



REAL ESTATE SERVICES
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Medical Office Suites
For Lease

1577 East Chevy Chase Drive, Glendale, CA 91206



Adjacent to Adventist Health Glendale

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Property Overview

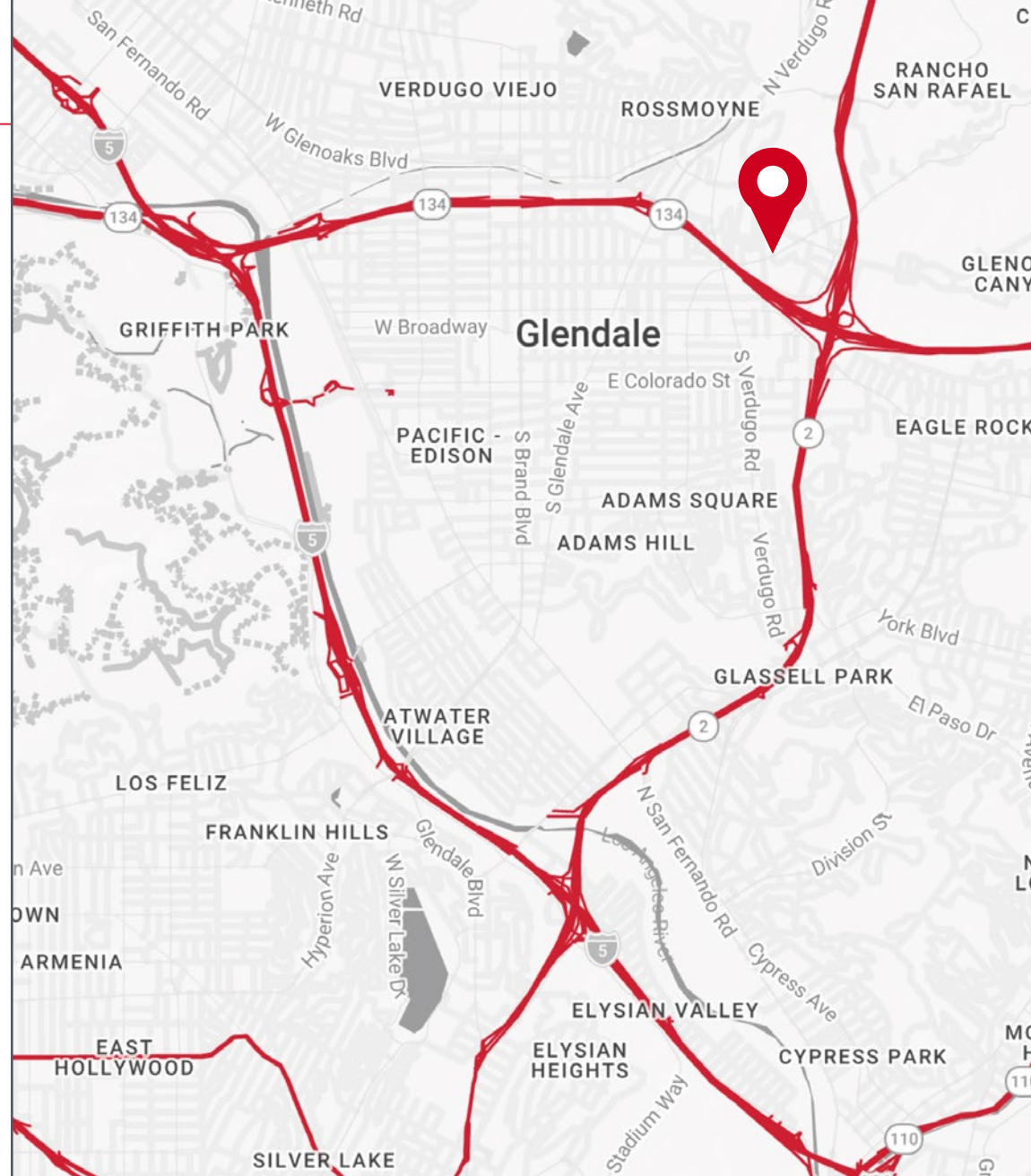
Suite 130 - This is a wonderful efficient suite located on the ground floor of the building. It includes a reception area, three (3) offices/exam rooms and an open area.

