



TYLER PORTMAN

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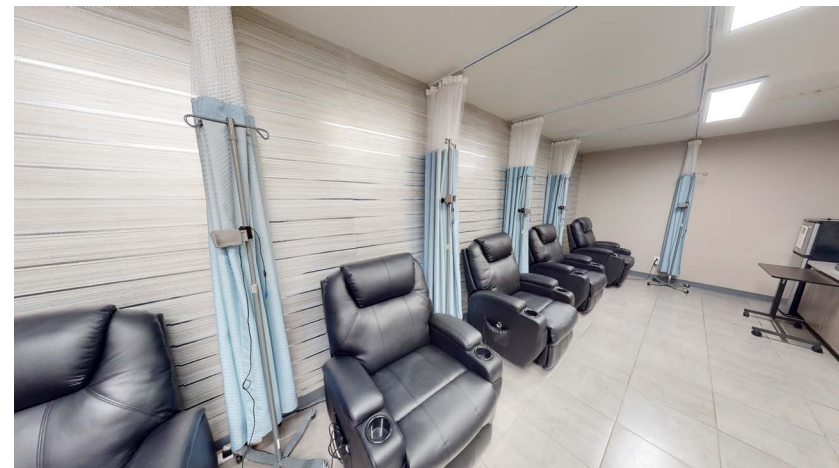
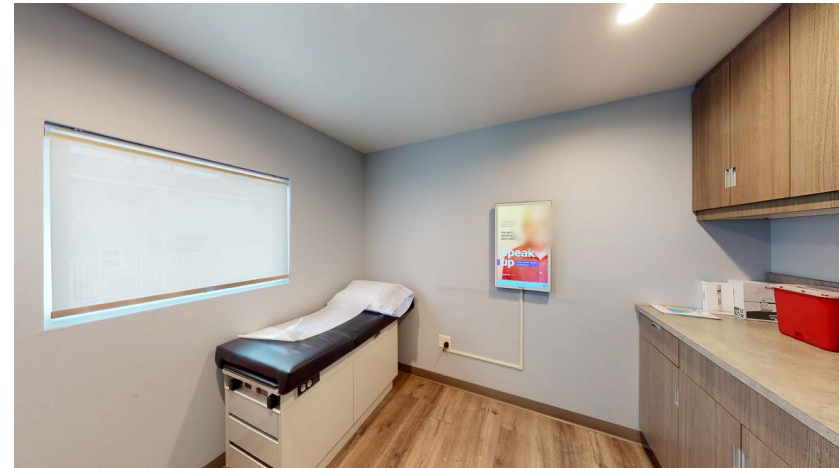
**13027 Hadley Street
Whittier, CA**



Medical Office Uptown Whittier

GM Properties, Inc. is proud to present a freestanding medical office building in Uptown Whittier. 13027 Hadley Street is a 5,928 square foot building that is currently built out with exam rooms, procedure rooms, back offices and a licensed non-sterile hazardous compounding room.

The building was completely renovated in 2015 and features a modern aesthetic, functional layout and an attractive exterior.





