Elite Awards & Rankings

(2025–2026): Adventist Health Glendale is consistently recognized as one of the top-performing community hospitals in the nation.

Leapfrog Safety Grade: Earned its 22nd consecutive "A" grade for patient safety (Fall 2025), a milestone achieved by only a handful of hospitals in the U.S.

Healthgrades Honors:

Named one of **America's 250 Best Hospitals** (2024–2025)

2026 Excellence Awards: America's 100 Best for Orthopedic Surgery, Spine Surgery, and Pulmonary Care

CMS Rating: Maintained a **5-star rating** from the Centers for Medicare & Medicaid Services (CMS) for five consecutive years

Magnet Designation: Recognized for nursing excellence by the ANCC, a distinction held by fewer than 10% of U.S. hospitals



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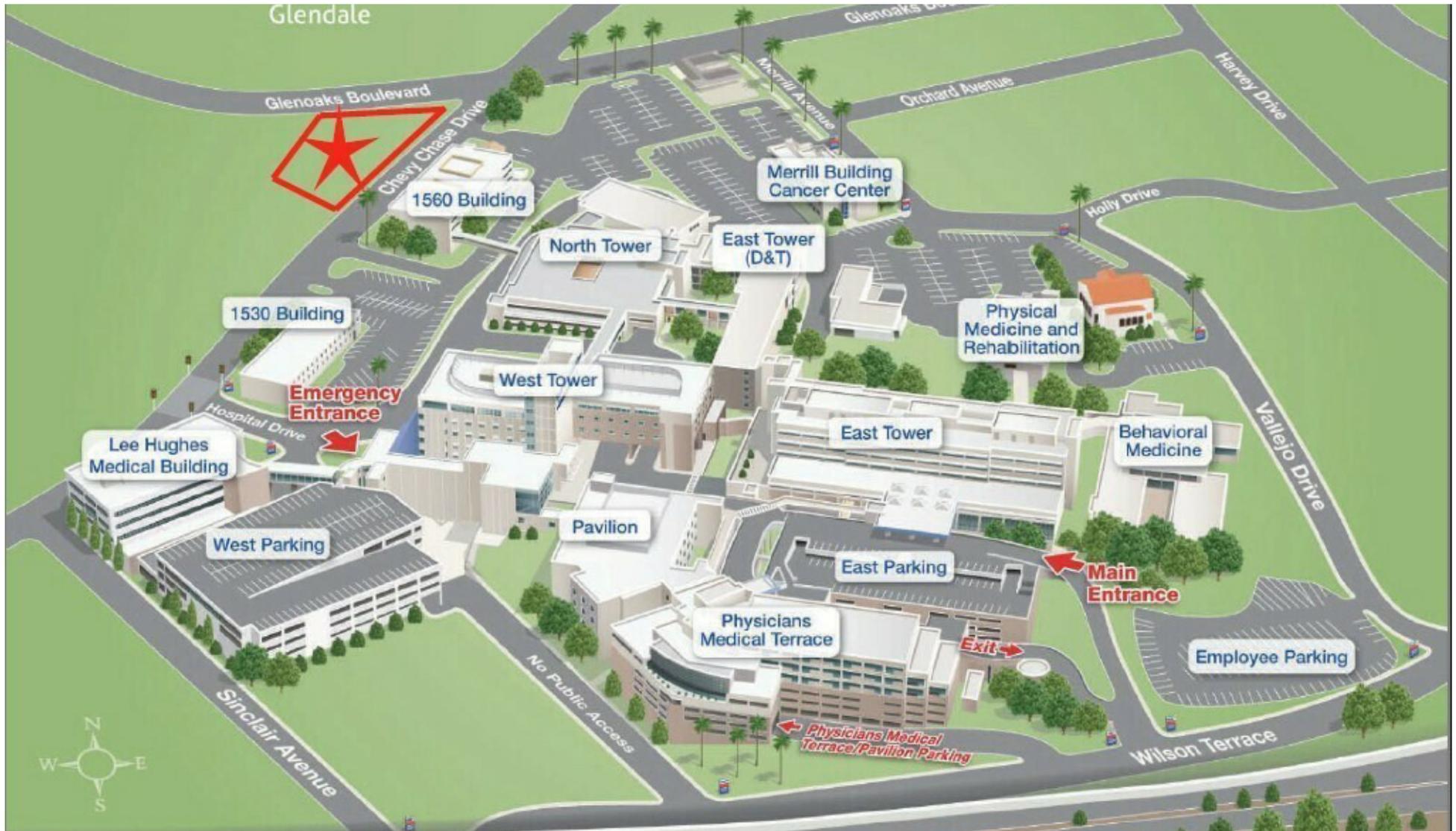
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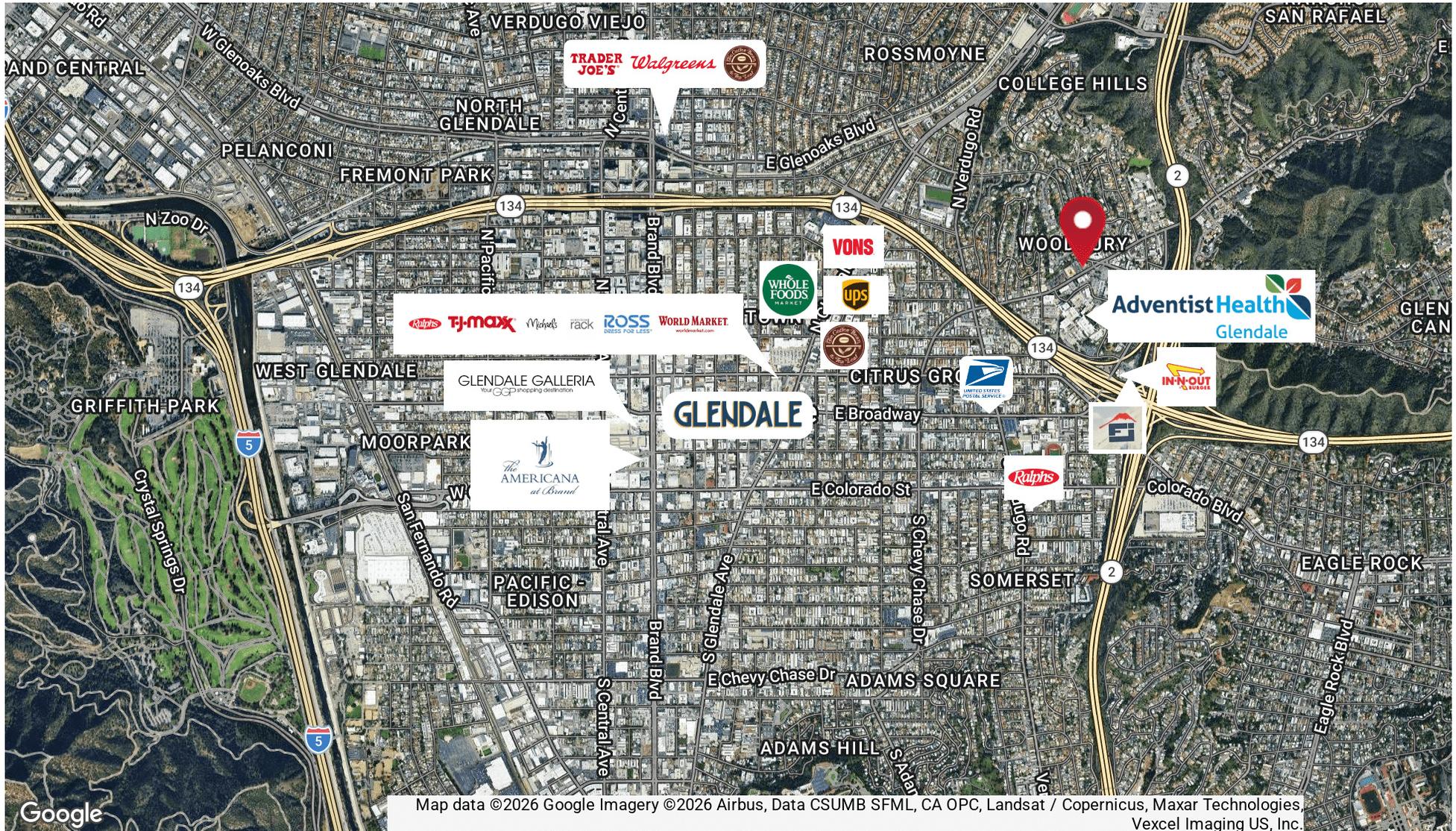