This is a great opportunity to move into a fully-renovated modern Class A building, located across the street from Adventist Health Glendale with great access to all amenities that Glendale has to offer.

Building Amenities: Daily janitorial service Monday through Friday, ADA compliant and renovated restrooms, suites individually sub-metered for electricity, elevator access, outdoor common lunch area, full-time building engineer, and private balconies

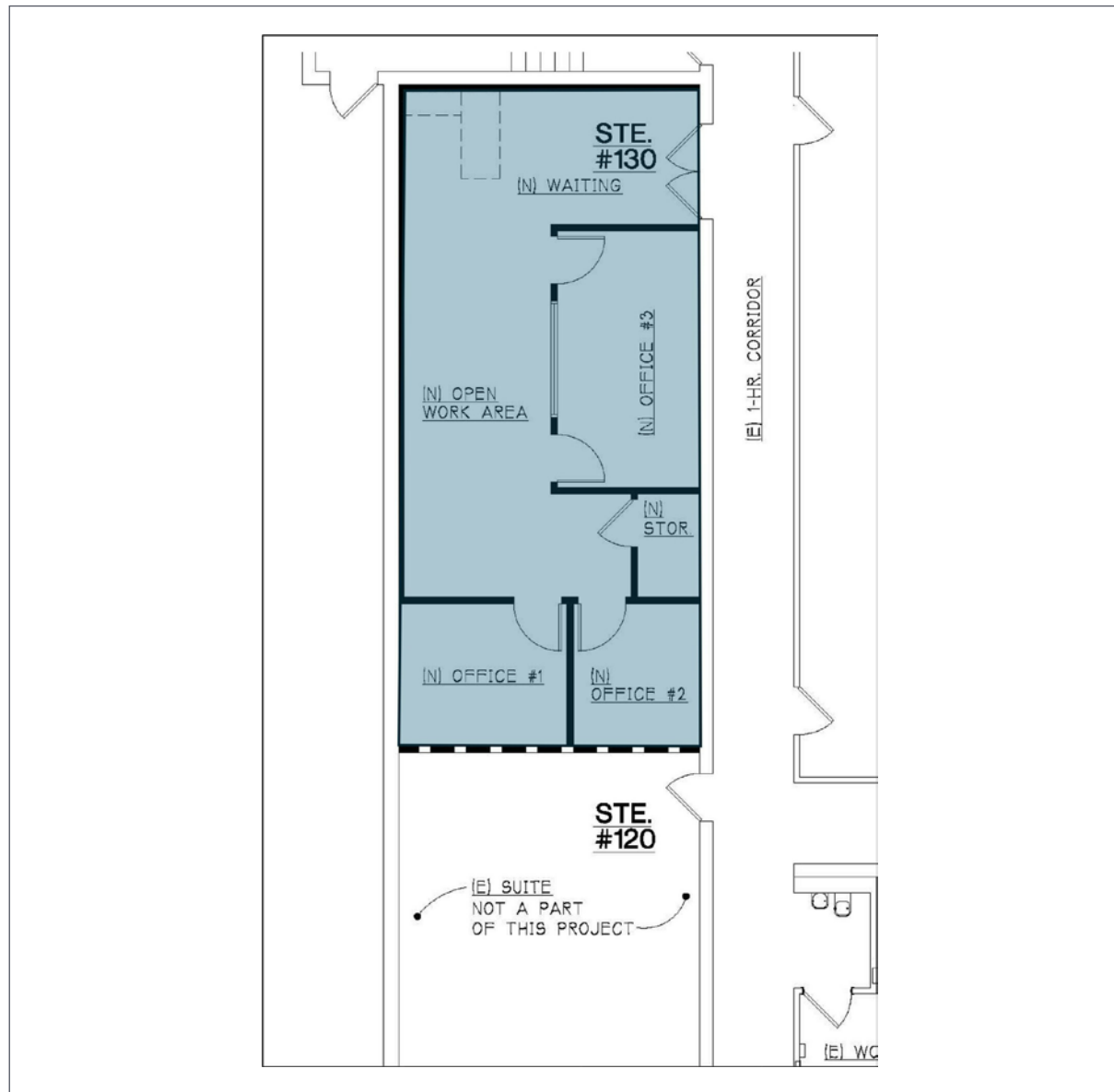
Offering Summary

AVAILABLE SPACE	966 SF
LEASE RATE	\$3.00 SF / MO
LEASE TERM	5 - 10 Years
LEASE TYPE	FSG
BUILDING SIZE	33,284 SF
PARKING	Reserved Tenant Parking & Free Patient Parking



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Floor Plan - Suite 130



Adventist Health Glendale



Founded in 1905, **Adventist Health Glendale** is the largest and oldest medical center serving the San Fernando Valley.

Total Licensed Beds: 515 (Short-term acute care)

Medical Staff: Approximately 800 physicians, 2,600 associates, and 1,100 volunteers

Teaching Status: Yes, featuring residency programs in family medicine and pathology

Major Services & Clinical Programs: The hospital offers a broad spectrum of advanced diagnostic and treatment capabilities, including:

Heart & Vascular: Pioneer in the region, performing its first openheart surgery in the 1970s; now a destination for structural heart and interventional cardiology

Neurosciences: Comprehensive stroke center and neurointerventional care

Cancer Care: Advanced oncology services and a dedicated Cancer Survivor program

Orthopedics & Spine: Nationally recognized for joint replacement and spinal surgery

Other Key Areas: Behavioral medicine, neonatal care (NICU), digestive health, and robotic-assisted surgery

Elite Awards & Rankings (2025-2026): Adventist Health Glendale is consistently recognized as one of the top-performing community hospitals in the nation.

Leapfrog Safety Grade: Earned its 22nd consecutive "A" grade for patient safety (Fall 2025), a milestone achieved by only a handful of hospitals in the U.S.

Healthgrades Honors: Named one of America's 250 Best Hospitals (2024-2025).

Excellence Awards: America's 100 Best for Orthopedic Surgery, Spine Surgery, and Pulmonary Care.

CMS Rating: Maintained a 5-star rating from the Centers for Medicare & Medicaid Services (CMS) for five consecutive years.

Magnet Designation: Recognized for nursing excellence by the ANCC, a distinction held by fewer than 10% of U.S. hospitals.

