

20th W Medical/Professional Bldg.

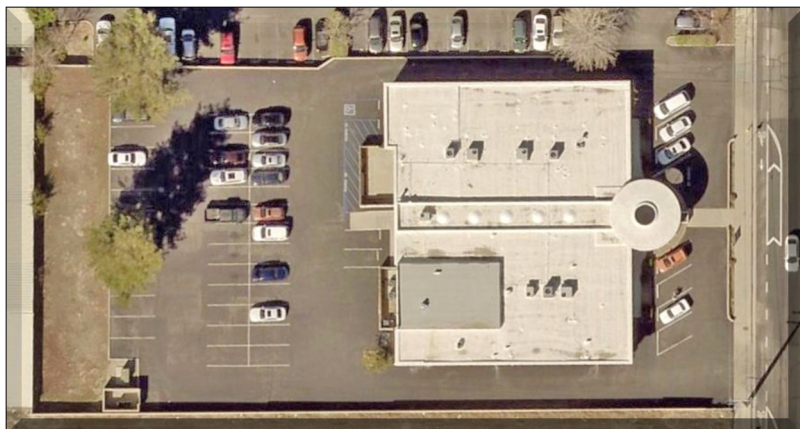
43713 20th Street West

Lancaster, CA 93534

FOR LEASE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

PROPERTY DETAILS

| | |
|--------------------|--|
| BLDG SIZE: | 10,118+/-sf |
| AVAILABLE: | Unit 1 - 3,450+/-rsf Unit 6 - 2,495+/-rsf |
| BASE RENT: | \$0.85/sf/month |
| CAM FEES: | \$0.40/sf/month |
| YEAR BUILT: | 1968 |
| PARKING: | 5/1000 |
| ZONING: | C-2 |

Prominent office building with great visibility along 20th St West in this coveted, westside locale with convenient freeway access just around the corner on Avenue K! This site is just south of new hotels and a proposed office/retail development at Ave J-13. Nearby amenities included major retail, restaurants, financial institutions, and the A.V. Hospital that is the center of the planned "Medical Main Street" health care district project now underway! Suite #1 was previously a "Day Spa" with 13 private rooms, shower, reception area and 3 restrooms. Suite 6 was previously an Imaging center with large, central room, reception area and 2 restrooms. These 2 suites can be combined to offer a total of 5,945rsf for larger users! Building also has apx. 2,000sf basement providing additional onsite storage for tenants. To help in the re-configuration and/or remodeling, Landlord is willing to negotiate a TI allowance to qualified tenants!

FOR MORE DETAILS CONTACT:

