



AVAILABLE FULLY  
FURNISHED OR  
UNFURNISHED

● HIGHLIGHTS

- Single-story Medical Office & Professional Office Building
- Corner unit available for lease
- Ideal for any medical user or administrative office user
- Private parking lot with abundant parking
- Prominent Building Signage
- High visibility at major signalized intersection on Downey Avenue & Florence Avenue
- Centrally located to 4 major freeways: 5, 105, 605 & 710
- 4 minutes from Civic Center & Stonewood Center featuring Macy's, Kohl's, BJ's, Raising Canes, Starbucks and more!
- Adjacent to Bus Stop Metro 111 Line
- 3.3 miles from Downey Courthouse
- Nearby PIH Health Downey Hospital, Kaiser Permanente Downey & Bellflower, Coast Plaza Hospital & MLK Jr Community Hospital

RENTAL RATE

\$1.75 PSF/NNN/  
Month

SUITE

SQ. FT.

8320

2,112

● PROPERTY DETAILS

Building Size

±6,126 SF

Year Built

1966

Parking Ratio

5.06/1,000



For more information please contact:

CHRISTOPHER LARIMORE

President

D • 626.240.2788

E • clarimore@lee-associates.com

LICENSE ID #01314464

VINCENT MOLITOR

Principal

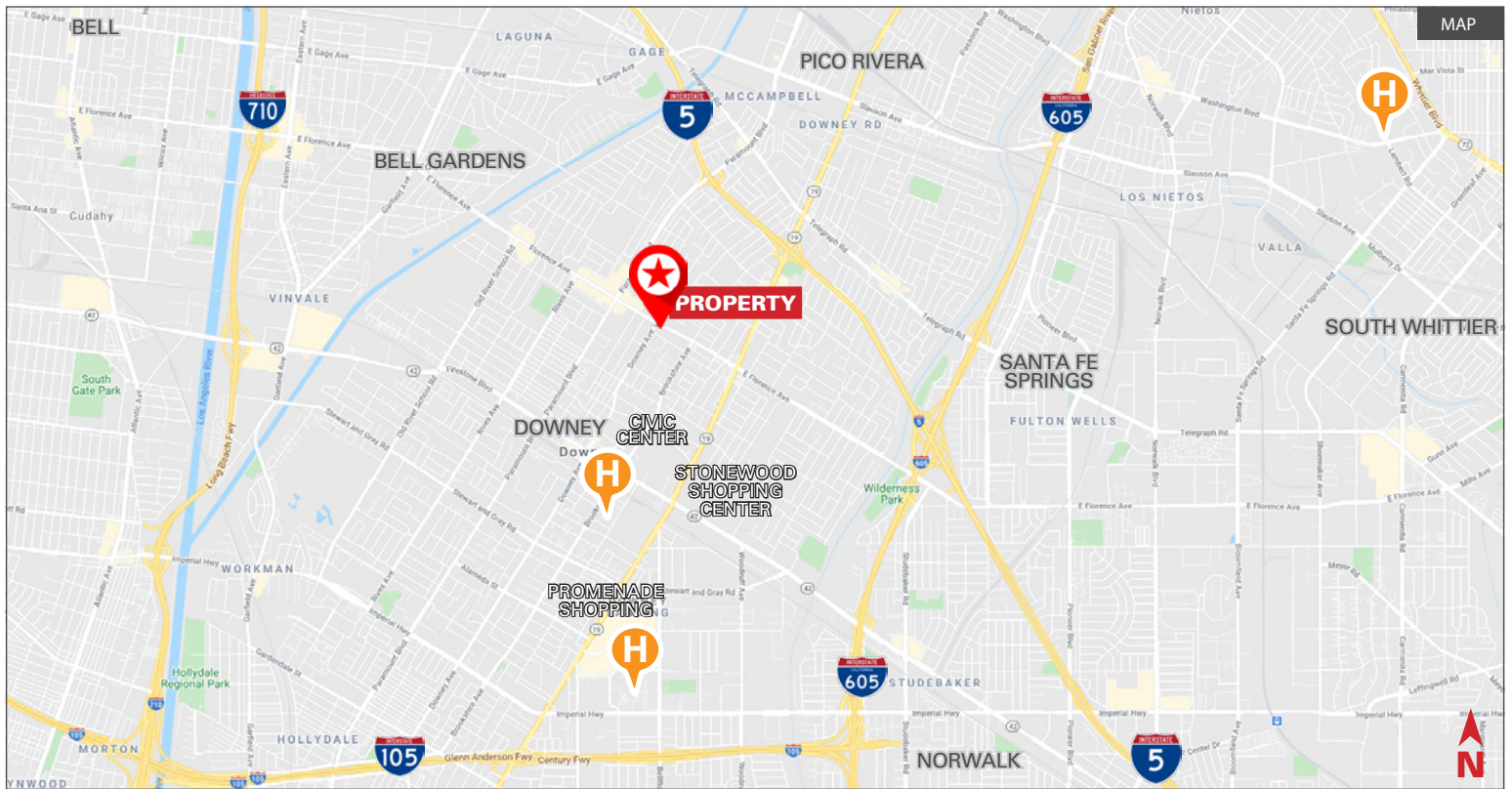
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LICENSE ID #01295360



