



Medical Offices

8500 Florence Ave, Downey, CA 90240



Siavosh 'Sam' Ardalan

Red Hot Properties

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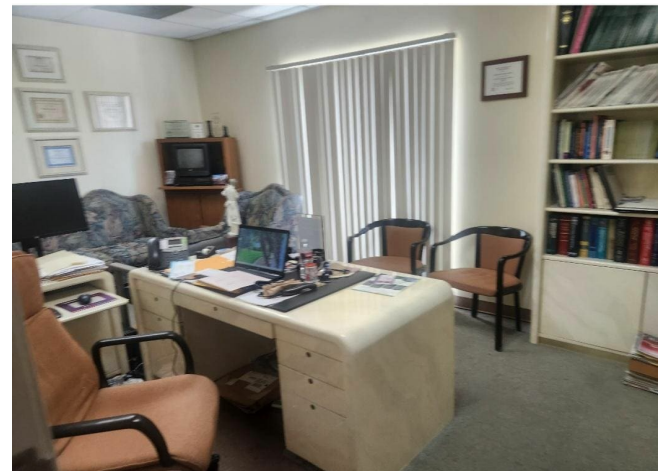
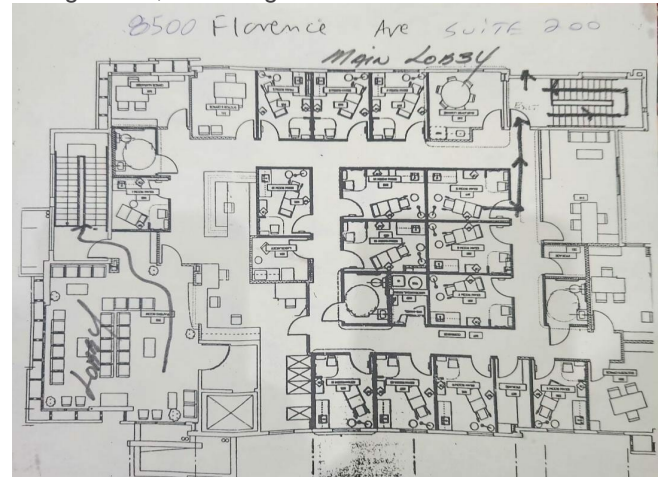


Medical Offices

\$29.88 /SF/YR

5177 Sqft 12 medical treatment rooms , 4 Doctor offices , 1 special procedure room , 1 manager office , 1 billing office , 3 nursing stations , 3 patient bathrooms , 1 employee bathroom . 1 break room with kitchenette , sound system , camera security system , large patient waiting area , elevator , 2 staircases at each end , plenty of parking around the building . Stand alone building on the intersection of Florence Ave & Brookshire Ave . This area is famous as Downey Medical Row. All the furniture and computers available for an extra fee

- Stand Alone building with plenty of parking .and elevator at major intersection
- 37 parking spaces
- 5177 Sqft 12 medical treatment rooms , 4 Doctor offices , 1 special procedure room , 1 manager office , 1 billing office , 3 nursing stations



| | |
|-------------------------|--------------------|
| Rental Rate: | \$29.88 /SF/YR |
| Property Type: | Office |
| Property Subtype: | Medical |
| Building Class: | B |
| Rentable Building Area: | 11,369 SF |
| Year Built: | 1998 |
| Walk Score ®: | 75 (Very Walkable) |
| Rental Rate Mo: | \$2.49 /SF/MO |

