



OFFICE SPACE FOR LEASE

38660 MEDICAL CENTER DRIVE
PALMDALE, CA 93551



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AVAILABILITIES



PALMDALE REGIONAL MEDICAL CENTER AVAILABLE SUITES		
TOTAL SQUARE FEET ±59,577 RENTABLE SQUARE FEET		
Suite	Sq. Ft.	Description
A100	±6,747 SF	Prime Location, Lobby Entry, Shell Space, Divisible to ±3,000 SF
A220	±2,130 SF	Shell Space, Build-to-Suit, Architect Ready to Space Plan
A290	±3,090 SF	Shell Space, Build-to-Suit, Architect Ready to Space Plan
A340	±3,984 SF	Shell Space, Build-to-Suit, Architect Ready to Space Plan
A350	±2,699 SF	2nd Generation Space, Fully Built-Out with 8 Exam Rooms, 2 Private Offices, Waiting Area/ Reception, Breakroom, Restroom, Available 12/1/2026
A380	±2,475 SF	2nd Generation, Fully Built-Out Space

LEASE TYPE NNN
 RENT ADJUSTMENTS Three percent (3%) per year

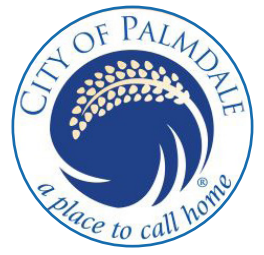
PROPERTY HIGHLIGHTS

- » Three story medical office building
- » ±59,577 SF total building square footage
- » On the campus of Palmdale Regional Medical Center with access through enclosed walkway
- » Fully built-out suites ready to move-in
- » Generous tenant improvement allowance
- » Ample parking
- » Conveniently located on the hospital campus 2 patient entries with enclosed walkway to hospital
- » Newly opened OB And Maternity Unit at adjacent Palmdale Regional Medical Center

