

FOR LEASE

128

S MONTEBELLO BLVD
MONTEBELLO, CA 90640

TURN-KEY MEDICAL SUITE



STRATTONCRE.COM



128
S MONTEBELLO BLVD
MONTEBELLO, CA 90640

**TURN-KEY
MEDICAL SUITE**

FOR LEASE
\$3.00 PER SQ.FT. GROSS
INCL. FIRST RIGHT OF REFUSAL



Shaun Tramondo

Sales Associate - DRE #02166342

Cell: 661-212-0808

Shaun@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



OFFERING SUMMARY

128 S MONTEBELLO BLVD

TURN-KEY MEDICAL SUITE

Stratton Commercial Real Estate, Inc. is proud to offer 128 S Montebello Blvd, Montebello, CA 90640, a fully equipped turn-key 2,500 sq.ft. medical office available for lease. **Formerly home to an optometrist and surgery center, this versatile space is ideal for a variety of medical practices.** Featuring **8 exam rooms with sinks, dual waiting rooms, an employee break area, and restroom**, this office is designed for efficiency and patient comfort.

Advanced amenities include **oxygen and nitrogen lines run throughout, back up generator system, dual air conditioners, automatic lighting, outlets for media displays, intercom phone system, T1 internet line, and a robust alarm system.** With two reserved parking spots and ample unreserved parking, plus two prominent sign cans, this property is ready to support your growing practice. Asking rate is \$4.40 per sq.ft. gross with a first right of refusal. Contact Shaun Tramondo today for more information!

