

MERIDIAN PROFESSIONAL CENTER

Medical Professional Office Condominiums *Palmdale*

Medical / Office Suites For Sale or Lease
2,025 SF – 6,348 SF

607 - 655 West Ave. Q, Palmdale, CA 93551



HOME

OVERVIEW

AERIAL

WHOLE BUILDING
PRICING

UNIT PRICING
BUILDINGS A - D

UNIT PRICING
BUILDINGS E - H

NEW HOSPITAL

CONTACT US



MERIDIAN PROPERTY COMPANY

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Project Overview:

Meridian Professional Center (MPC) offers the Antelope Valley's medical and professional community the unique opportunity to purchase whole building office space, as well as individual condominium suites, ranging from 2,025 square feet and up, with up to 90% financing.

Located on the corner of Trade Center Drive and Avenue Q in Palmdale's Trade and Commerce Business Park, the development is comprised of eight (8) freestanding, single story buildings situated in a generously landscaped campus environment.

Parking:

+/- 5 parking spaces per 1,000 square feet making it ideal for medical and general office users.

Financing:

Financing is available with a 10% down payment through SBA programs at market terms and conditions.

Enterprise Zone:

Located in the Palmdale Enterprise Zone, MPC offers an array of incentives such as hiring credits, state tax credits and other business deductions. For a detailed list of enterprise zone benefits go to www.cityofpalmdale.org/business/enterprise.html.

Amenities:

Meridian Professional Center is ideally situated one (1) block from the main entrance to the new Palmdale Regional Medical Center and is surrounded by restaurants, retail, daycare and other amenities. Additionally, it provides excellent access to Highway 14.



