

MEDICAL OFFICE
SPACE FOR LEASE

1510

South Central Avenue
Glendale, California

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

Lauren Nesmith
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lnesmith@kiddermathews.com
LIC #02040126

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CENTRAL
MEDICAL
PLAZA

1510 South Central Avenue

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Highlights

On campus location at Glendale Memorial Hospital

Building entry and common area renovations planned

LabCorp and pharmacy onsite

Starbucks across the street

Onsite management with 24/7 building access

Convenient access to the 5, 2 and 134 freeways

Parking ratio of 5 per 1,000 RSF leased, currently at \$20.00 per unreserved stall per month



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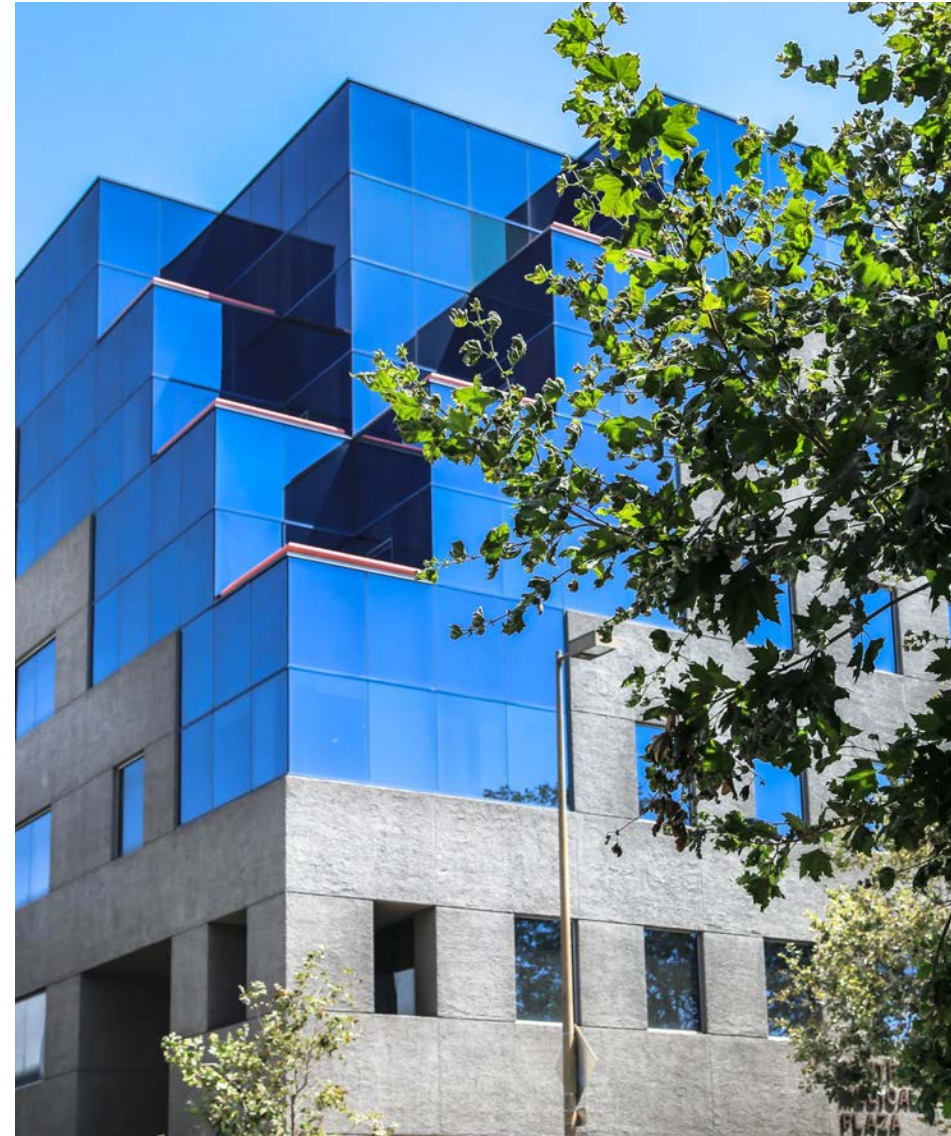
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Availabilities

