

# 3272-3280 MOTOR AVE



MEDICAL / CREATIVE OFFICE SPACE  
AVAILABLE IMMEDIATELY AND READY FOR TI

**CBRE**

# Property Details

## Medical/Creative Office Space

Available Immediately and Ready for TI  
27,984 SF (Divisible)

### 3280 Motor Ave - 26,553 SF

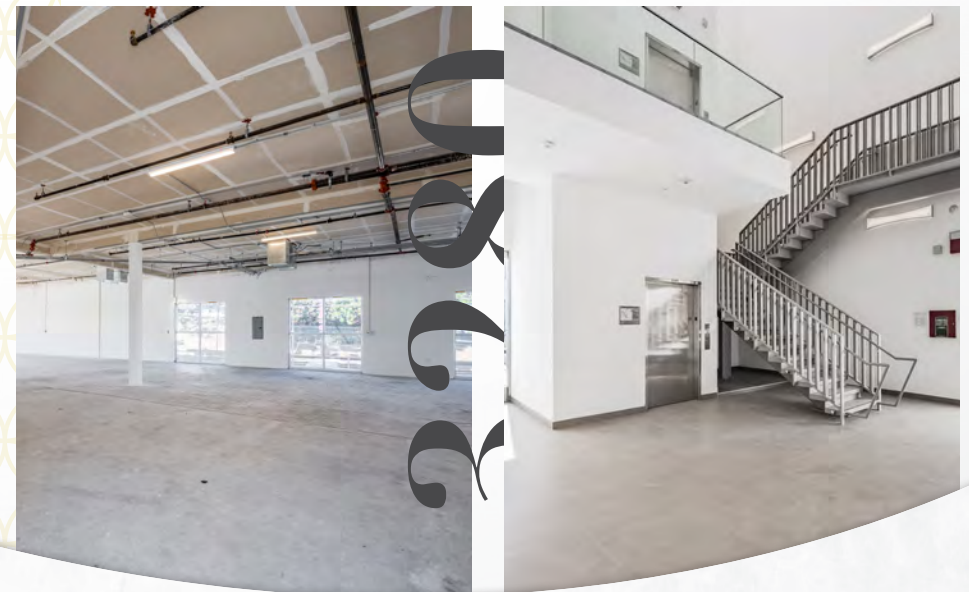
- **\$3.75/SF, Full Service Gross**
- Raw and Ready for TI
- Suite 104 - 2,000 SF (estimate)
- Suite 210 –212 - 3,817 SF (divisible)
- Suite 220 – 226 - 5,226 SF (divisible)
- Suite 227 - 1,034 SF

### 3272 Motor

- **\$2.95/SF, Full Service Gross**
- Fully Built Out and Ready for Occupancy
- Suite F - 1,431 SF
- Suite G - 900 SF
- Suite H - 1,100 SF
- Suite I - 1,058 SF
- Suite J - 1,056 SF

3% Annual Increases

4:1,000+ Parking On-Site @ \$150 Per Space Per Month



# Property Features



Well-connected project with raw space ready for improvements



Opportunity for medical or creative office build-to-suit



Fully built out creative 900 & 1,100 SF medical/office suite available at 3272 Motor Ave



