

# Ave I Business Center

340 E Avenue I

Lancaster, CA 93535

FOR LEASE



Valley Realty



## PROPERTY OVERVIEW

This Business Center is across the street from the “*High Desert Regional Health Center*” complex that opened in 2014! The project is also home to the new, Department of Veterans Affairs Outpatient Clinic which opened in 2015. The 10,400+/- rsf end cap is available and for larger needs, the contiguous units could be combined to offer 15,600sf! Great parking and visibility on Avenue I which offers an ADT of 21,200!

## PROPERTY DETAILS

<b>BLDG SIZE:</b>	27,592+/- rsf
<b>AVAILABLE:</b>	
<b>#101</b>	10,400+/-rsf - \$8,320/mo
<b>#105/106</b>	2,600+/-rsf - \$2,340/mo
<b>#117/118</b>	2,600+/-rsf - \$2,340/mo
<b>LEASE TYPE:</b>	Modified Gross
<b>YEAR BUILT:</b>	1988
<b>PARKING:</b>	5.35/1000
<b>ZONING:</b>	C (Commercial)
<b>SIGNAGE:</b>	Monument/Building

## FOR MORE INFORMATION CONTACT:

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Direct 661.948.2644 x 22 Main 661.948.2644 42402 N. 10th Street West #E  
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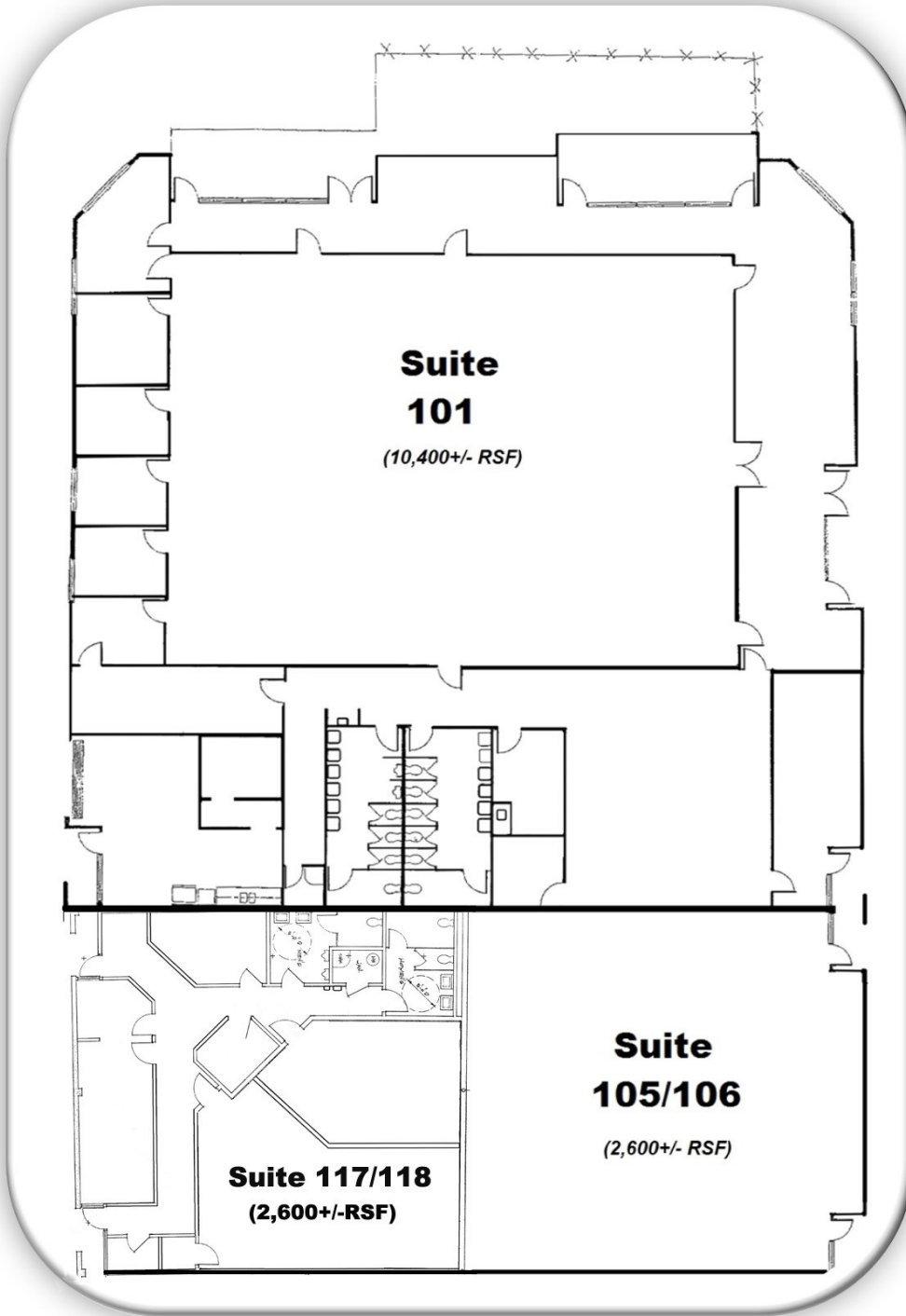
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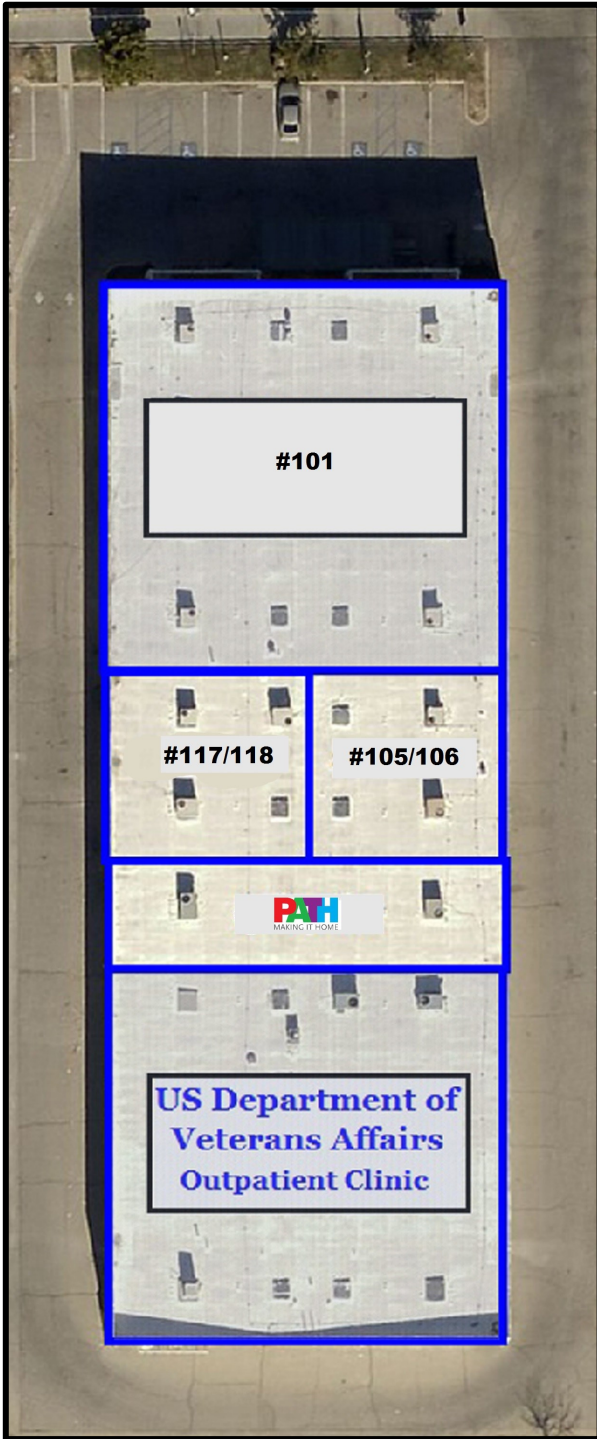
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