SUITE	RSF	RATE	DESCRIPTION
100	1,826	\$3.10/RSF per month FSG	Prime ground floor space with 5 exam rooms, 2 offices, reception, restroom and storage. Available with 30 days notice.
110	1,046	\$3.10/RSF per month FSG	Prime ground floor space ideal for a pharmacy. Available 11/1/19.
120	2,117	\$3.10/RSF per month FSG	Prime ground floor space with 4 exam rooms, 2 offices, reception, restroom and storage. Available with 30 days notice.
130	1,838	\$3.10/RSF per month FSG	Ground floor opportunity. Prime ground floor space with 6 exam rooms, 2 offices, 1 restroom, reception and open work area. Contiguous with Suite 120 to 3,955 RSF.
140	1,778	\$3.10/RSF per month FSG	Contiguous with Suite 150 to 4,429 RSF.
150	2,651	\$3.10/RSF per month FSG	Contiguous with Suite 140 to 4,429 RSF.
280	104–659	\$3.10/RSF per month FSG	Flexible layout with 2 offices, 1 exam room and storage.
350	1,767	\$3.10/RSF per month FSG	Flexible layout with 5 exam rooms, office, reception, restroom and storage. Available with 30 days notice.
520	1,399	\$3.10/RSF per month FSG	Contiguous with Suite 530, 540 and Suite 550 to 6,315 RSF
530	1,938	\$3.10/RSF per month FSG	Contiguous with Suite 520, 540 and Suite 550 to 6,315 RSF.
540	1,668	\$3.10/RSF per month FSG	Contiguous with Suite 520, 530 and Suite 550 to 6,315 RSF.
550	1,310	\$3.10/RSF per month FSG	Contiguous with Suite 520, 530 and Suite 540 to 6,315 RSF.
610	1,903	\$3.10/RSF per month FSG	7 exam rooms, 1 office, restroom, reception area and open work area. Available with 60 days notice. Contiguous with Suite 600 and Suite 615 to 4,799 RSF.
615	1,121	\$3.10/RSF per month FSG	2 exam rooms, 1 office, restroom and reception. Contiguous with Suite 610 to 3,024 RSF.
630	1,681	\$3.10/RSF per month FSG	3 exam rooms, 2 offices, restroom, open work area and reception. Adjacent shared waiting area.
650	1,548	\$3.10/RSF per month FSG	3 exam rooms, 1 office, restroom, open work area and storage. Adjacent shared waiting area.