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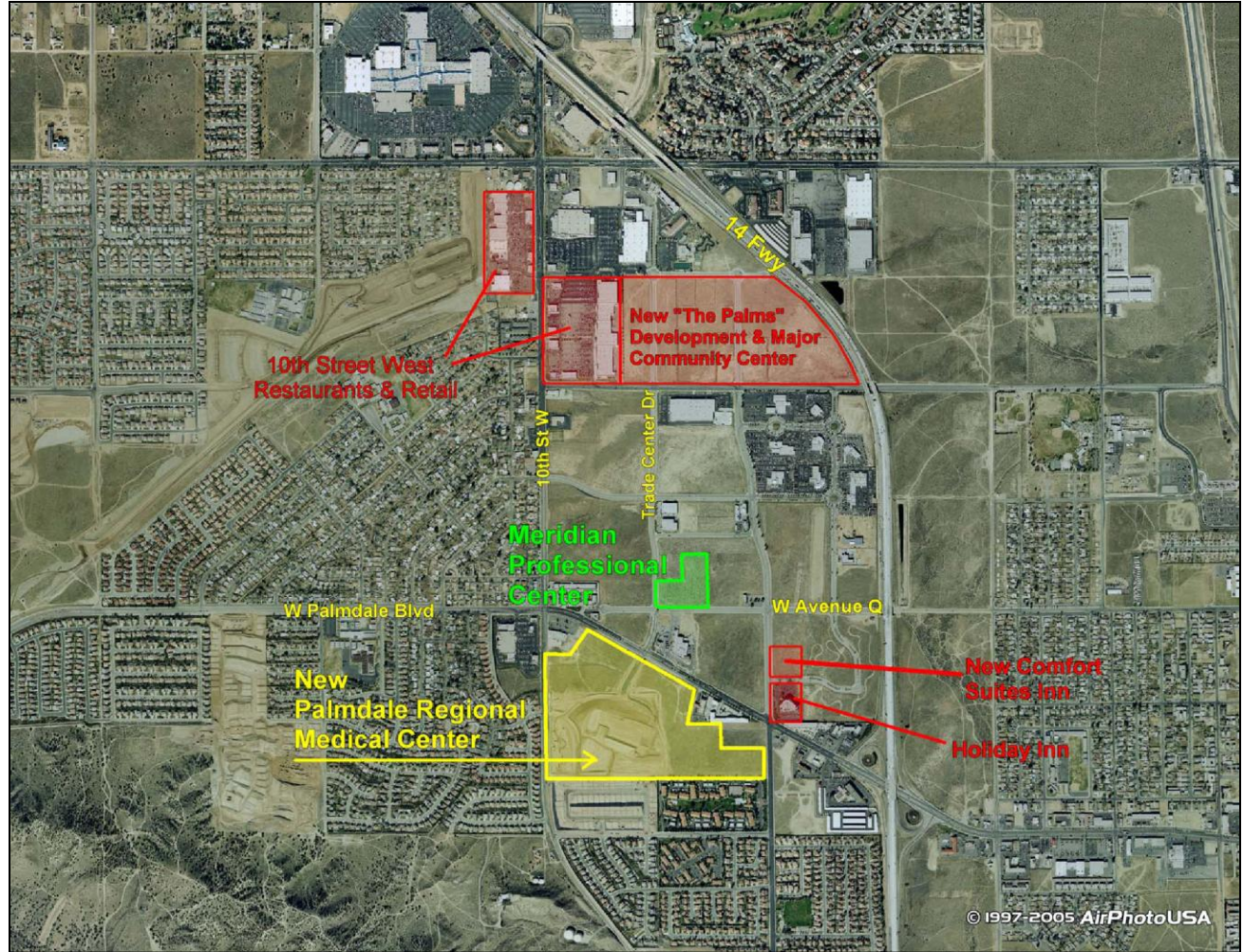
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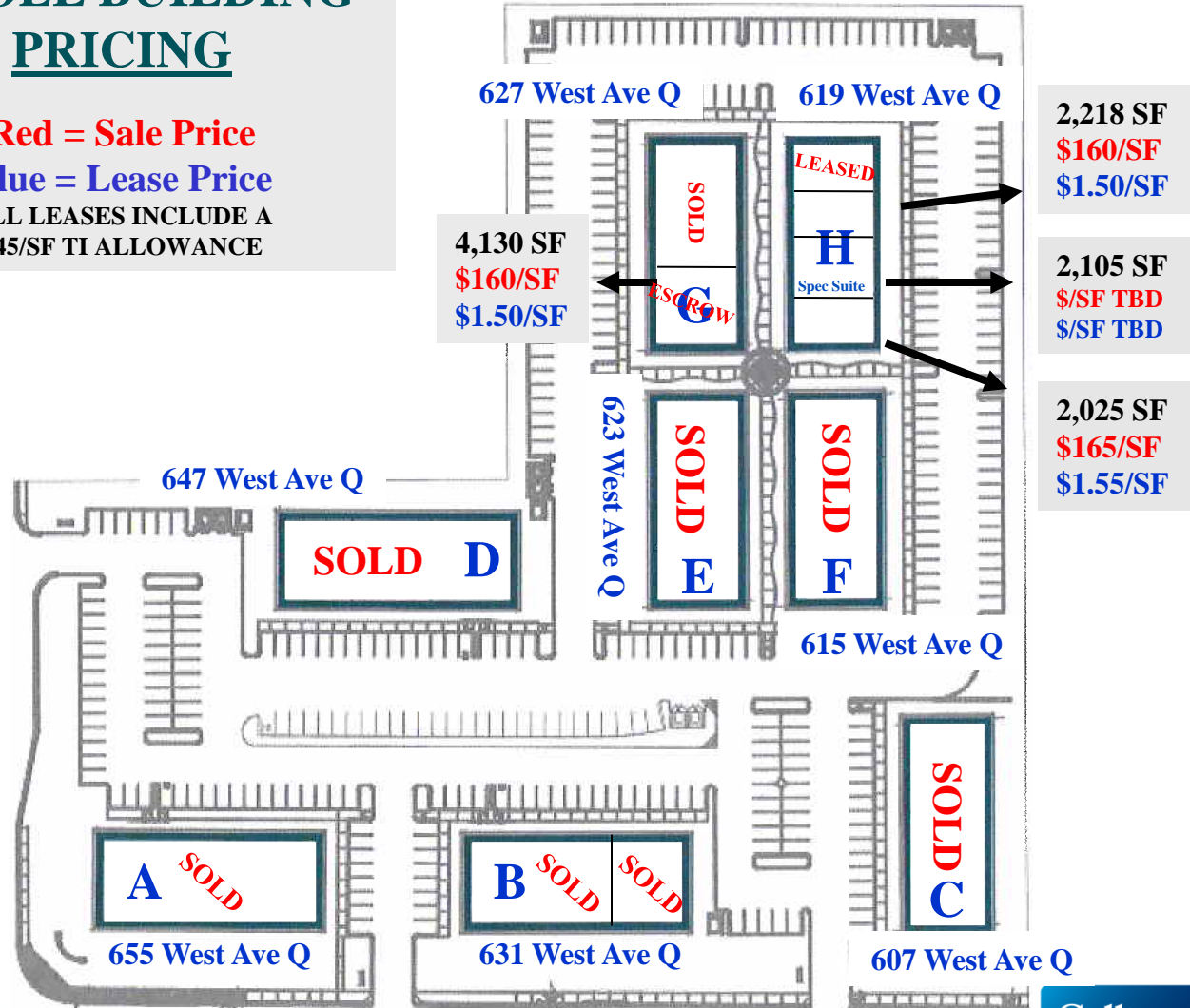
Palmdale