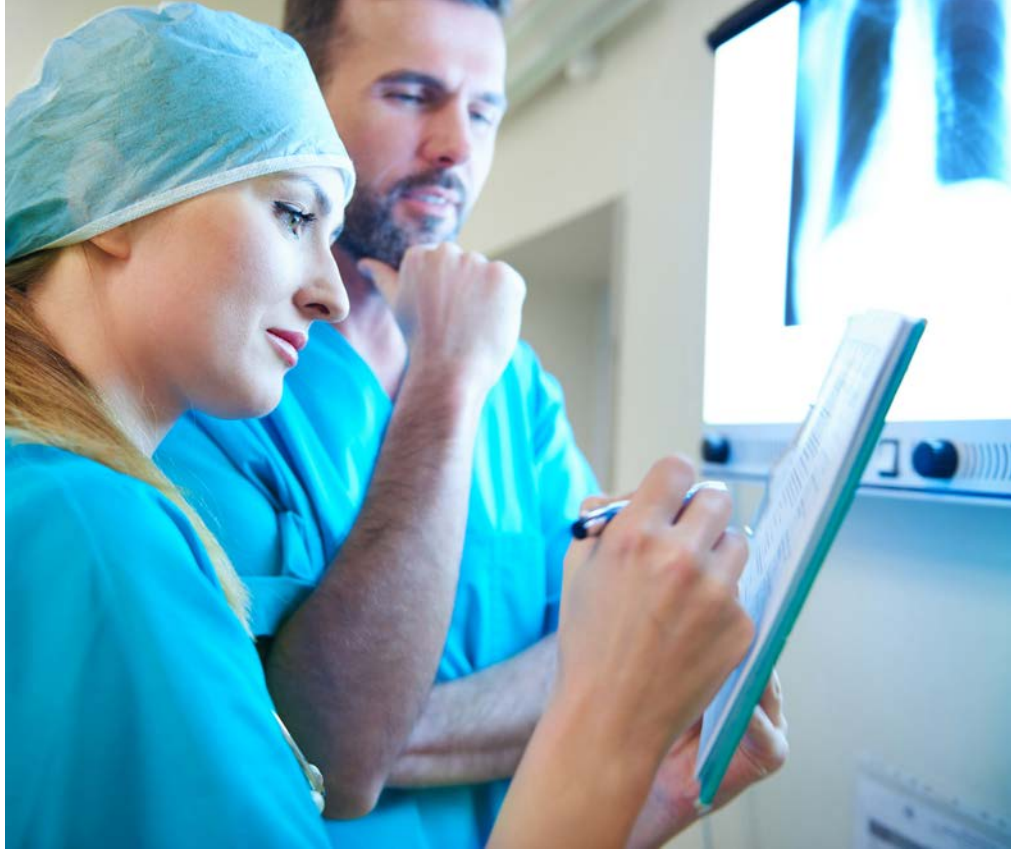


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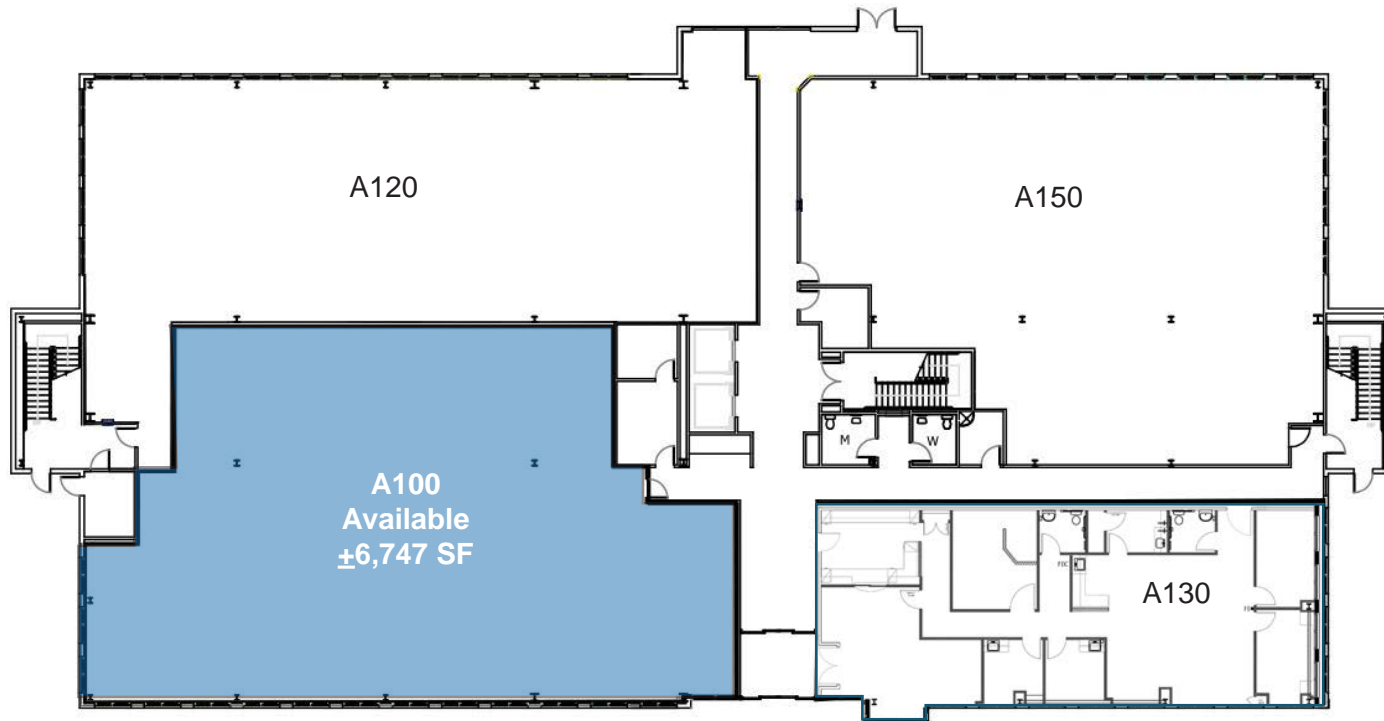