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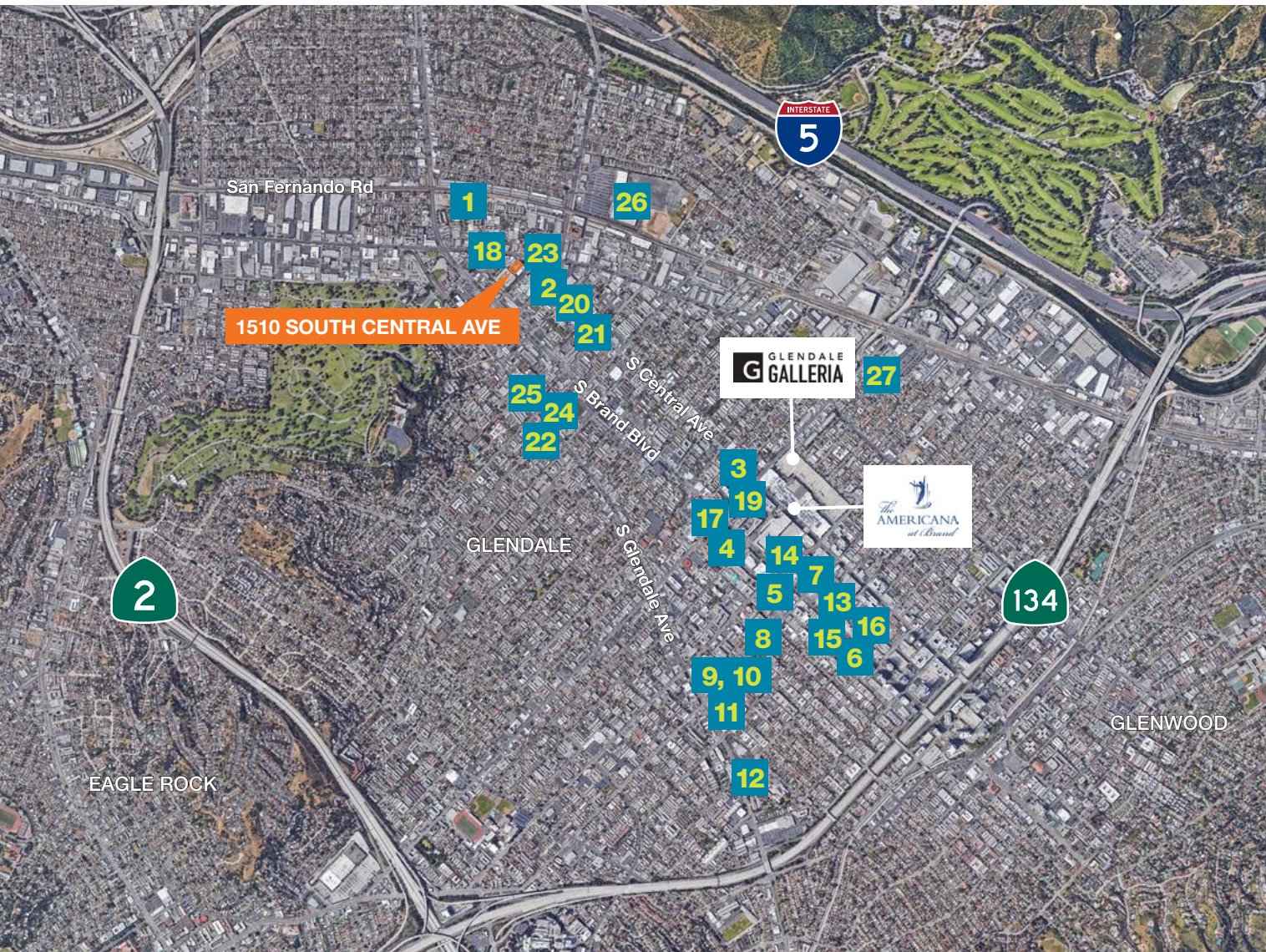
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AMENITIES

1. Glendale Transportation Center
2. CVS
3. Target
4. Glendale Central Library
5. Glendale Marketplace
6. In-n-Out Burger
7. California Pizza Kitchen
8. US Post Office
9. Glendale Courthouse
10. Glendale Police Department
11. Glendale Fashion Center – Nordstrom Rack & Ross Dress for Less
12. Whole Foods
13. Fedex Office
14. BJ's Restaurant
15. 24 Hour Fitness Active
16. Porto's Bakery
17. Barnes and Noble
18. Bank of America
19. Cheese Cake Factory
20. Vons
21. Pizza Hut
22. Subway
23. Starbucks
24. 7-Eleven
25. Shakeys
26. Costco
27. The Home Depot

