

FOR LEASE

300-304
E AVENUE K6
LANCASTER, CA 93535

OFFICE/ FLEX

STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM

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FOR LEASE

5 MONTHS FREE RENT

AVAILABLE ON LEASES EXECUTED BY 12/31/2026 WITH A MINIMUM 5-YEAR TERM



Daniel Stratton

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Robert Stratton

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



OFFERING SUMMARY

300–404 E AVENUE K6

OFFICE / FLEX BUILDING FOR LEASE

Stratton Commercial Real Estate, Inc. is pleased to present 300-304 E Avenue K6, Lancaster, CA, a ±27,134 square foot office/flex building located within the desirable Lancaster Business Park.

The property features a professional office environment with existing cubicles, furniture, private offices, conference areas, and support space, offering a functional and efficient layout for a variety of business users. Situated on a ±58,333 square foot lot and zoned Specific Plan 80-02, the property is well-suited for office and flex-space users seeking a strategic location within one of Lancaster's established business districts.

The expansive site provides ample on-site parking and convenient circulation for employees, clients, and visitors. Ideally located with easy access to Sierra Highway and other major thoroughfares, the property offers excellent connectivity to surrounding business services, retail amenities, and the greater Antelope Valley market.

Combining a professional business setting, existing office infrastructure, and a highly accessible location, this property presents an outstanding opportunity for businesses seeking quality office/flex space in Lancaster.

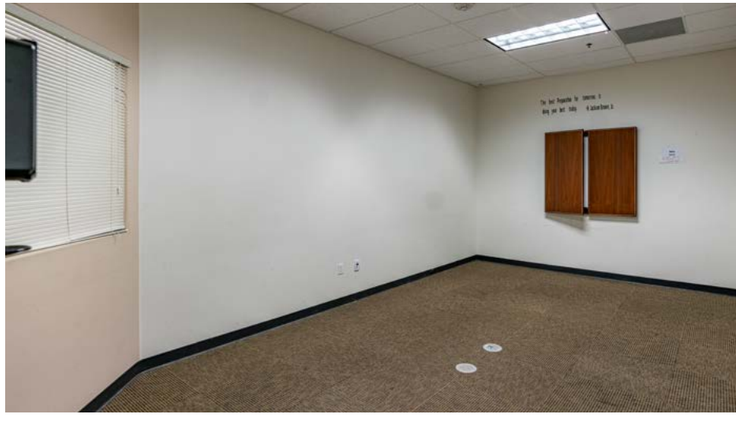
For more information or to schedule a private tour, please contact Daniel or Robert Stratton.

