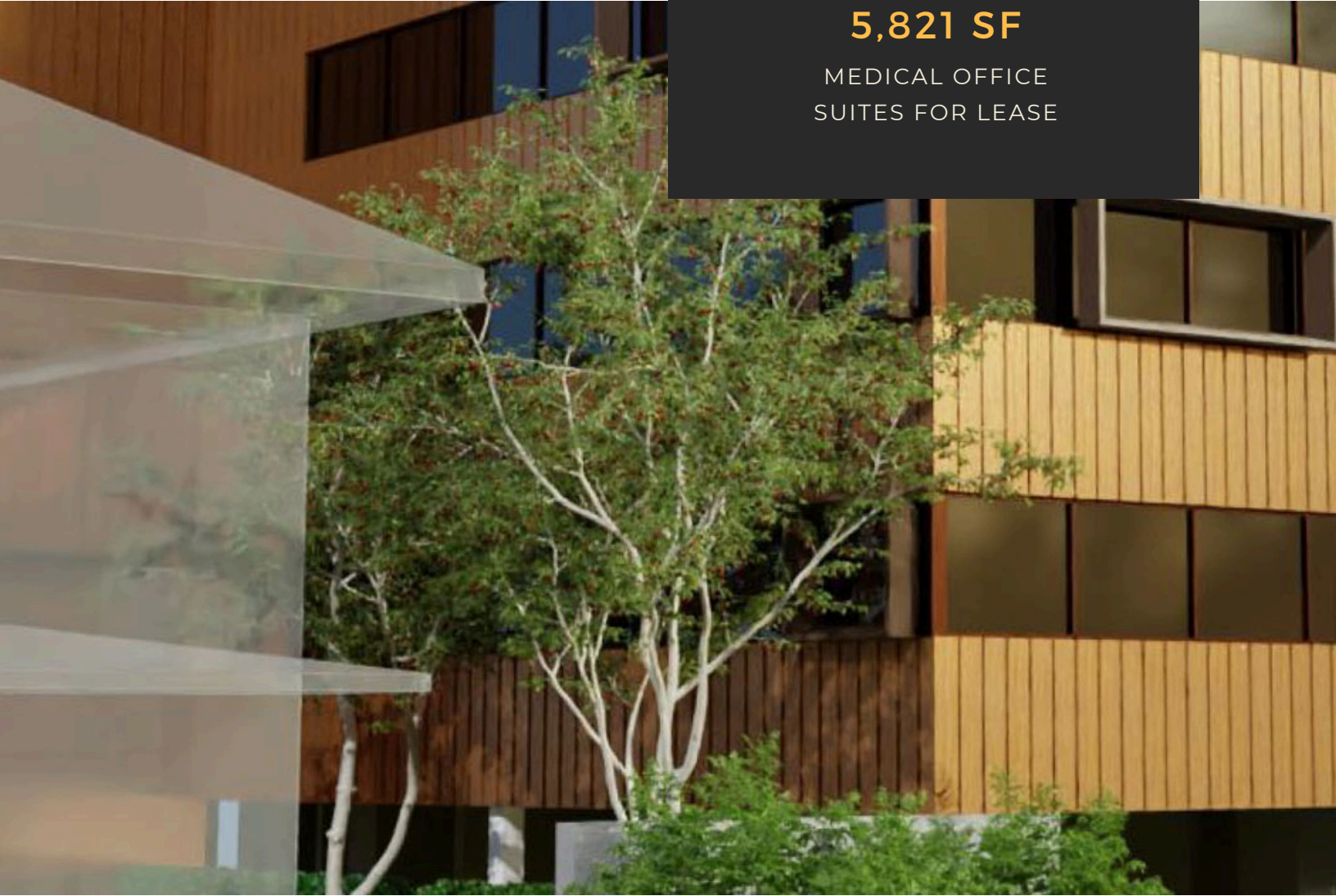


## BLAZA BUILDING

417 - 14 STREET NW

**5,821 SF**

MEDICAL OFFICE  
SUITES FOR LEASE



### FEATURES

- SECOND FLOOR 4,500 SF +/-
- THIRD FLOOR 1,321 SF +/-
- RENOVATION UNDERWAY
- AMPLE PARKING
- GREAT EXPOSURE TO 14TH STREET IN THE HILLHURST COMMUNITY