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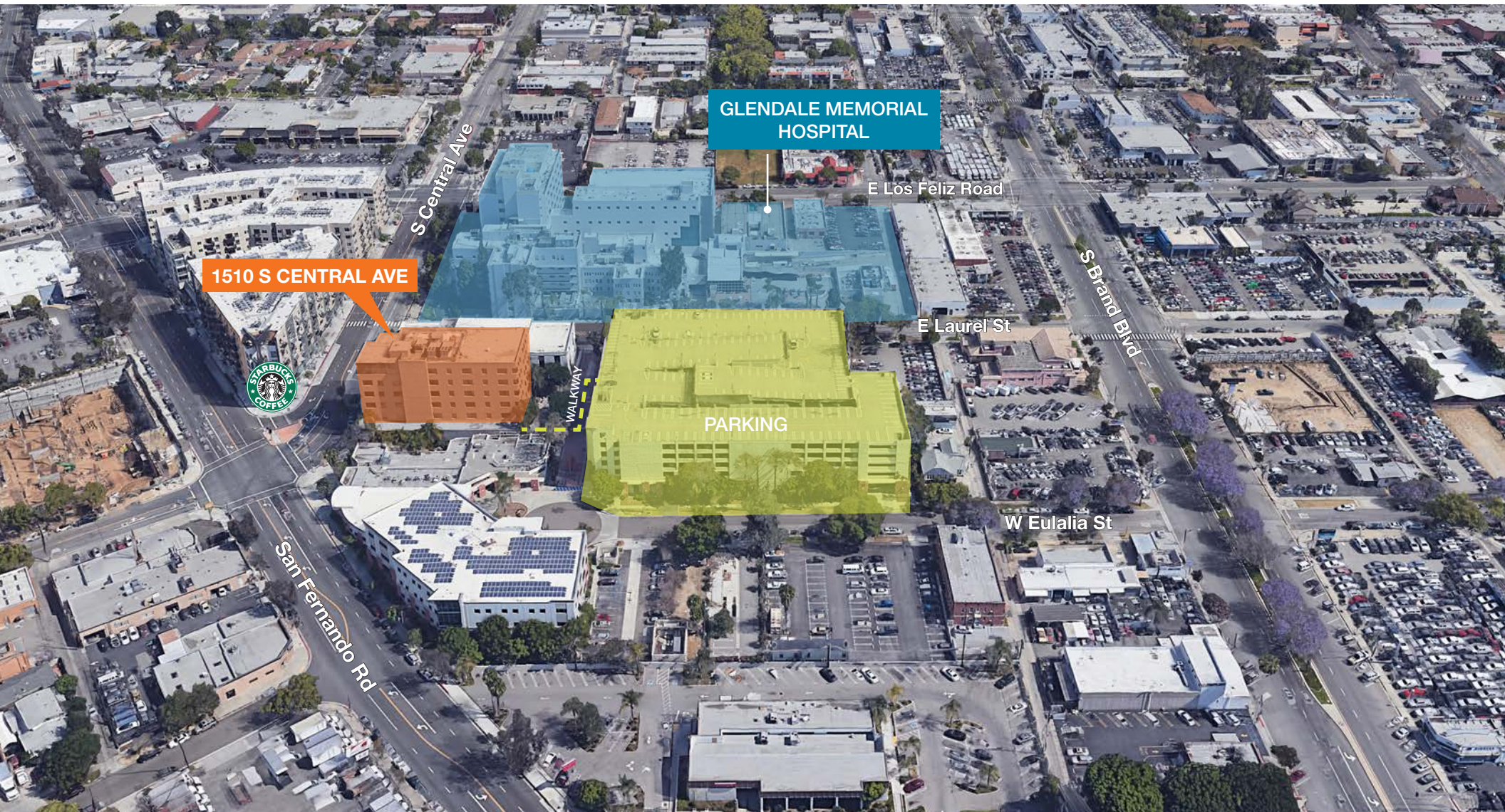
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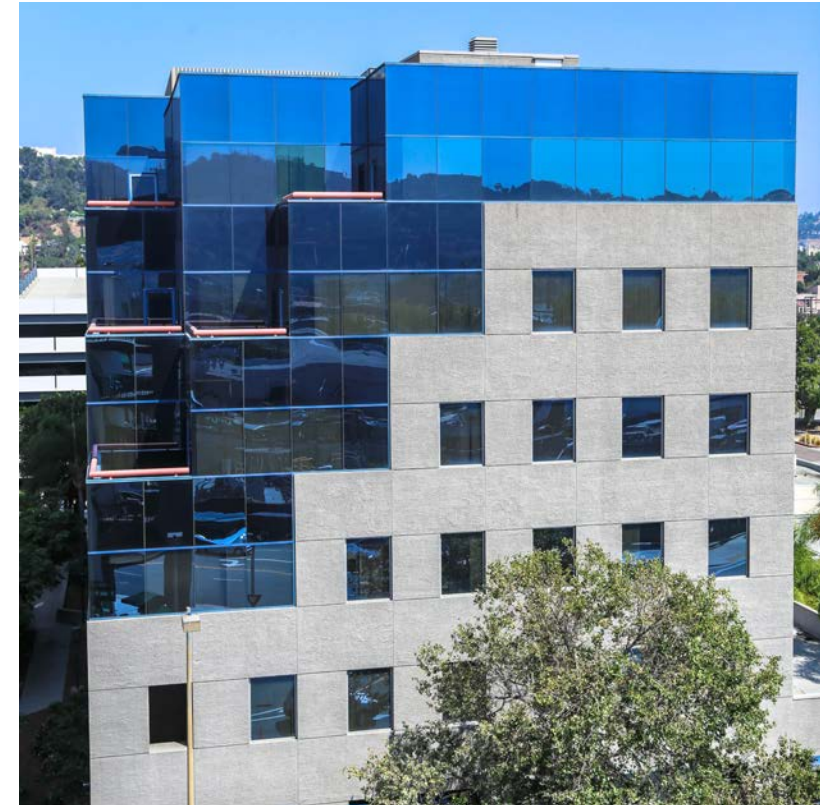
