



FOR LEASE > WORLDPORT PROFESSIONAL & MEDICAL BUILDING

MEDICAL & OFFICE SPACE

1350 WEST 6TH STREET | SAN PEDRO, CA 90732

PROPERTY HIGHLIGHTS

- > Newest Modern Office Building on Hospital Campus
- > 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
- > Newly Painted Throughout and Improved Lighting
- > 24 Hour Hospital Zone Security Patrols
- > Newer Parking Deck with Tile Flooring

LEASE RATE

- > \$2.75 PSF, Modified Gross

TEASER RATE: \$2.00-\$2.15/SF, MG for the first year for a 3 or 5 year lease!!

SPACE AVAILABLE

- > 1st Floor - Direct Ground Floor Access
- > Suite 100: Approx. 1,396 SF Net (1,615 SF Loaded)
- > 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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The floor plan shows a small office building with a central hallway. On the left side, from top to bottom, there is a Reception area, a Bathroom, and two empty rooms. On the right side, from top to bottom, there are three empty rooms, a Kitchen, and one more empty room at the bottom. The layout is symmetrical around the central hallway.

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A map of Northwest San Pedro, California. The Peck Park Community Center is marked with a blue star icon at the intersection of W 7th St and S Western Ave. Other streets shown include MacArthur St, W General St, W 1st St, W 2nd St, W 3rd St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St. The map also shows the Peck Park Community Center, Peck Park, and the Peck Park Community Center. The map is titled "NORTHWEST SAN PEDRO" and includes a scale bar and a north arrow.