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# BLAZA BUILDING PROPERTY INFORMATION

TERM:	5 - 10 YEARS
NET RENT:	MARKET
OP COSTS (2024 BUDGET):	\$18.00 PSF (TBD)
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	Q4 2024



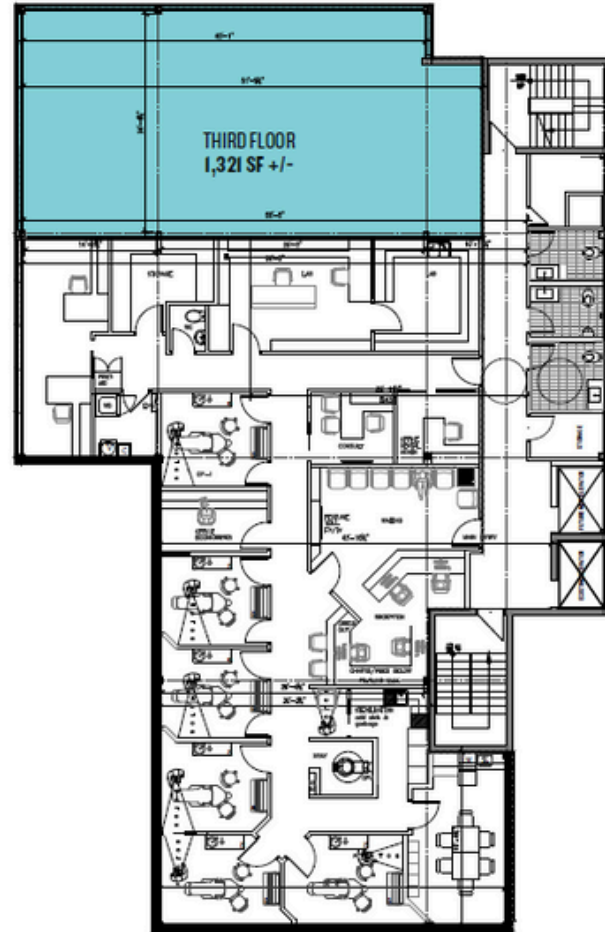
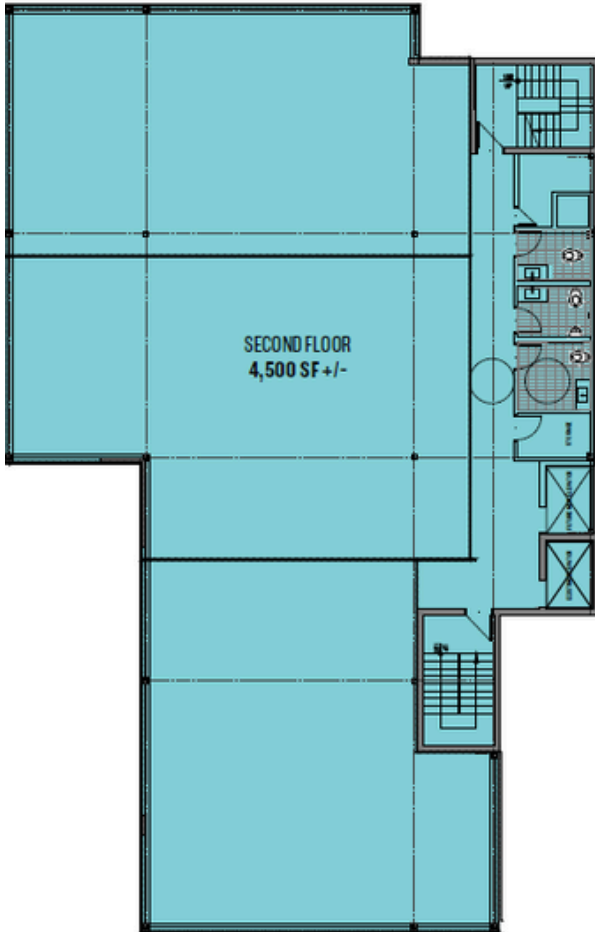
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# BLAZA BUILDING FLOOR PLANS



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