

CHALLENGER BUSINESS PARK

Palmdale Blvd. & 5th St. West, Palmdale, CA

Palmdale Regional Medical Center Slated To Open Early 2010



Office/Medical Buildings

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For Lease or Sale

- No Mellow Roofs
- Class "A" Professional Office & Medical Space
- Space Available from 1,200 to 49,000 SF
- Building Sizes from 6,250-8,400 SF
- 5: 1,000 SF Landscaped Parking
- Excellent Identity & Exterior Signage
- Surrounded by Palmdale's Top Restaurants, Hotels & Retail Stores
- Prime Location next to The New Palmdale Regional Medical Center and within the Trade & Commerce Center
- Within A "State Enterprise" Zone Immediately off Highway 14. Closest Palmdale Class "A" Building to Santa Clarita & San Fernando Valley. Immediate Occupancy
- Retail Tenant - *Camille's Sidewalk Cafe*

*Full Commission
to Procuring
Agent!
Call for Details.*

4195 E. THOUSAND OAKS BLVD. #125
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CHALLENGER BUSINESS PARK

38410, 38420, 38430, 38440, 38450 & 38460 5th Street West



OPPORTUNITIES *No Mellow Roos*

BLDG 1 (Med/Office)

Size/Available: 1,250 SF—6,250 SF
Lease Rate: \$1.75 psf NNN *

BLDG 2 & 3 (Med/Office)

Size/Available: 1,250 SF—6,700 SF
Lease Rate: \$1.75 psf NNN *

BLDG 4 (Med/Office)

Total SF: 6,250
Size/Available: 1,250 SF
Lease Rate: \$1.75 psf NNN *

BLDG 5 (Office)

Total SF: 8,400
Size/Available: 1,250 SF—6,952 SF
Lease Rate: \$1.75 psf NNN *

BLDG 6 (Office)

Size/Available: 800 SF—49,000 SF
Lease Rate: \$1.75 psf NNN *

* First Year Rates-Call For Details!

www.challengerbusinesspark.com

