



**HEALTHSPACE**  
COMMERCIAL REAL ESTATE SERVICES



**FOR LEASE**



**MEDICAL**



**1,757 - 2,933 SF**



# 23501 Cinema Drive

Valencia, California 91355

## Property Highlights

- First Class Two-Story Premier Medical Building
- Separate HVAC Units and Controls for each Suite
- Separately metered electric
- 24 hour Electronic Access
- 24 hour Electronic Surveillance Covering the Property
- Restaurants and Shops nearby
- Near Henry Mayo Hospital and Central Business District
- Lease Term 5-10 years
- 5 Parking Spaces per 1,000 Useable SF
- 2 elevators
- Suite 117 features exterior building and monument signage
- \* 3 year term or longer for bonus

## OFFERING SUMMARY

Lease Rate:	\$2.85 SF/month (NNN)
Available SF:	1,757 - 2,933 SF
Building Size:	36,412 SF

## DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	456	41,122	87,025
Total Population	2,537	131,044	275,672
Average HH Income	\$150,767	\$113,859	\$103,711

## SPACES LEASE RATE SPACE SIZE

Suite 207	\$2.85 SF/month	1,757 SF- <b>DDS Suite</b>
Suite 112	\$2.85 SF/month	2,933 SF- <b>DDS Suite</b>

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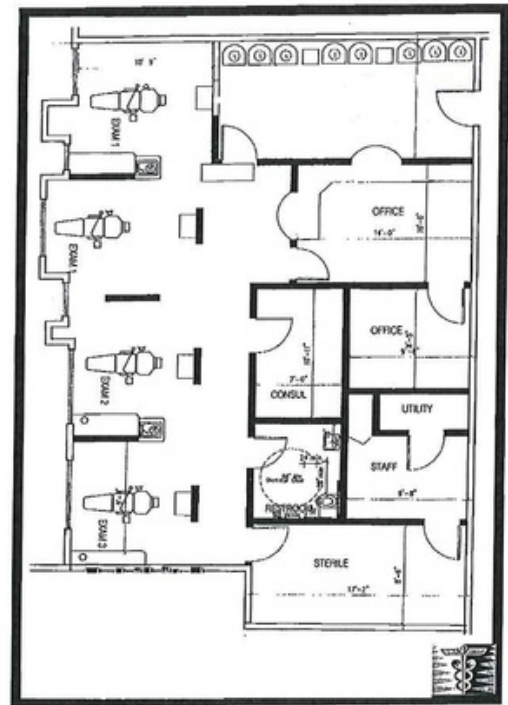
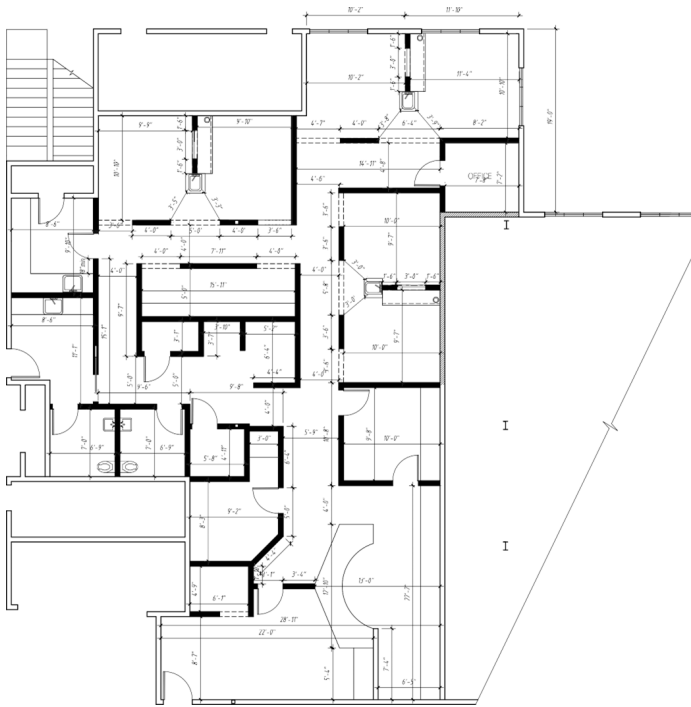


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**EXHIBIT A  
CINEMA PROFESSIONAL CENTER MEDICAL OFFICE BUILDING  
PREMISES**



**#207**

Suite 112 | 2,933 SF  
Fully built out Dental suite, can work for any medical use

Suite 207 | 1,757 SF  
Fully built out Dental suite, open floor plan with 4

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