SUITE SQ.FT	2,500±
LOT SIZE SQ.FT	21,609± (PART OF CENTER)
YEAR BUILT	1987
FLOORS	1
APN(S)	6349-007-027
ZONING	C-2



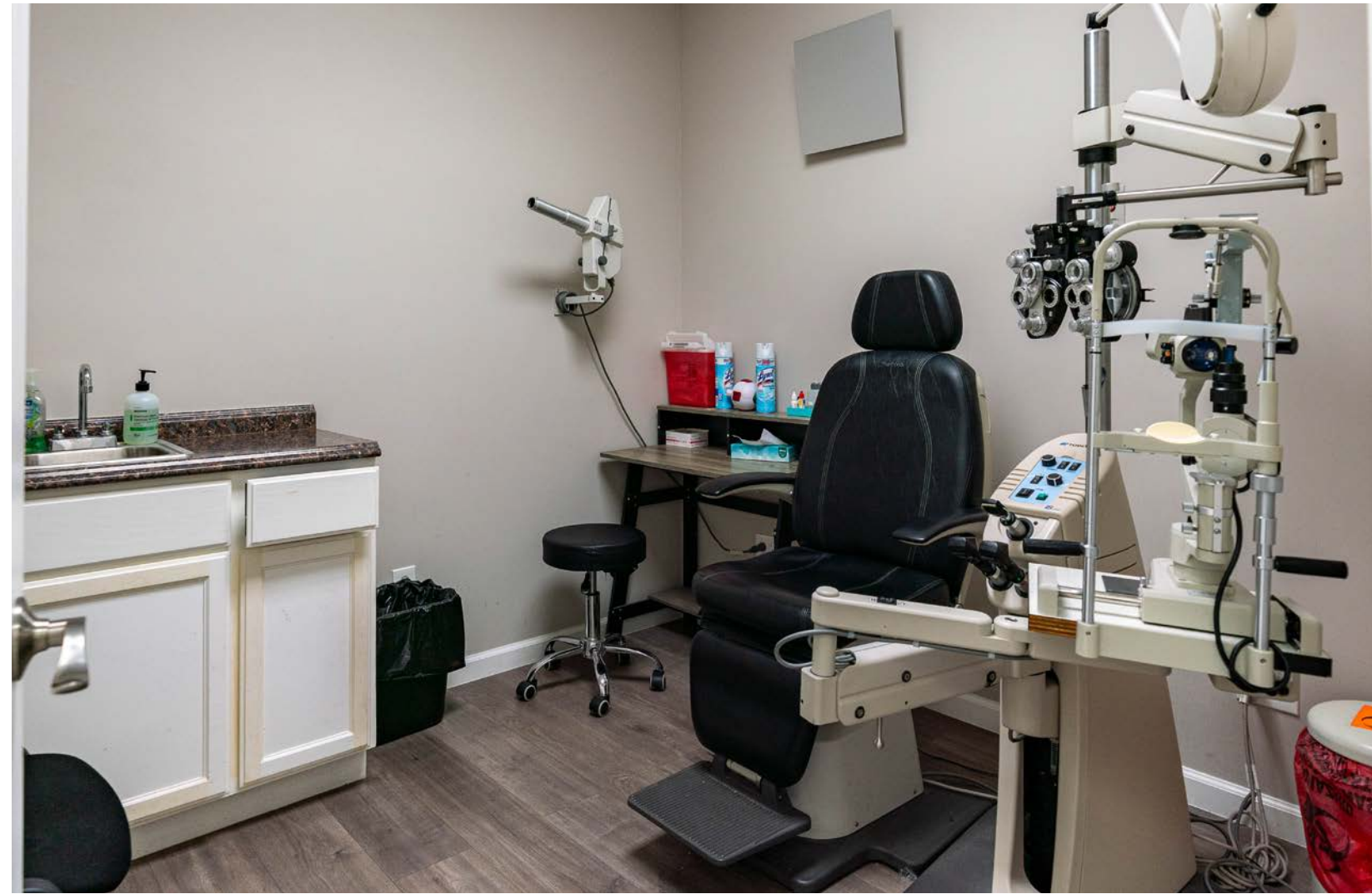










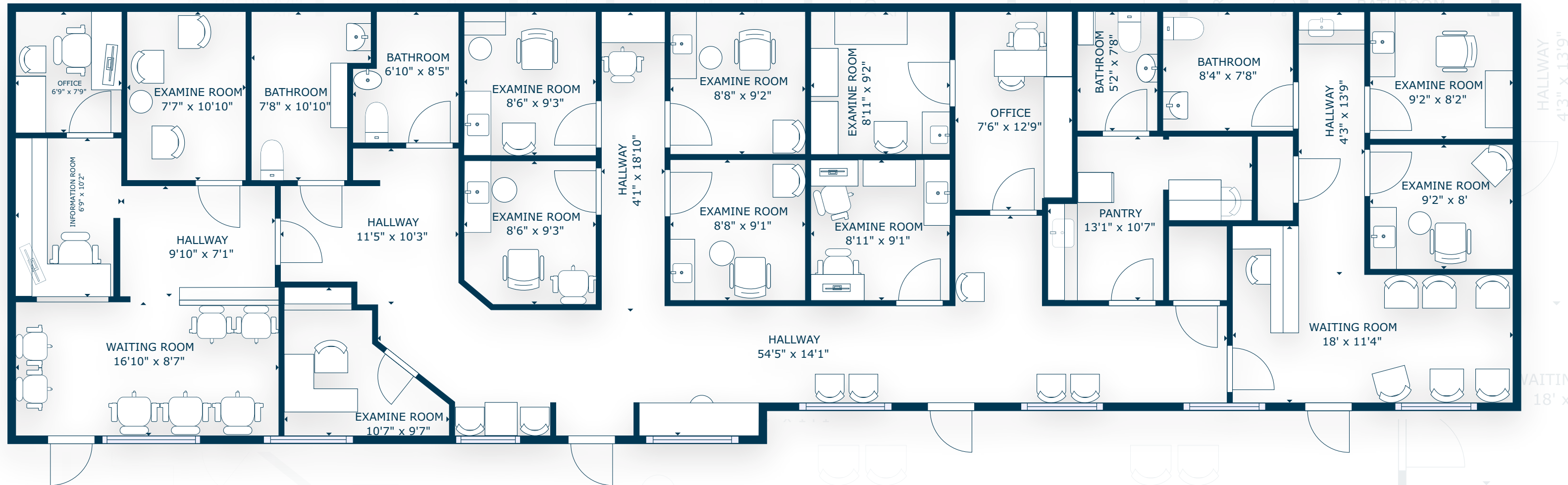




128 S MONTEBELLO BLVD

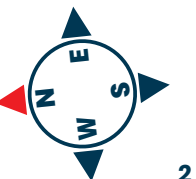
MONTEBELLO, CA 90640

FLOOR PLAN



SCAN, TAP or CLICK!

The information in this floorplan has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





128 S MONTEBELLO BLVD

MONTEBELLO, CA 90640

FOR LEASE - TURN-KEY MEDICAL SUITE

FOR MORE INFORMATION:



Shaun Tramondo

Sales Associate - DRE #02166342

Cell: 661-212-0808

Shaun@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