Harvey Holloway
DRE #00594721
harvey@cbcvalleyrealty.com

Direct 661.948.2644 x 22
Cell 661.609.8173
FAX 661.945.2524

42402 N. 10th Street West #E
Lancaster, CA 93534

www.cbcvalleyrealty.com

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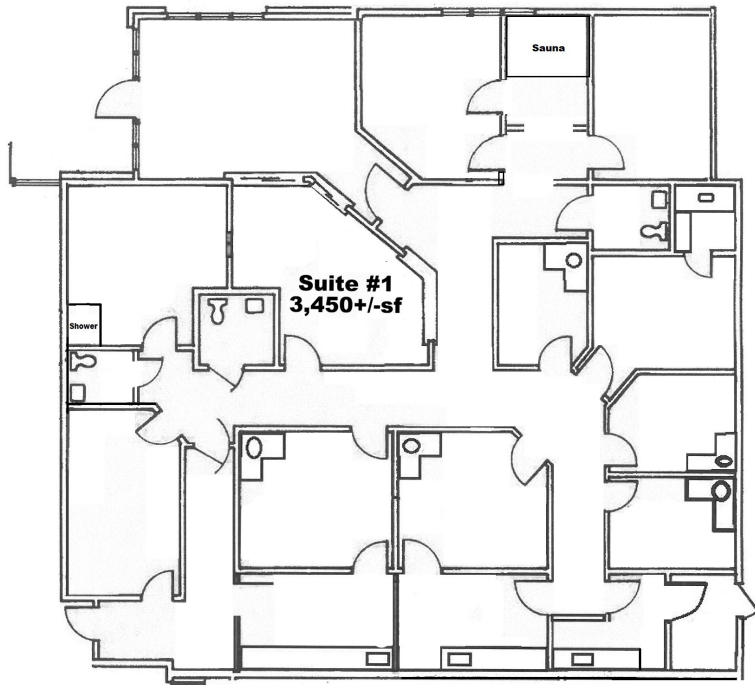
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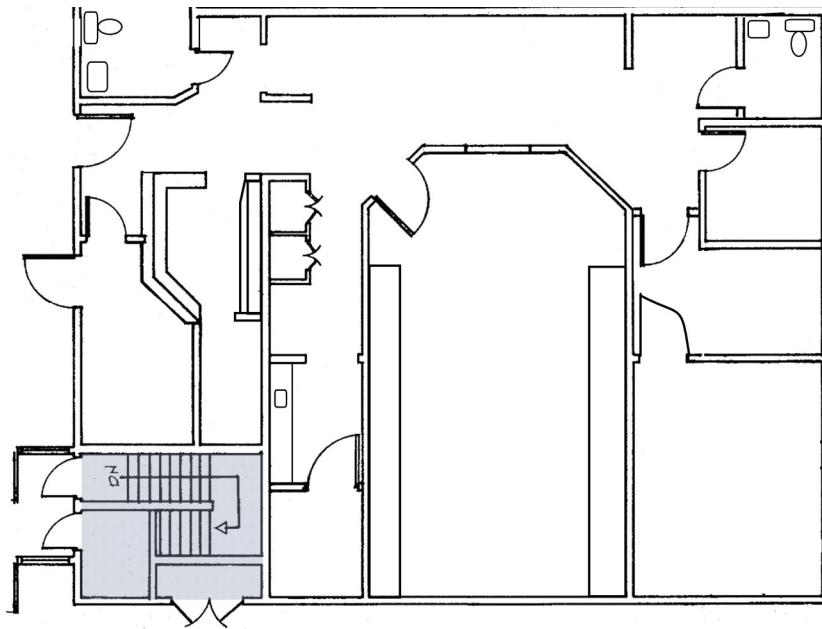


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Suite #1



Suite #6



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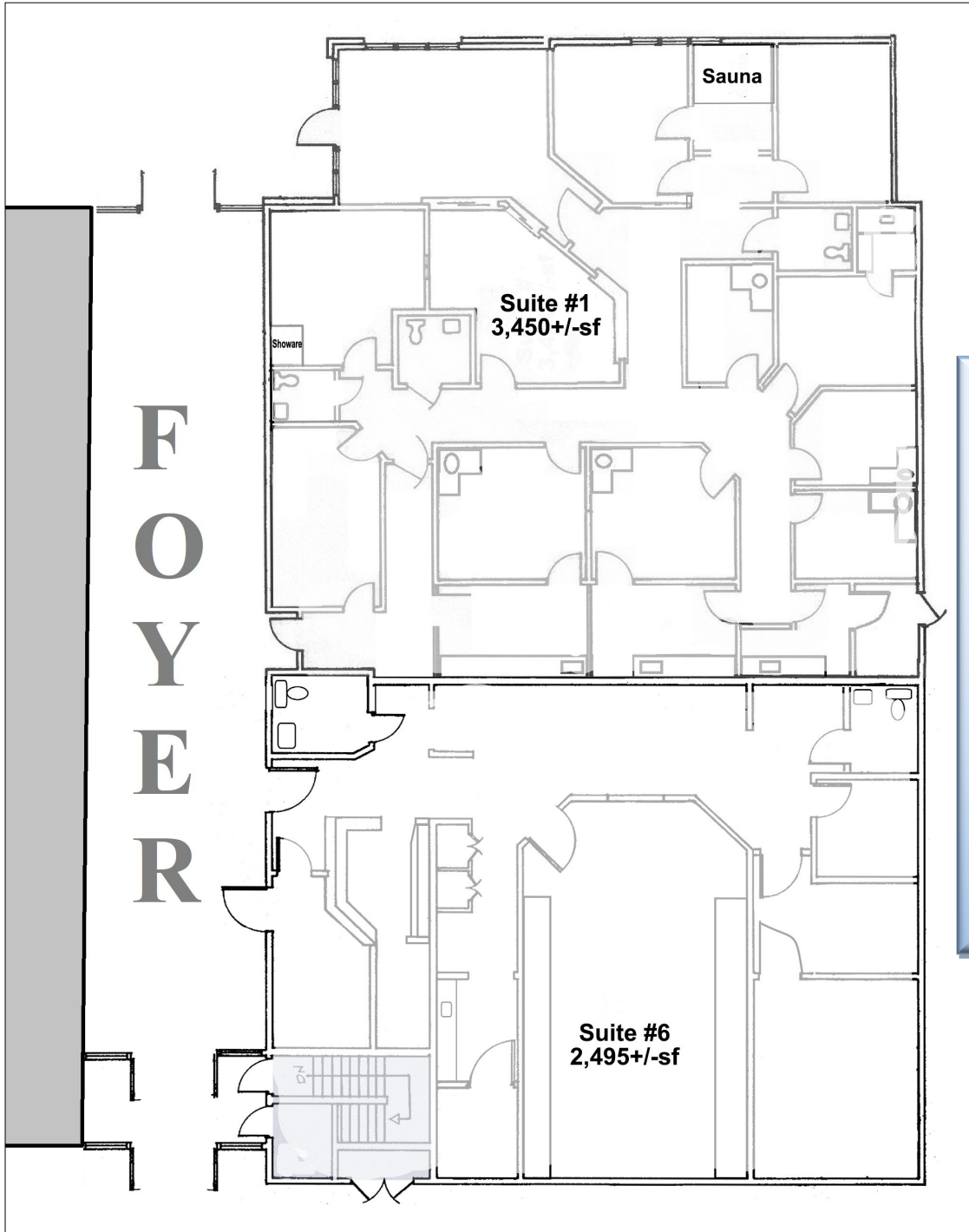
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**Suites 1 & 6
make up the
entire south
side of the
building
totaling
5,945+/-sf**

