

FOR LEASE

±1,674 SF MEDICAL OFFICE BUILDING

249 REDONDO AVE, LONG BEACH, CA 90803

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



VIRTUAL TOUR

CLICK HERE



- **Asking Rate:** \$2.00 / SF NNN (\$3,348.00 / Month)
- **OPEX Rate:** \$0.94 / SF (\$1,573.56 / Month)
- ±1,674 SF Medical Office Building For Lease
- Active Dental Business License w/ City of LB (verify)
- 7 Procedural Rooms, Lab Space, Kitchenette, Waiting Room, Private Office, Restroom
- Bonus 395 SF Garage or 2 Parking Spaces (Not in SF)
- Possible 4 Total Parking Spaces
- Major Street Frontage on Redondo (21,658 Cars Per Day*)
- Belmont Heights Neighborhood (\$107,283 Average Household Income within 2 Miles*)
- Zoning: CNR ([Click Here to Learn More and See All Medical + Professional Uses](#))

*Per Costar

CALL US TO LEARN MORE

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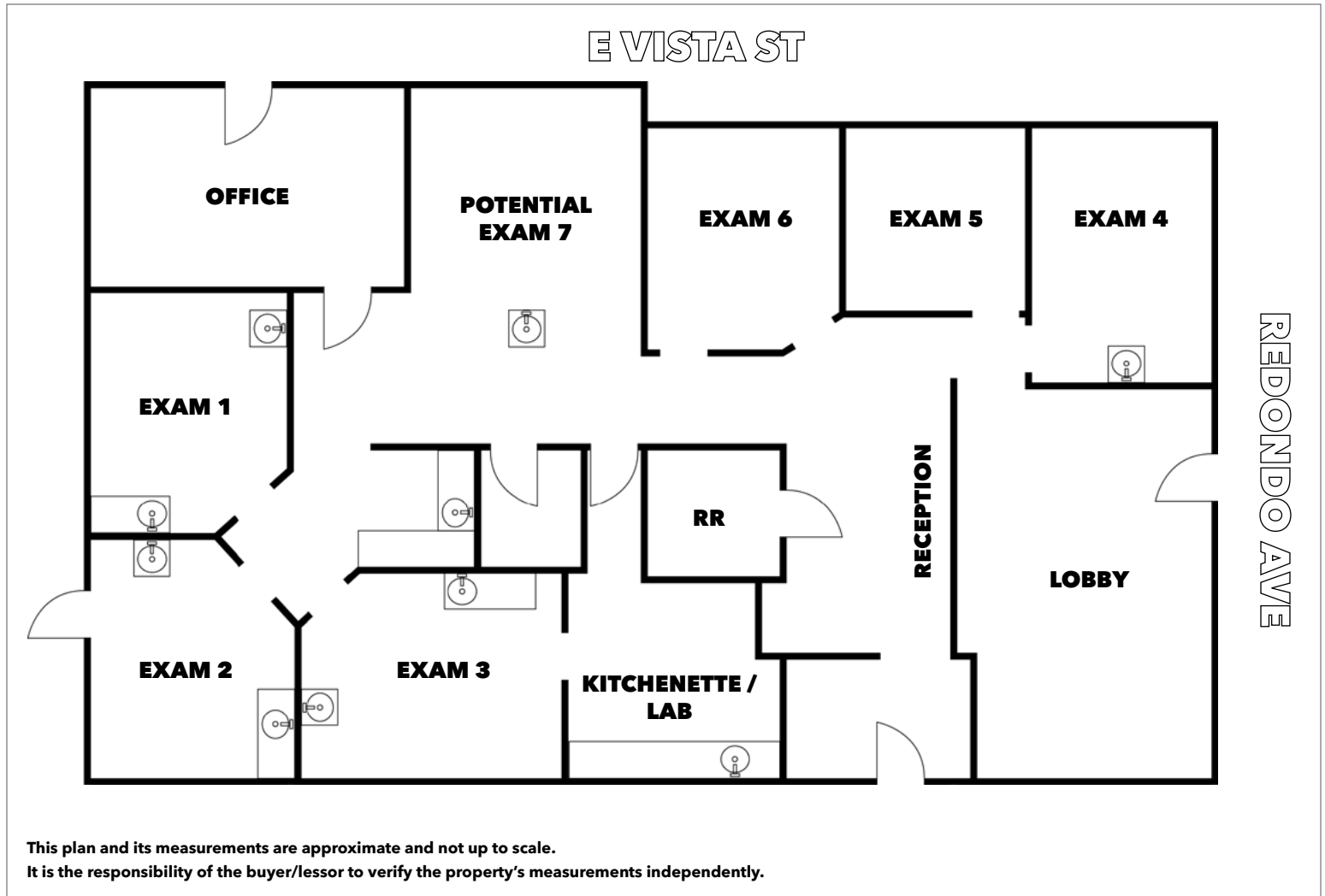
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LEE & ASSOCIATES **LOS ANGELES - LONG BEACH**

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