LEE & ASSOCIATES - PASADENA, INC.  
155 N. Lake Avenue, Suite 430 • Pasadena, CA 91101  
626.535.9888 O • 626.410.6705 F  
CORPORATE ID #02059558



For more information please contact:

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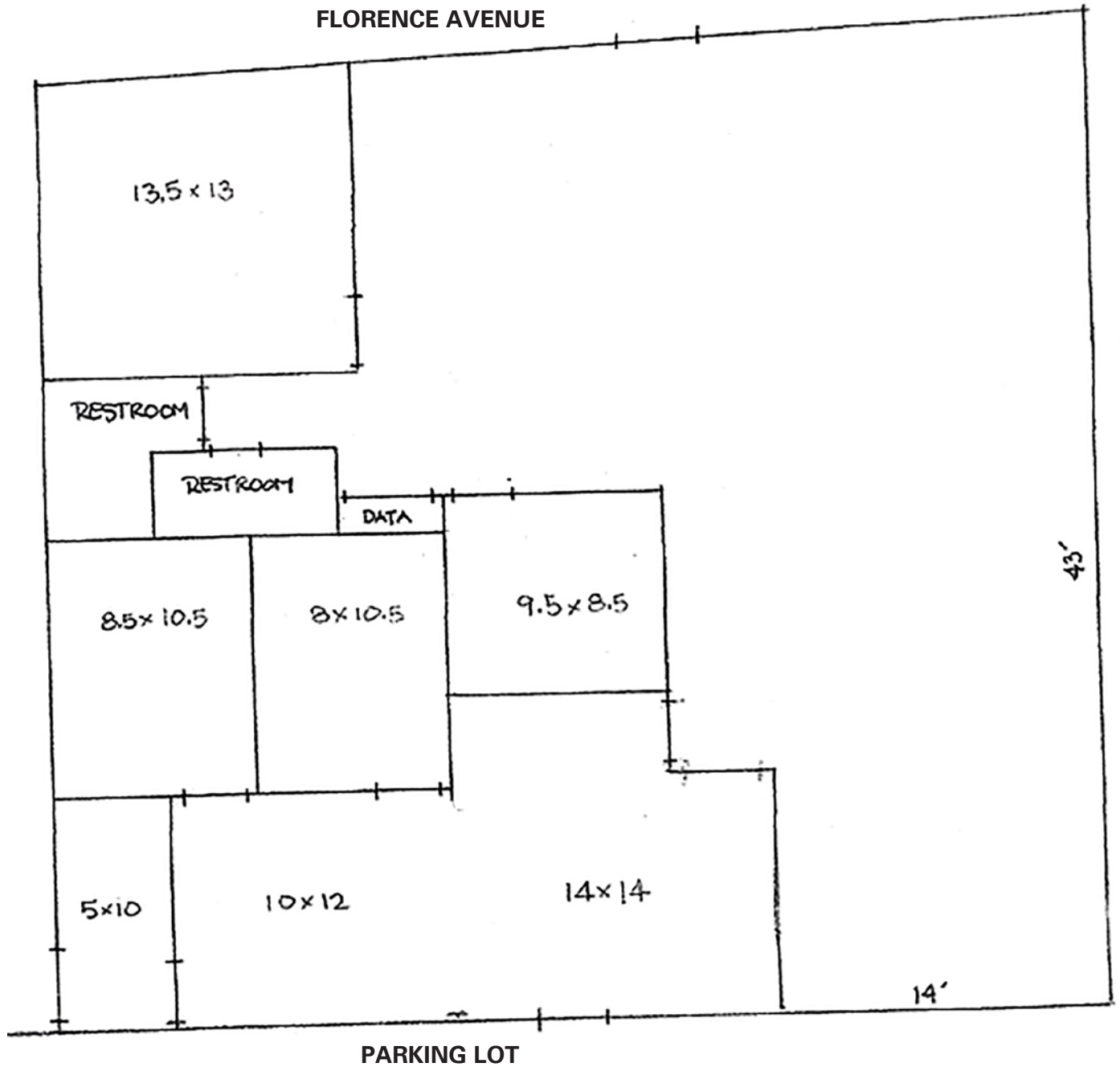
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- Suite is furnished with 14 moveable cubicles total (arranged 10+4), plus 4 private offices (or 2 executive offices + 2 conference rooms), 2 restrooms, a utility room and a data closet

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