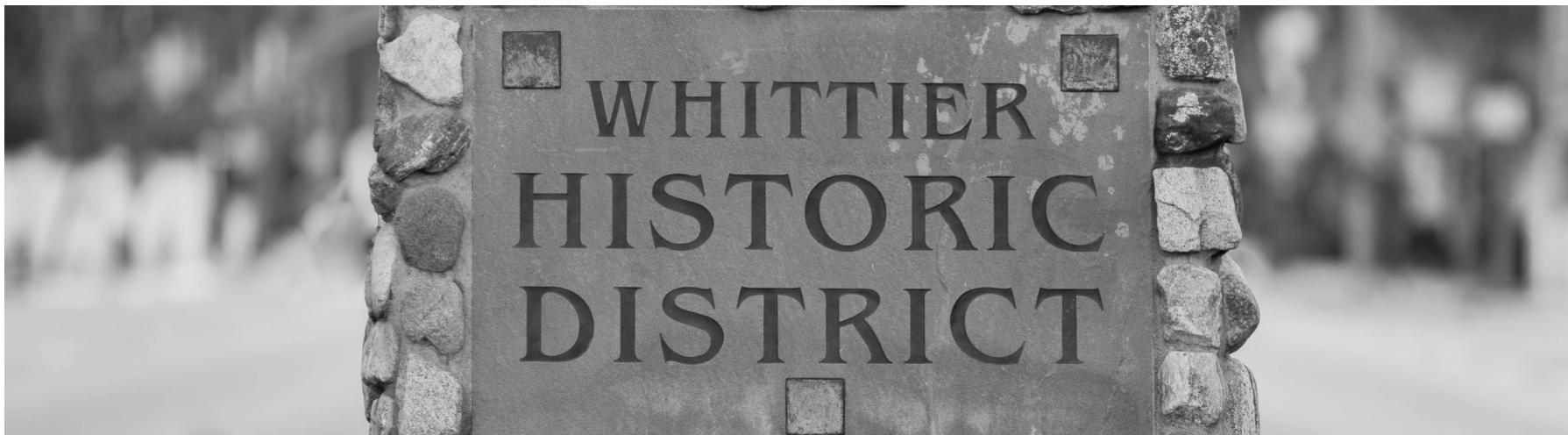
Uptown Whittier



Historic Uptown Whittier is the core of Whittier spanning 35 city blocks. Designed around Greenleaf Avenue's retail and restaurants, Uptown Whittier is full of historic buildings dating back to the late 1800's.

Located on the north edge of Uptown Whittier, 13027 Hadley will benefit from the walkability to restarants and public parking access.

The Subject Property is zoned Uptown General, as part of the Uptown Whittier Specific Plan. [Link](#)





Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 5,928 sq. ft
TOTAL: 5,928 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