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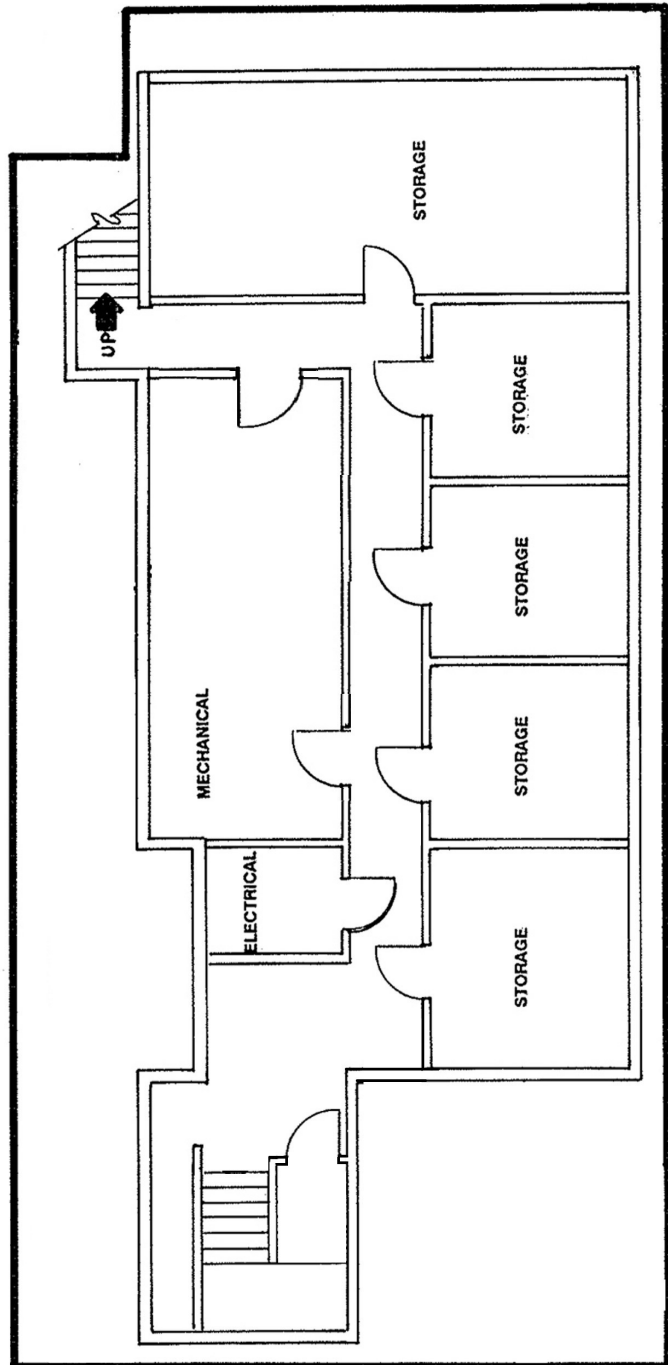
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**1,800+/- sf Basement
Provides Additional
Tenant Storage**



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