

**TEASER RATE!  
FIRST TWO YEARS**

**Colliers**

## For Lease

Lease rate:

**Year 1: \$2.45 PSF MG**

**Year 2: \$2.55 PSF MG**

Year 3+: 3% annual increases

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#### Colliers

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# 1350 W 6th Street San Pedro, CA 90732

## Ideal Medical Space!

### Features

- » Steel Frame "Class A" Construction
- » On-Site Management
- » Ideally Located Across Street from Hospital
- » Upgraded Mechanical & Plumbing Systems
- » Excellent Parking: 5:1,000
- » No Business License Tax in County Hospital Zone
- » 24-Hour Hospital Zone Security Patrols
- » APN: 7452-033-030

### Space Available

- » 1st Floor - Direct Ground Floor Access
- » Suite 100: 1,615 RSF
- » 5 Exam Rooms/Offices
- » Doctors'/Professionals' Office (Small)
- » Lab/Lunch/Copy Area
- » Interior Restroom
- » Patient/Client Waiting Room with
- » Receptionist/Office Area
- » Hallway Restrooms Access for Patients/  
» Clients
- » File/Storage Room (Small)

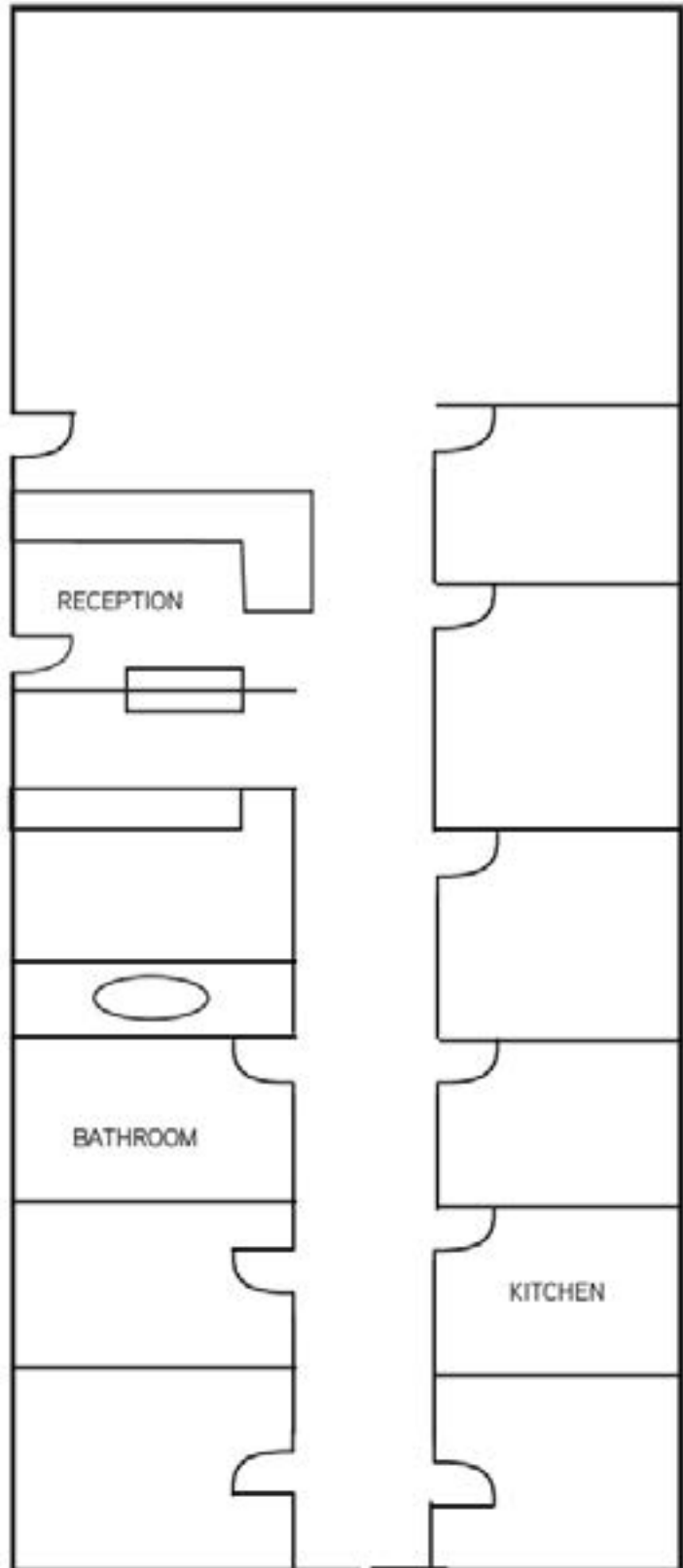
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Accelerating success.

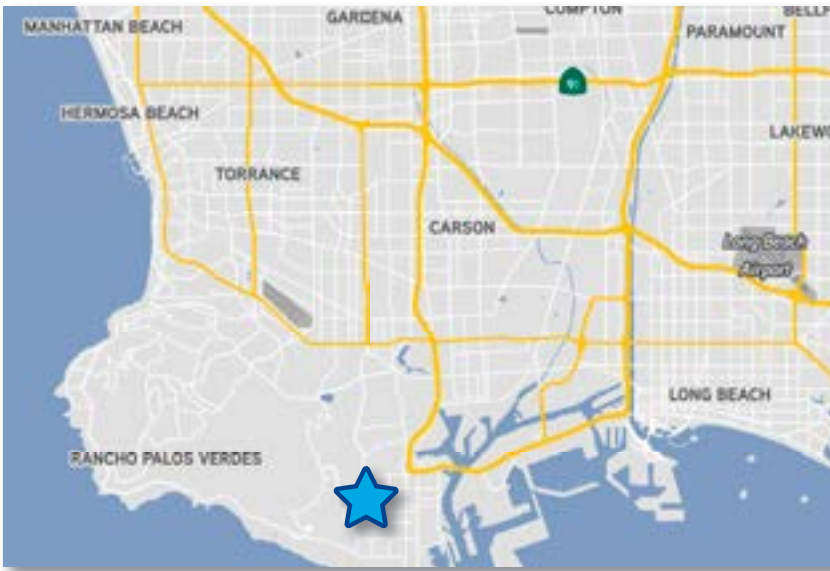
# Location

- >> Standard Medical Office Build Out
- >> Interior Restroom Within Suite
- >> 3 Exam Rooms
- >> Private Doctors Offices
- >> Kitchen/Break Room
- >> Waiting Room with Nurse Stations

# Floor Plan



# Aerial



1,615 RSF - NOT TO SCALE