Adventist Health Glendale



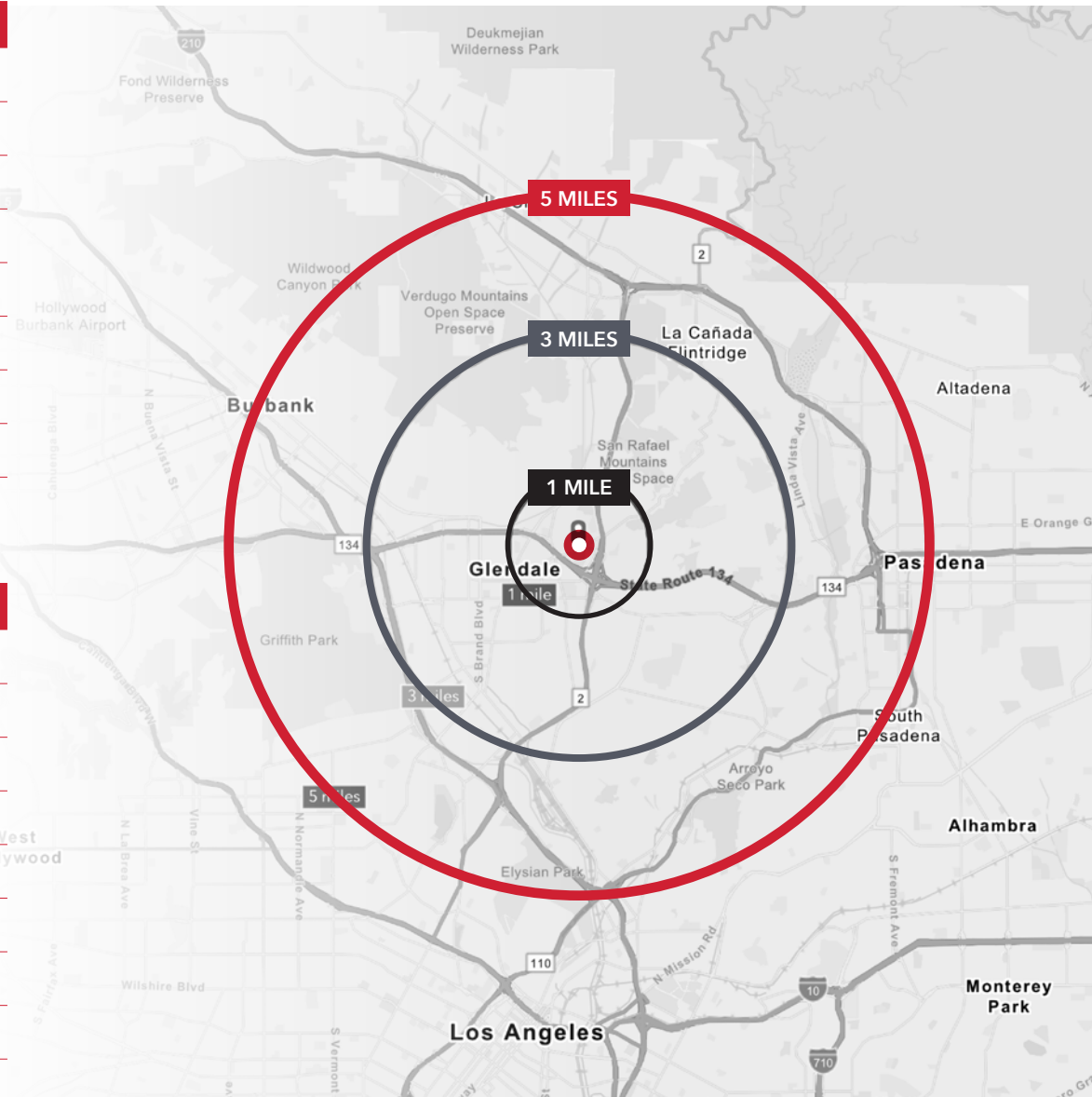
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	29,255	209,529	486,767
Households	11,833	84,363	197,744
Families	7,578	52,898	118,819
Average Household Size	2.45	2.44	2.43
Owner Occupied Housing Units	3,512	31,143	79,688
Renter Occupied Housing Units	8,321	53,220	118,056
Median Age	43.1	42.2	41.6
Median Household Income	\$87,579	\$93,518	\$102,250
Average Household Income	\$123,182	\$134,094	\$147,255

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,500	206,849	479,224
Households	11,784	85,434	199,665
Families	7,561	53,578	120,047
Average Household Size	2.39	2.38	2.36
Owner Occupied Housing Units	3,567	31,596	81,090
Renter Occupied Housing Units	8,217	53,839	118,575
Median Age	44.9	43.9	43.0
Median Household Income	\$98,663	\$107,369	\$115,907
Average Household Income	\$137,501	\$150,778	\$164,496



For more information, please contact:

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