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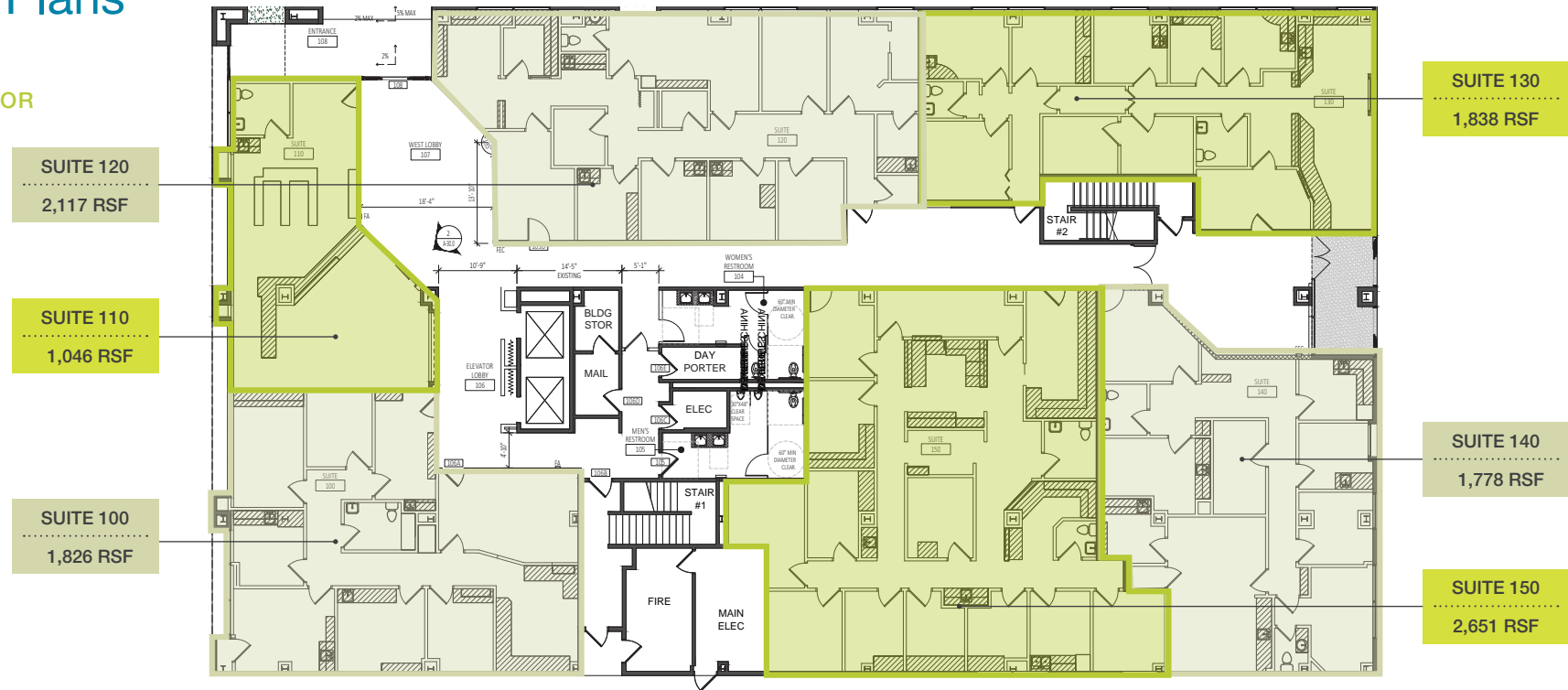
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Floor Plans