WHOLE BUILDING PRICING

Red = Sale Price

Blue = Lease Price

ALL LEASES INCLUDE A \$45/SF TI ALLOWANCE



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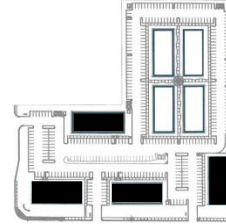
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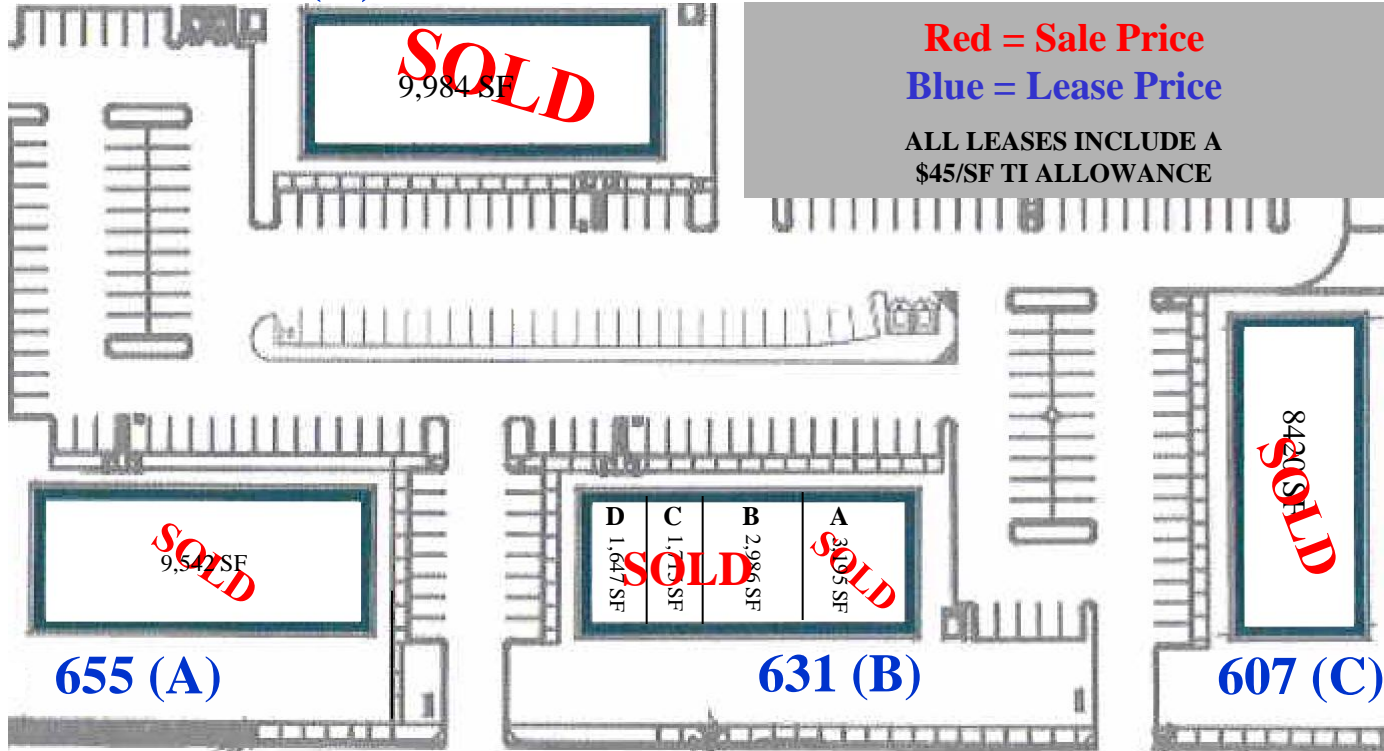


