

OFFICE FOR LEASE



- *New first-class medical facility*
- *State-of-the-art technology; high-speed fiber internet, controlled access, individual AC & electrical systems*
- *Efficient L-shaped building*
- *Innovative, modern architecture*
- *Rare class A medical office space*
- *Centrally located in beach communities surrounded by numerous amenities*
- *Two level subterranean parking, charging stations, & convenient passenger drop-off area*

- \$2660 / month
- 1 year lease agreement
- Security deposit: \$2660
- Parking garage
- Abundance of parking
- Secure building
- 24/7 building access
- 24/7 HVAC access
- Elevators
- Separate entrance & exit
- Top of the line soundproofing
- Large south facing windows
- Shared spacious restrooms located on each floor
- Option to sublease
- **Utilities & Amenities Included:**
Wireless high speed internet, Electricity, Janitorial Services, HVAC, CAM, Trash & Recycling

LEED-certified Silver by the U.S. Green Building Council for: its operating efficiency, air quality, sustainable building materials & land use.

MANHATTAN MEDICAL CENTER
1000 N SEPULVEDA BLVD, SUITE #280
MANHATTAN BEACH, CA 90266

**FOR MORE INFORMATION & TO
SCHEDULE A TOUR CONTACT:**

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