FIRST FLOOR



SUITE	RSF	RATE	DESCRIPTION
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Floor Plans

SECOND FLOOR



SUITE	RSF	RATE	DESCRIPTION
280	104-659	\$3.10/RSF per month FSG	Flexible layout with 2 offices, 1 exam room and storage.


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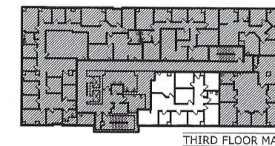
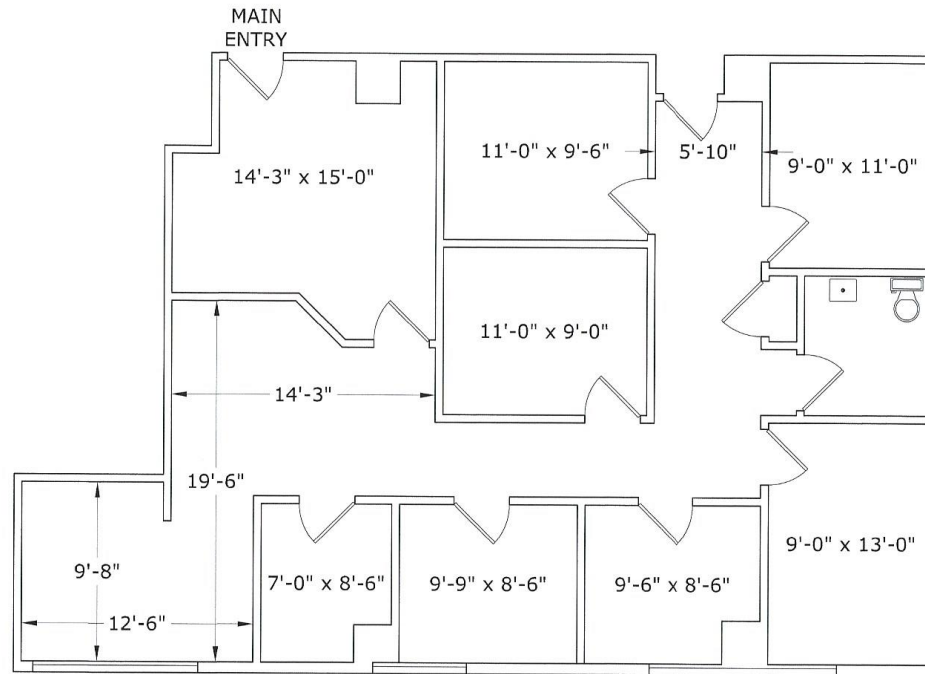
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Floor Plans

SUITE 350



SUITE	RSF	RATE	DESCRIPTION
350	1,767	\$3.10/RSF per month FSG	Flexible layout with 5 exam rooms, office, reception, restroom and storage. Available with 30 days notice.