Subterranean and on grade parking with over 100 spaces



10,761 and 15,792 SF flexible floor plates at 3280 Motor Ave



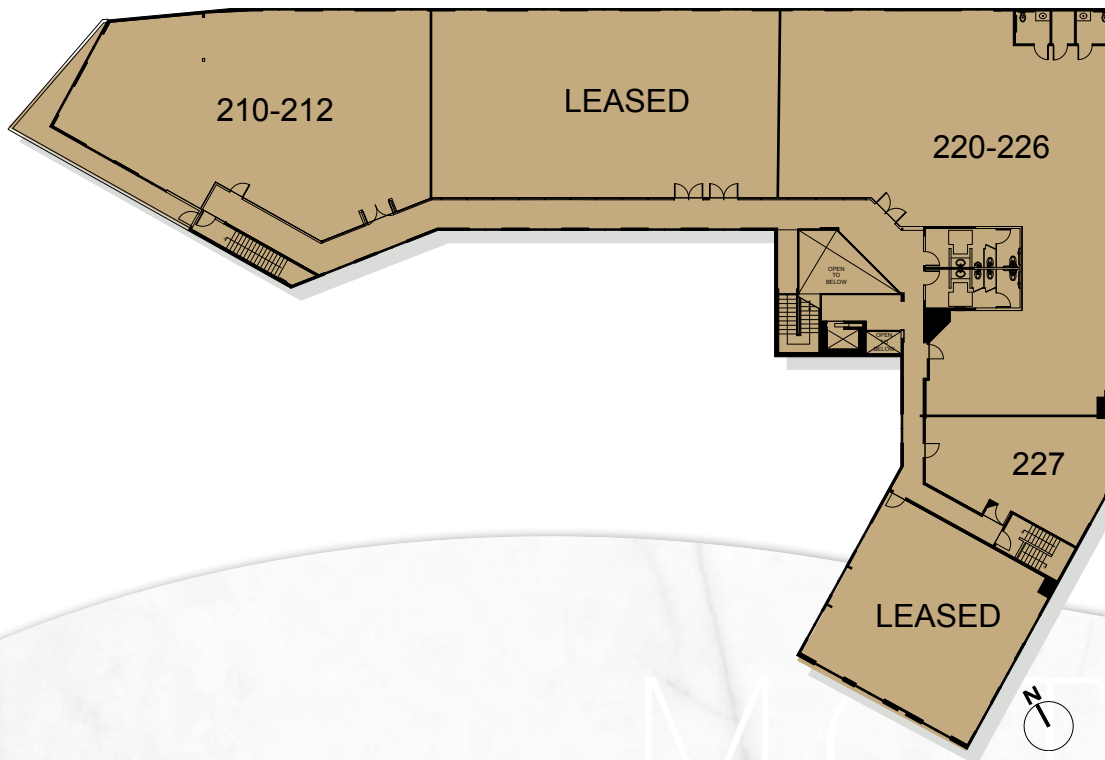
Minutes away from 10 and 405 freeways and the Metro Line via the Palms Station



