



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
- LEASE RATE: \$2.85/SF/Month (NNN)

OFFERING SUMMARY

Lease Rate:	\$2.85 SF/month (NNN)
Available SF:	1,340 - 1,757 SF
Lot Size:	
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
Suite 116	\$2.85 SF/month	1,340 SF



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FOR LEASE

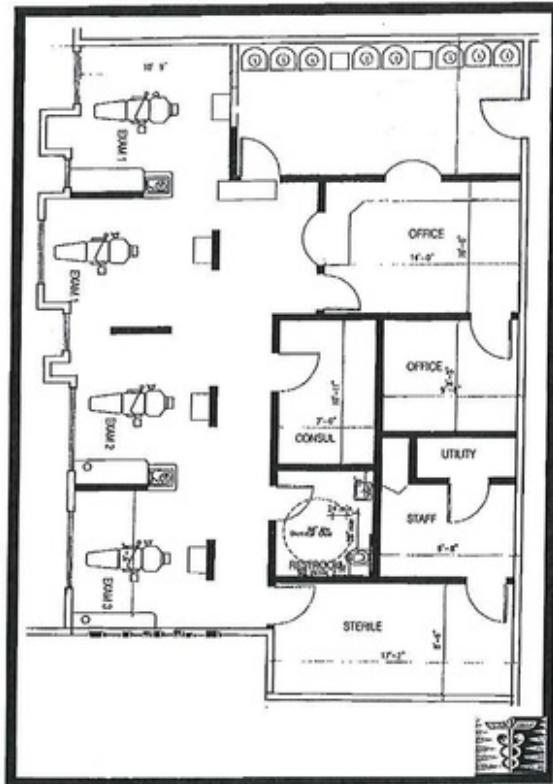


MEDICAL



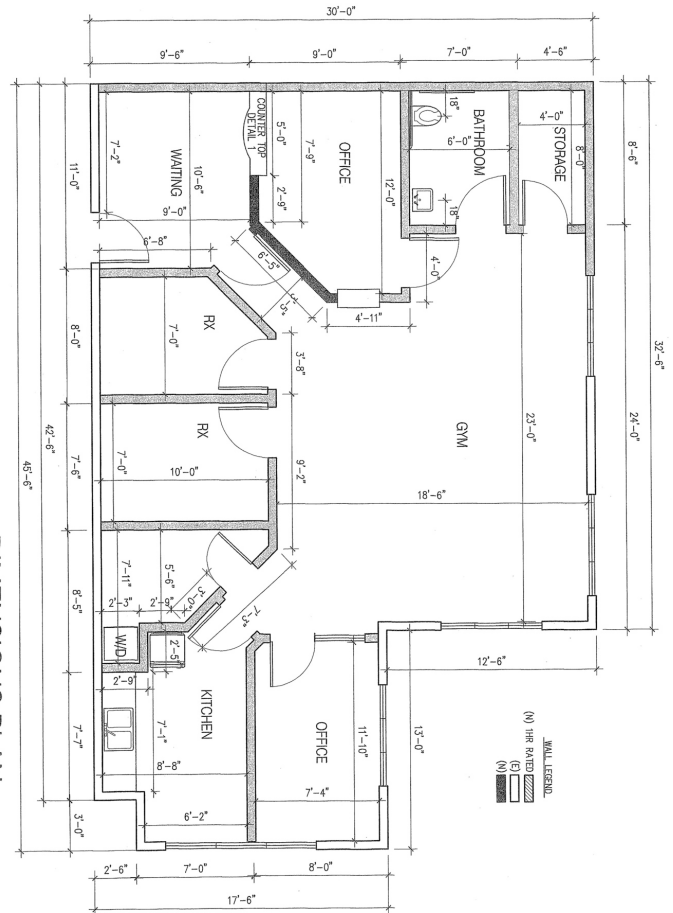
1,340 - 1,757 SF

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



#207

DIMENSIONS PLAN
SCALE: 3/8" = 1'-0"



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

Suite 116 | 1,340 SF
Fully built out physical therapy suite

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