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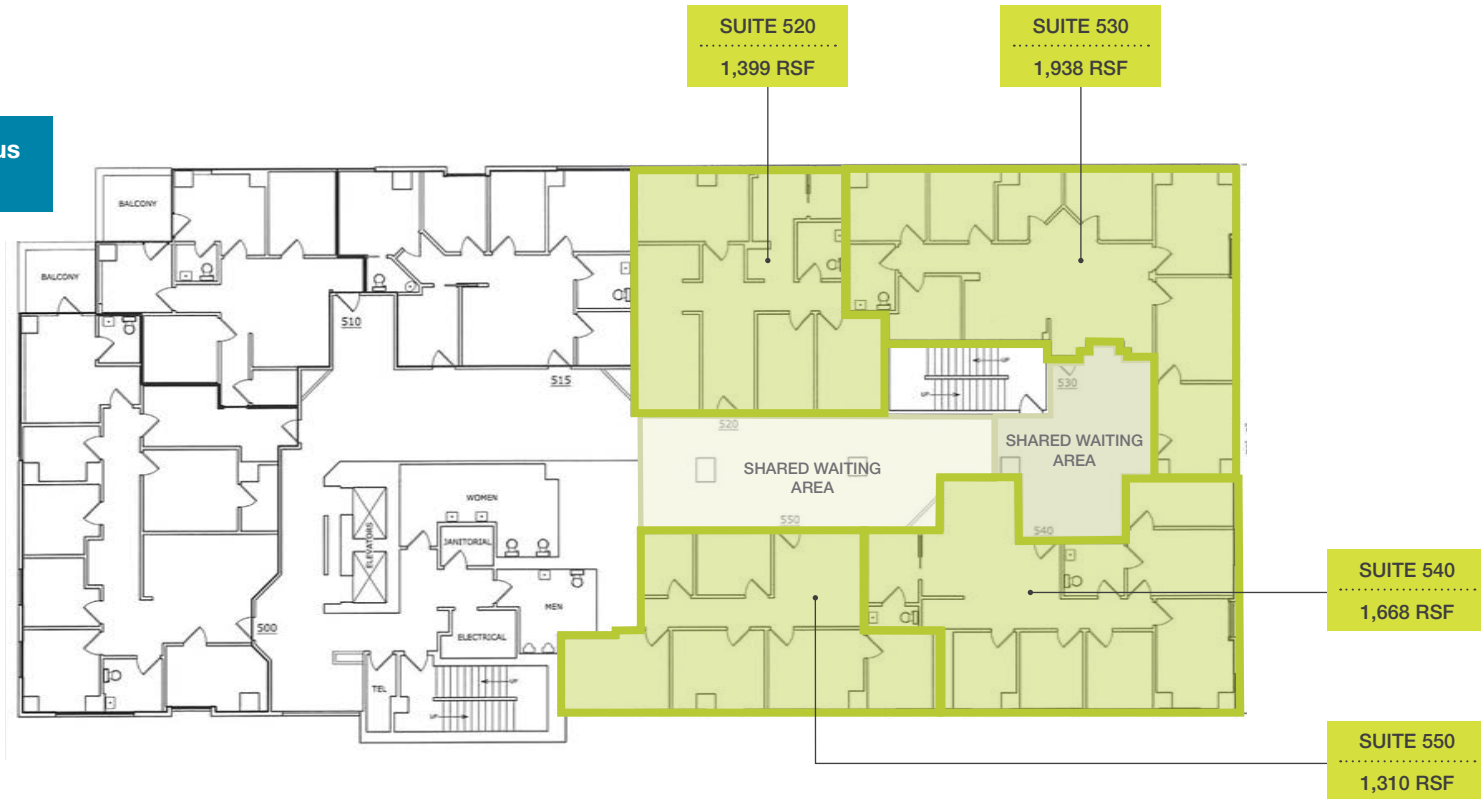
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Floor Plans

FIFTH FLOOR

Up to 6,315 RSF contiguous space available



SUITE	RSF	RATE	DESCRIPTION
520	1,399	\$3.10/RSF per month FSG	Contiguous with Suite 530, 540 and Suite 550 to 6,315 RSF
530	1,938	\$3.10/RSF per month FSG	Contiguous with Suite 520, 540 and Suite 550 to 6,315 RSF. Shared waiting area with Suite 540.
540	1,668	\$3.10/RSF per month FSG	Contiguous with Suite 520, 530 and Suite 550 to 6,315 RSF. Shared waiting area with Suite 530.
550	1,310	\$3.10/RSF per month FSG	Contiguous with Suite 520, 530 and Suite 540 to 6,315 RSF. Shared waiting area adjacent.