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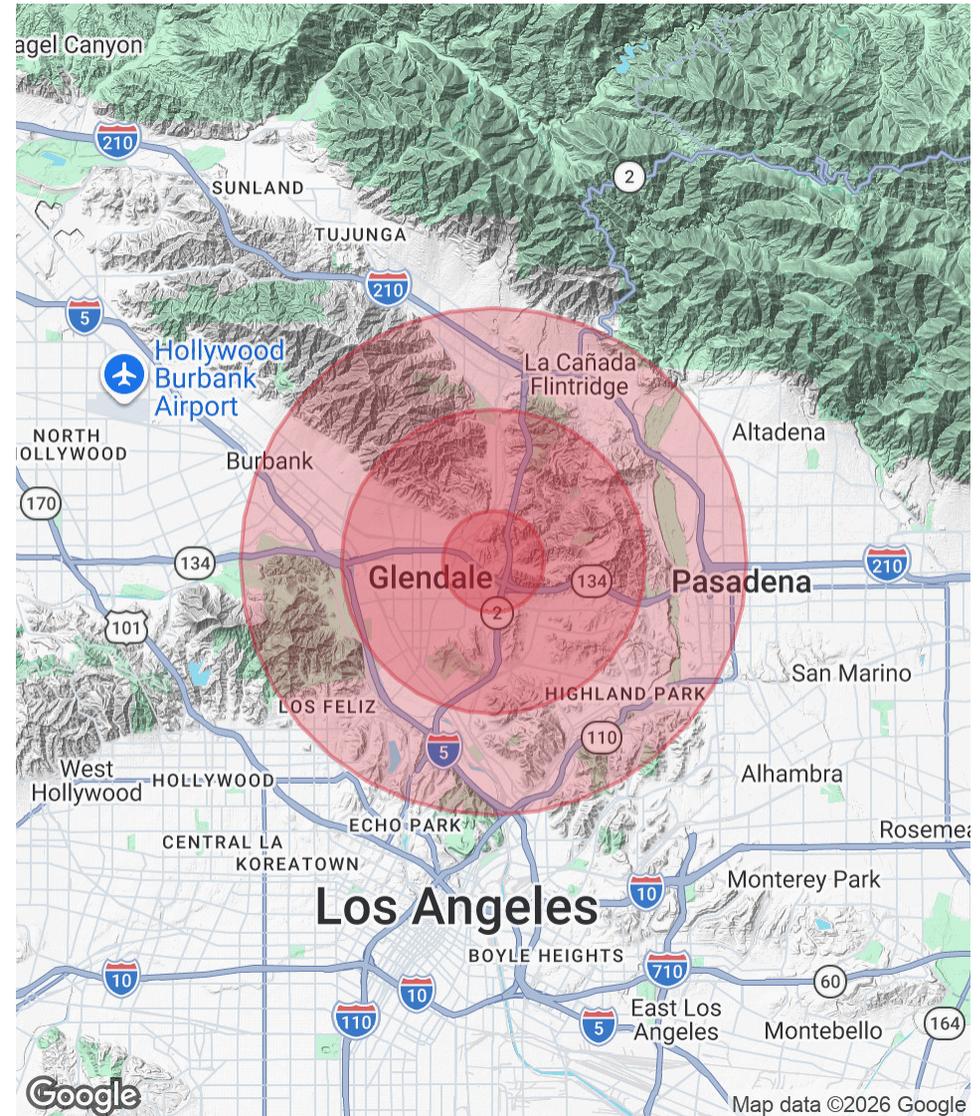
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,253	206,081	496,667
Average Age	44	43	43
Average Age (Male)	42	42	41
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,528	80,598	198,800
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$112,779	\$123,595	\$134,311
Average House Value	\$1,103,406	\$1,083,980	\$1,176,702

Demographics data derived from AlphaMap



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