

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

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)

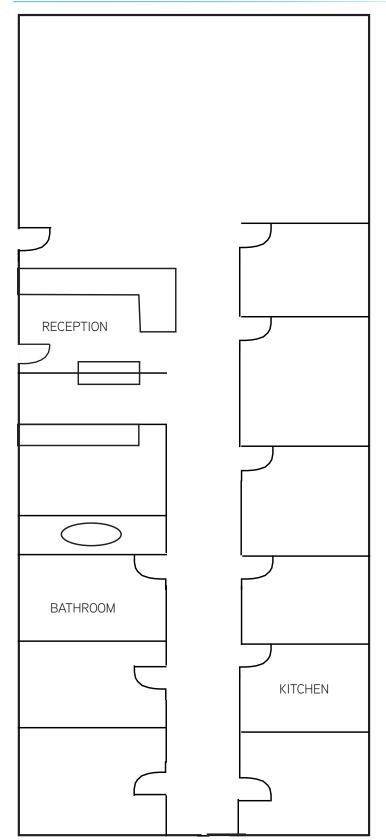
LEASE RATE

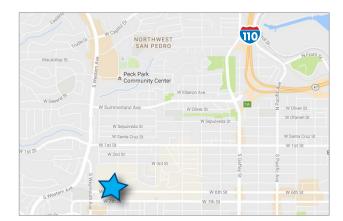
> \$2.75 PSF, Modified Gross

THACHER GOODWIN LICENSE NO. 01758949 310 321 1821 EL SEGUNDO, CA thacher.goodwin@colliers.com TEASER RATE: \$2.00-\$2.15/SF, MG for the first year for a 3 or 5 year lease!!

CARTER RUDNICK LICENSE NO. 01978170 310 321 1835 EL SEGUNDO, CA carter.rudnick@colliers.com COLLIERS INTERNATIONAL 2121 ROSECRANS AVE. SUITE 3301 EL SEGUNDO, CA 310 787 1000

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* NOT TO SCALE

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