

731 MALL RING



731 MALL RING CIR. is a $\pm 13,806$ ft² two story medical office building, located on the southwest corner of Galleria Drive and Mall Ring Road, on the north edge of the Galleria at Sunset Mall. The property is conveniently located just half a block from the nearest 515 freeway access point and features common area parking as well as ample covered parking spaces for tenants.

Tenant improvement allowances are available for qualified applicants and leases (conditions apply).

Only 1 space left! Medical users are preferred, however Landlord is open to all space use discussions.

PROPERTY SUMMARY

FOR LEASE

STARTING BASE RENT
\$1.25 / ft² NNN

CAMS
\$0.40 / ft²

PROPERTY TYPE
OFFICE

BUILDING SIZE (GLA)
 $\pm 13,806$ ft²

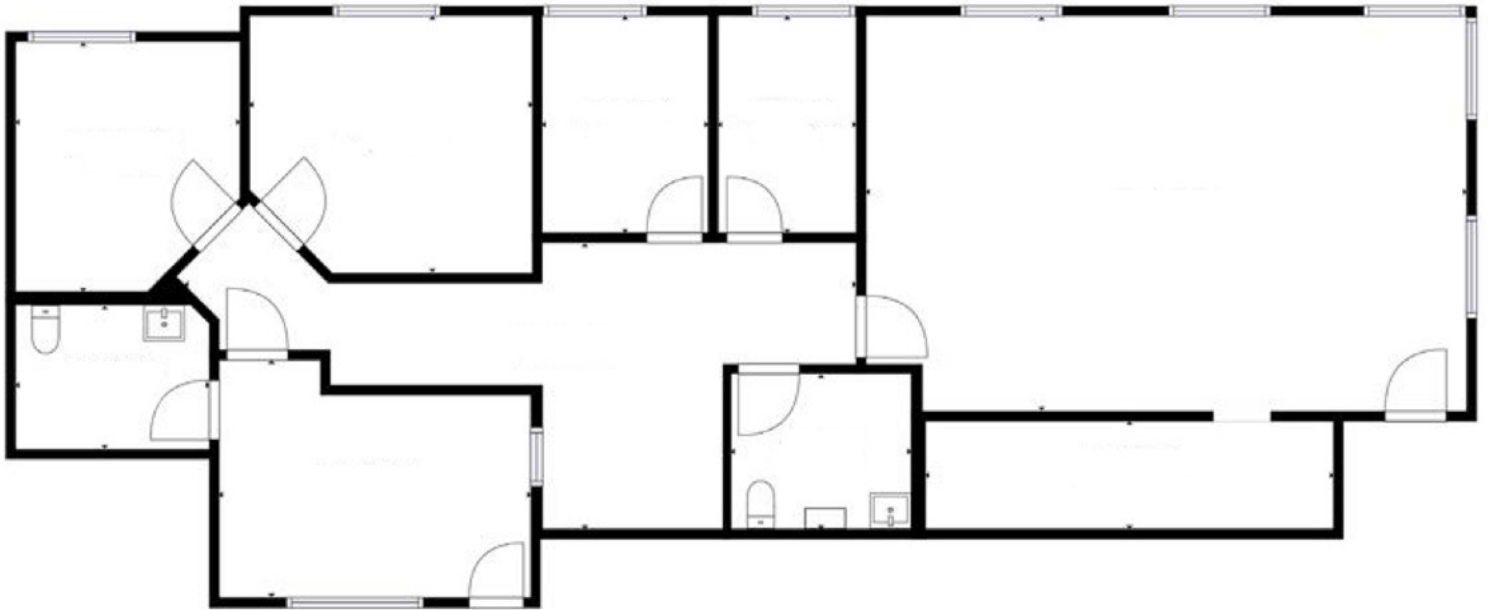
ZONING
CC, HENDERSON

YEAR BUILT / RENOVATED
1999 / 2022

LOT SIZE
 ± 0.89 ACRES

PARKING RATIO
4.36:1

COVERED PARKING
YES



SUITE #202 FEATURES:

- Second level, ±2,100 ft² office space.
- Great views from each room.
- Front & rear entrance options.
- 4 Offices, large waiting & reception areas, two private restrooms, large open bullpen area, secure storage.

SUITE	TENANT
100	Dr. Darrell K Spilsbury, DDS Spilsbury Orthodontics
101	Dr. Harout Gostanian, DDS, MSD Galleria Pediatric Dentistry
201	George Harouni, DDS Family and Cosmetic Dentistry
202	AVAILABLE
203	Daniel J Oehler, DMD Family Dentistry







For more information, contact:

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