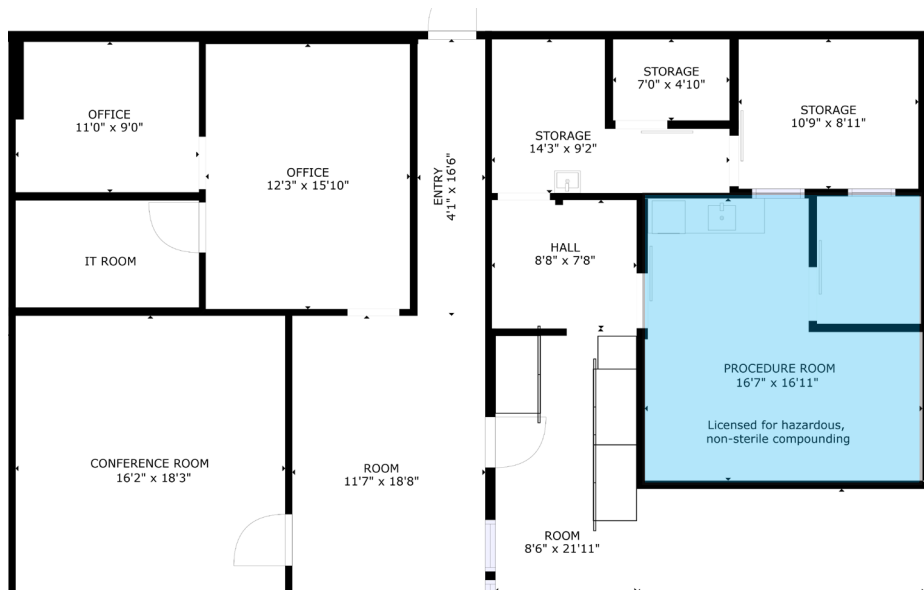
13027 HADLEY STREET, WHITTIER, CA



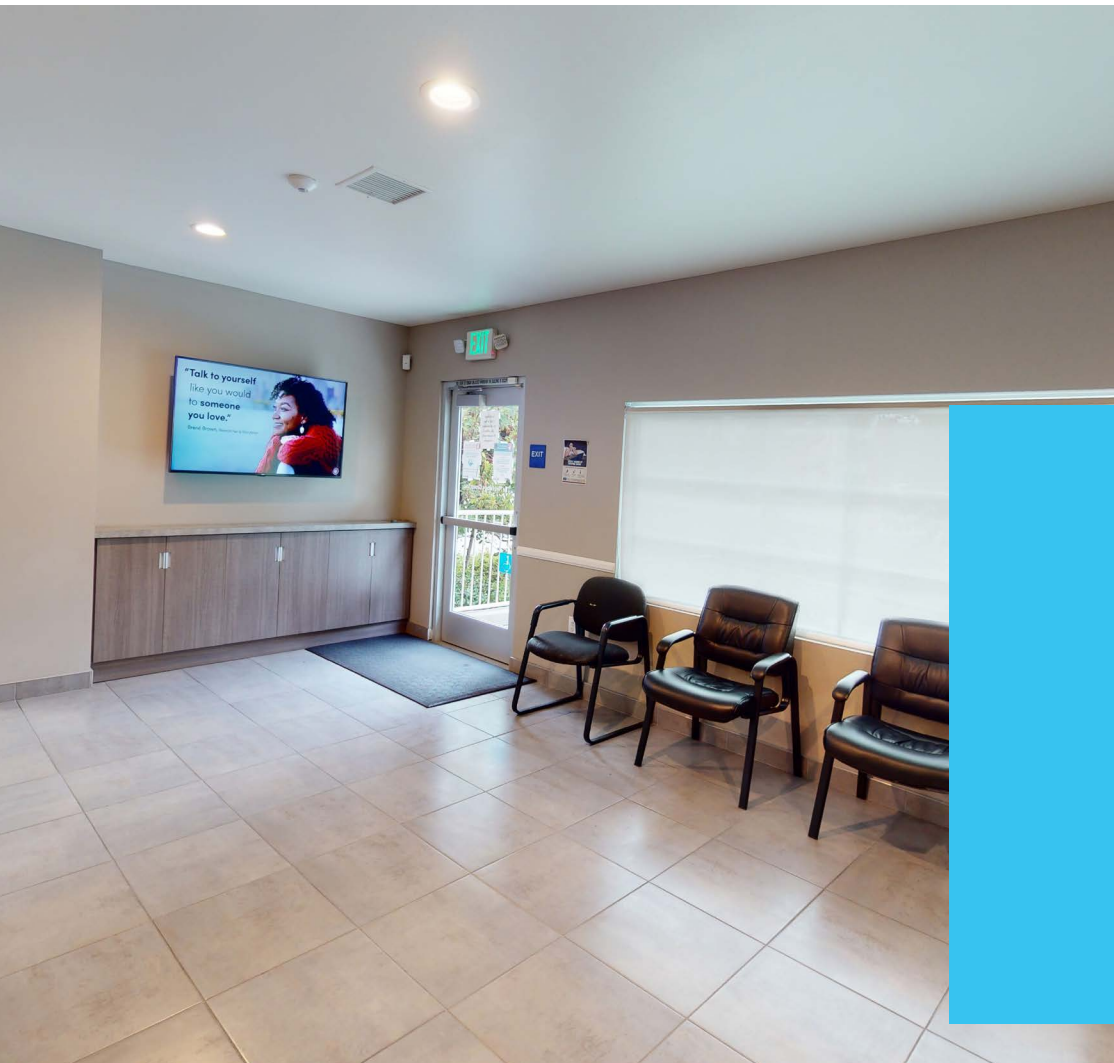


Non-Sterile Hazardous Compounding

The facility is licensed to perform hazardous, non-sterile compounding. The approximate 16' x 16' room offers negative pressure.



// Lease Rate



Building Size: 5,928 Square Feet
Lot Size: 13,861 Square Feet

Asking Price: \$2.00/sf Modified Gross

Utilities: Tenant Pays
Taxes: Owner Pays

Available: April 1, 2023



Exclusively
Listed By:



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