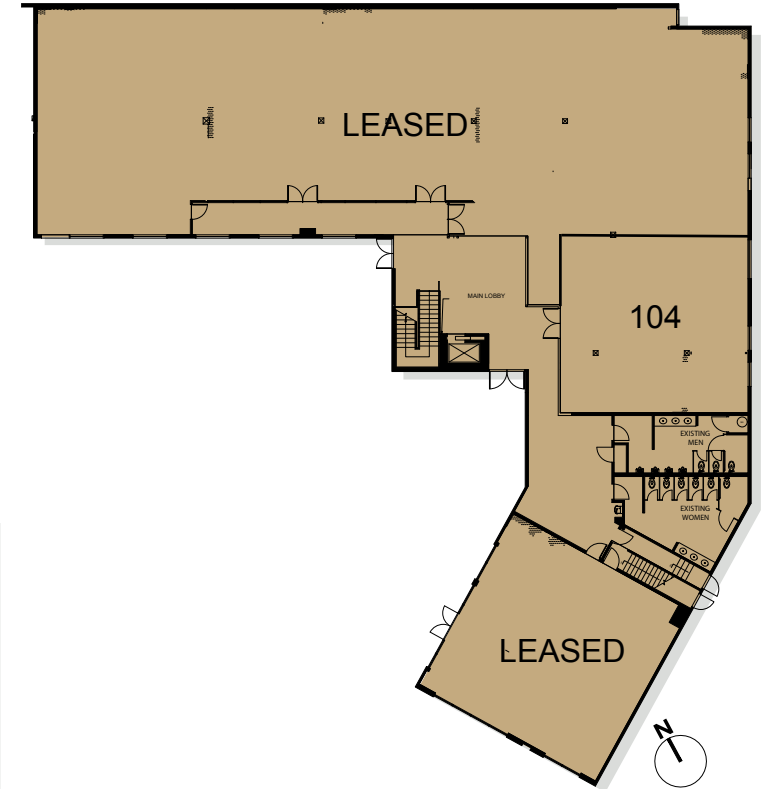
# Floor Plans

3280 MOTOR AVE: 26,553 SF

2ND FLOOR: 15,792 SF



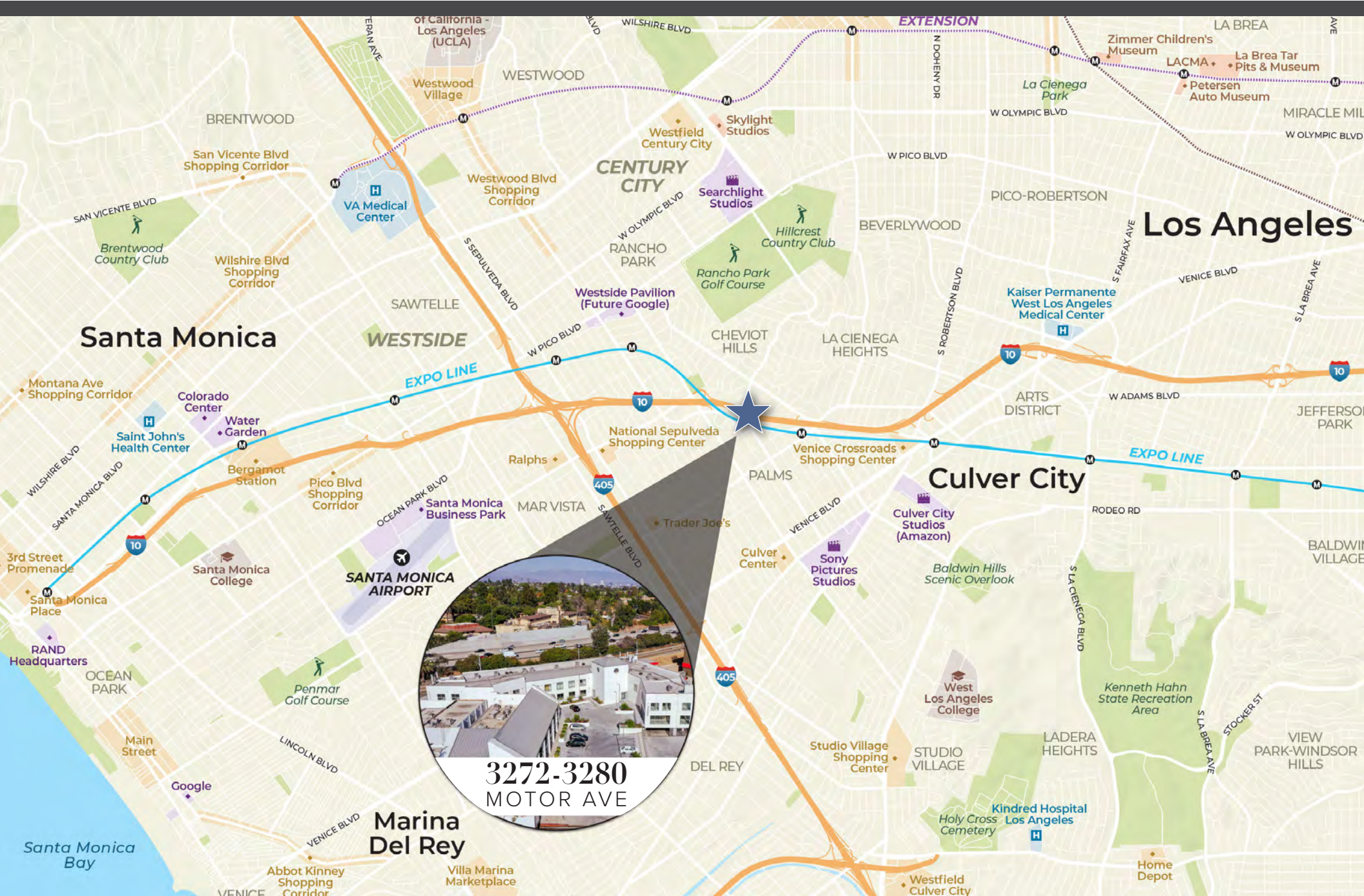
1ST FLOOR: 10,761 SF



3280

MOTOR AVE

# Centrally Located / Transit Oriented Property



3272-3280  
MOTOR AVE



MONITOR RAYVE

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