BUILDING SQ.FT	27,134±
LOT SIZE SQ.FT	58,333±
YEAR BUILT	2008
FLOORS	1
APN(S)	3126-032-070
ZONING	SP BP 80-02




EXIT








EXIT















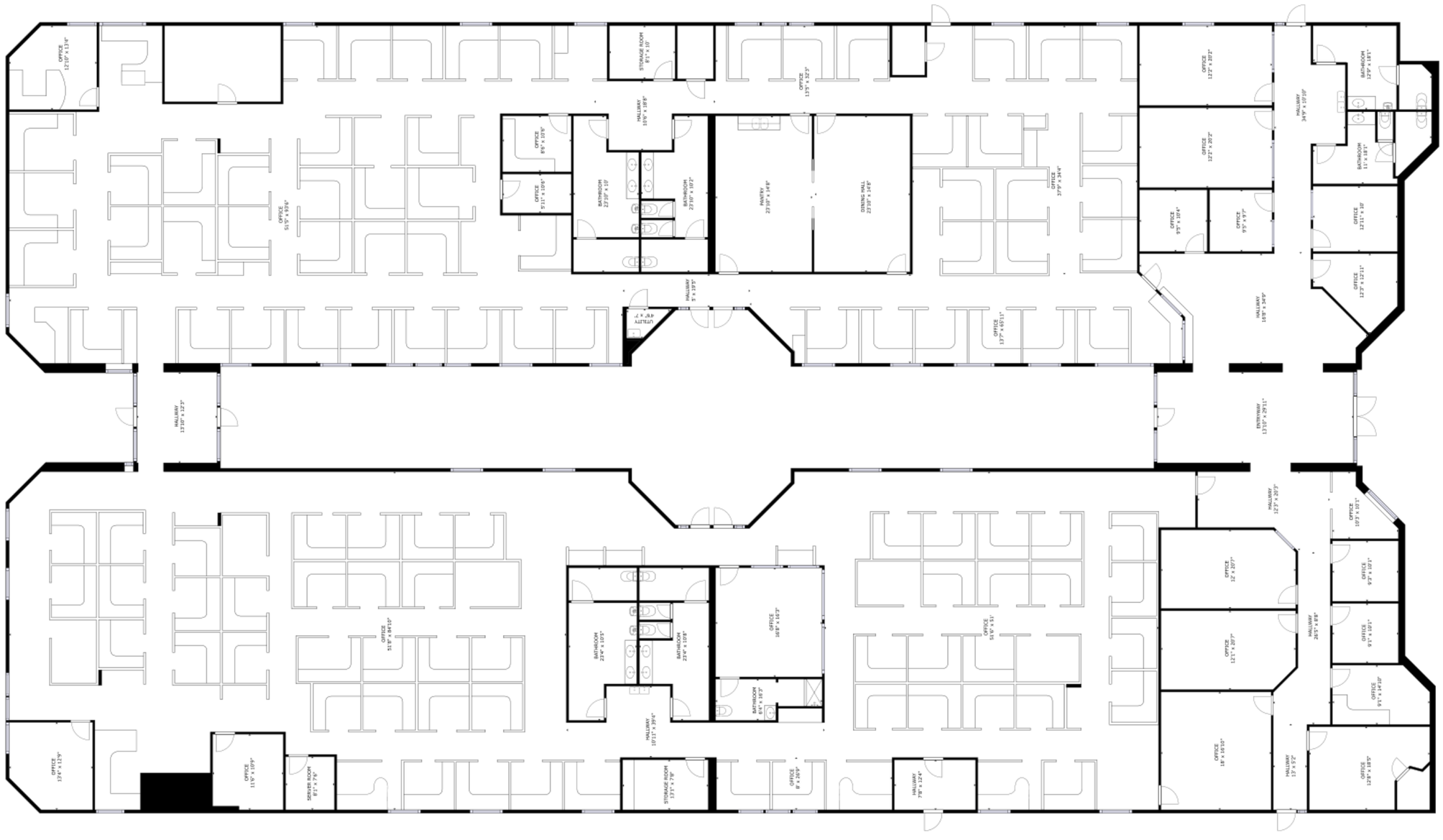

NO PARKING
NO PARKING

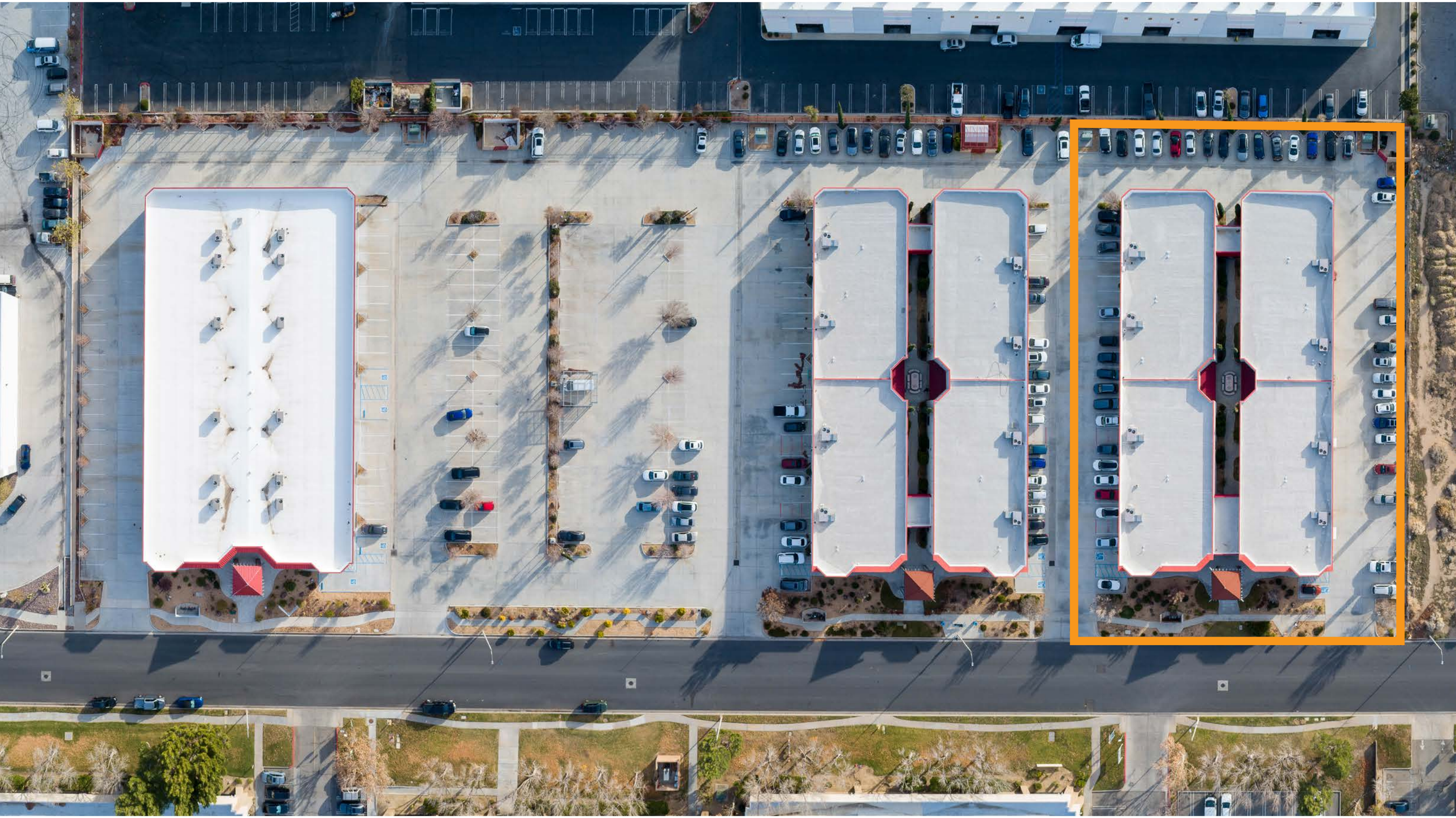
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FLOOR PLAN


OFFICE
STORAGE ROOM
HALLWAY
OFFICE
OFFICE
BATHROOM
BATHROOM
PANTRY
DINING
OFFICE
OFFICE
OFFICE



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FOR MORE INFORMATION:



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