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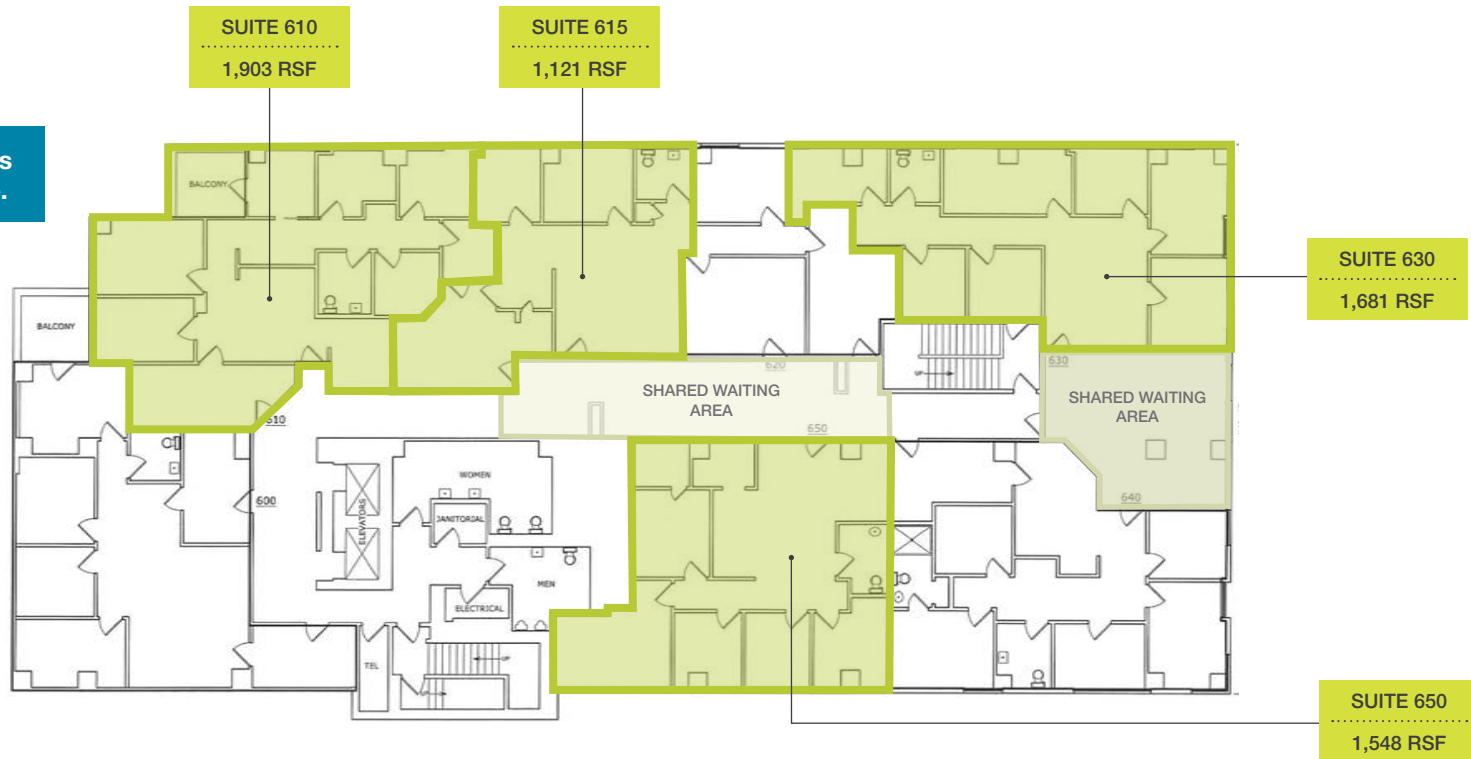
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Floor Plans

SIXTH FLOOR

Up to 9,188 RSF contiguous space potentially available.



SUITE	RSF	RATE	DESCRIPTION
610	1,903	\$3.10/RSF per month FSG	7 exam rooms, 1 office, restroom, reception area and open work area. Available with 60 days notice. Contiguous with Suite 615 to 3,024 RSF.
615	1,121	\$3.10/RSF per month FSG	2 exam rooms, 1 office, restroom and reception. Contiguous with Suite 610 to 3,024 RSF.
630	1,681	\$3.10/RSF per month FSG	3 exam rooms, 2 offices, restroom, open work area and reception. Adjacent shared waiting area.
650	1,548	\$3.10/RSF per month FSG	3 exam rooms, 1 office, restroom, open work area and storage. Adjacent shared waiting area.

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