647 (D)

SOLD
9,984 SF

Red = Sale Price
Blue = Lease Price

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UNIT PRICES BUILDINGS E - H

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ALL NON-SPEC LEASES INCLUDE A
\$45/SF TI ALLOWANCE

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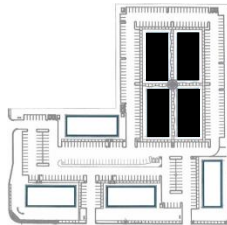
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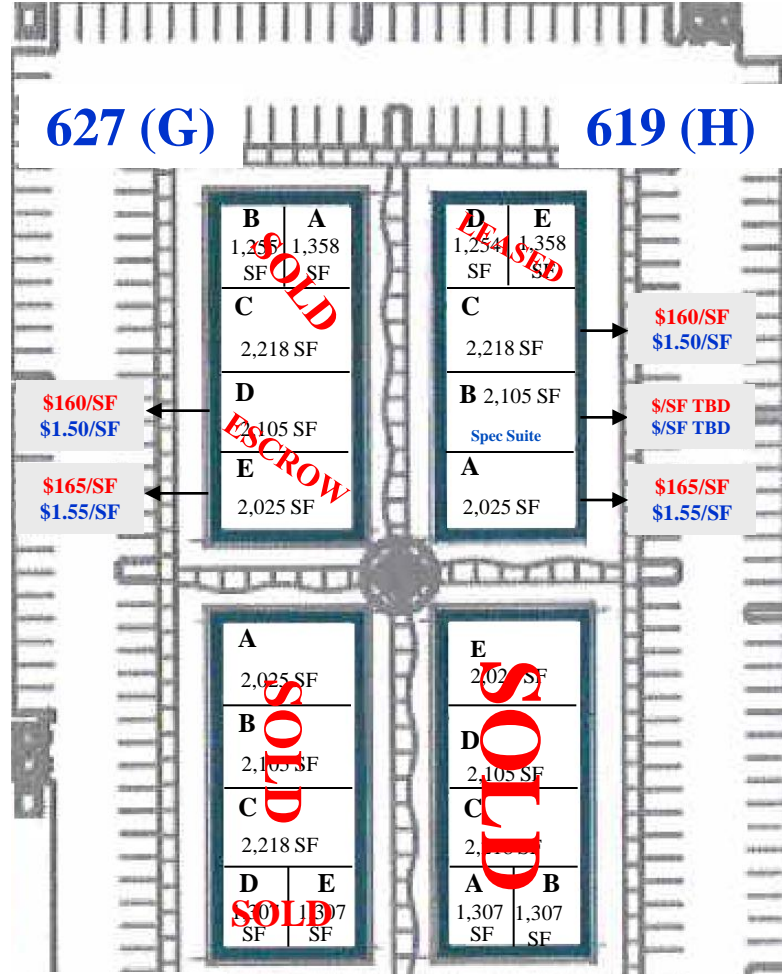
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627 (G) 619 (H)



623 (E) 615 (F)



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- [Palmdale Regional Medical Center](#)
 - +/- 250,000 Square Feet
- Developed by Universal Health Services
 - Third largest hospital developer & operator in United States
- Hospital has 206 Beds:
 - 32 Intensive Care Beds
 - 108 Medical Surgical, Telemetry & Pediatric Beds
 - 25 Obstetrics Beds
 - 6 Neonatal Intensive Care Beds
 - 35 Emergency Room Beds
- Phase II plans to add 66 beds



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John Erickson

DRE #00977578

Senior Vice President

661 253 5202

john.erickson@colliers.com

Brent Weirick

DRE #00954803

Senior Vice President

818 325 4104

brenton.weirick@colliers.com

Zeke Patterson

DRE #01721293

Associate

661 253 5207

zeke.patterson@colliers.com

COLLIERS INTERNATIONAL

27200 Tourney Road

Suite 300

Valencia, CA 91355

COLLIERS INTERNATIONAL

16830 Ventura Blvd

Suite J

Encino, CA 91436



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