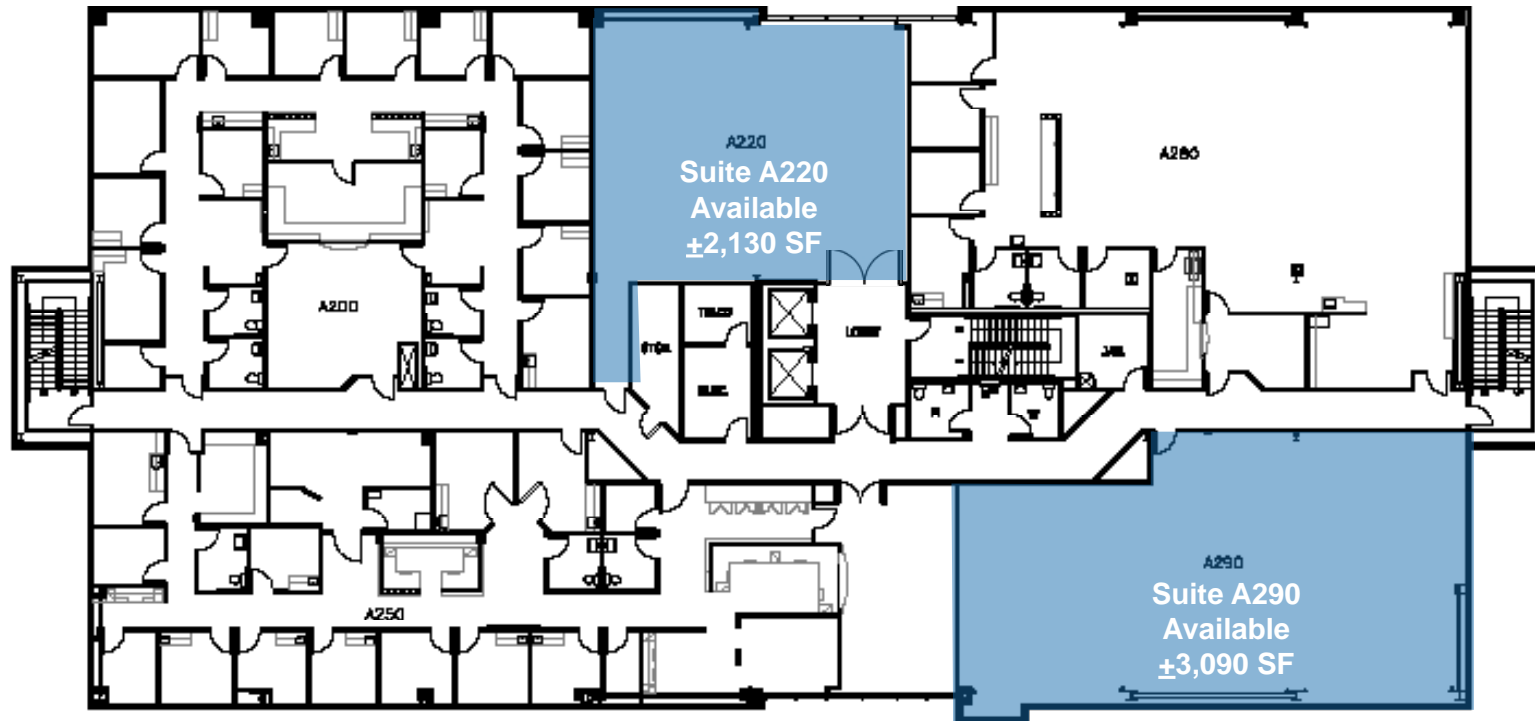
Palmdale Regional Medical Center in Palmdale, California, is an exceptional acute care hospital and medical center that serves the Antelope Valley and surrounding area. It is a thriving community hospital proud to offer the "high-tech" advantages of a big-city hospital and the personalized care of a hometown provider.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