2nd Floor Ste 200

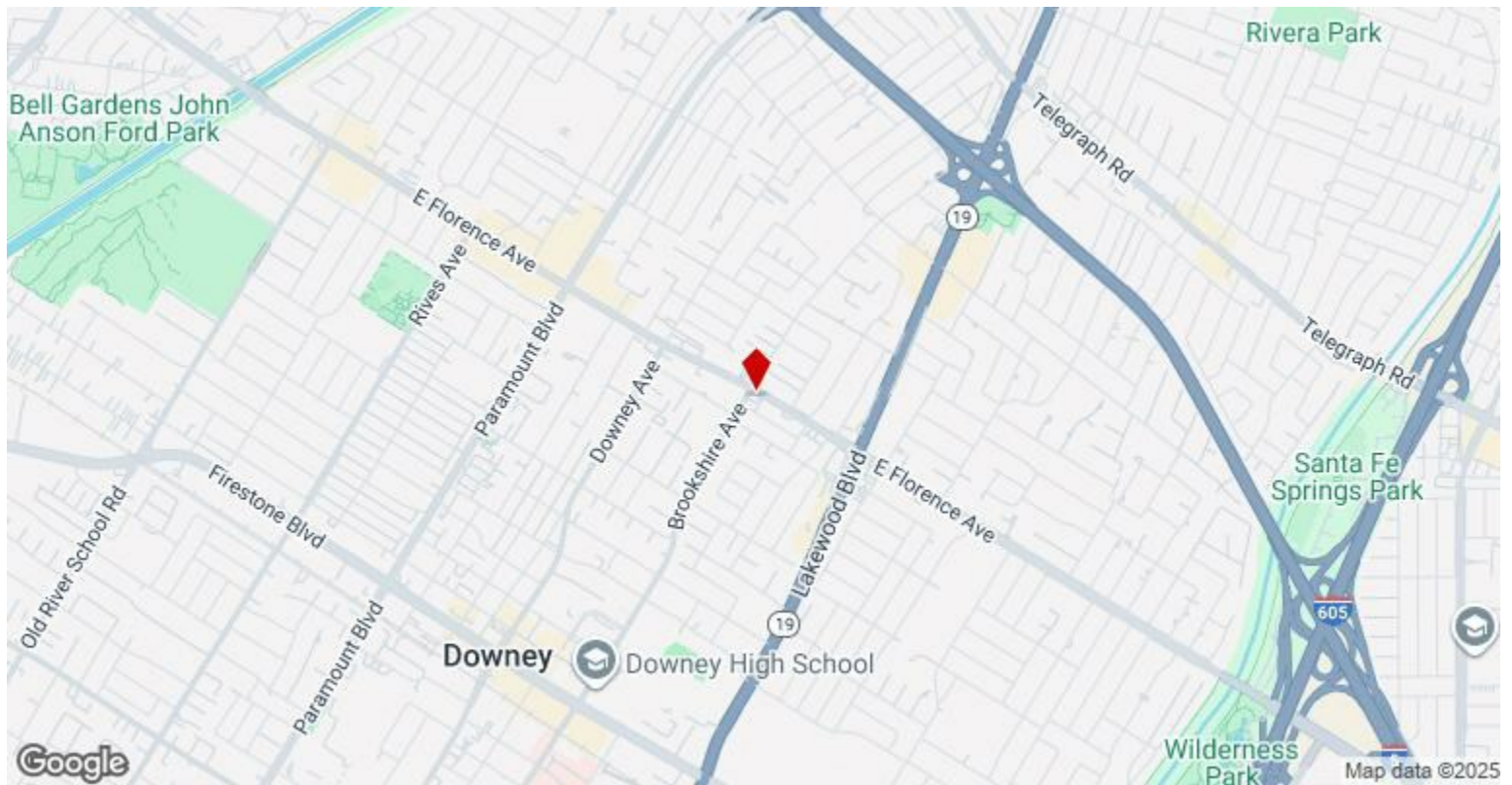
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| | |
|-----------------|------------------|
| Space Available | 5,177 SF |
| Rental Rate | \$29.88 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Medical |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | Negotiable |

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Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-----------------------------|-------------|---------------|
| Downey Florence Urgent Care | - | |



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Property Photos



Dr. Mishal waiting area



Dr. Mishal treatment room