

FOR LEASE

314-320
E AVENUE K6
LANCASTER, CA 93535

OFFICE / FLEX

STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM

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LANCASTER, CA 93535

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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OFFERING SUMMARY

314-420 E AVENUE K6

OFFICE / FLEX BUILDING FOR LEASE

Stratton Commercial Real Estate, Inc. is pleased to present 314-320 E Avenue K6, Lancaster, CA, a ±22,492 square foot office/flex building located within the desirable Lancaster Business Park. Situated on a ±58,303 square foot lot and zoned Specific Plan 80-02, the property offers a professional business environment suitable for a variety of office, administrative, and flex-space users.

The building features a well-appointed office layout with existing furniture, cubicles, private offices, conference areas, and support space, providing a turnkey opportunity for businesses seeking a seamless transition into their new location. Its professional appearance and functional design make it well-suited for a range of business operations.

The property benefits from ample on-site parking, convenient circulation, and excellent accessibility. Located with convenient access to Sierra Highway and other major thoroughfares, tenants enjoy strong connectivity to surrounding commercial amenities and the greater Antelope Valley market.

This is an outstanding opportunity for businesses seeking quality office/flex space in one of Lancaster's most established business park locations.

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

BUILDING SQ.FT	22,492±
LOT SIZE SQ.FT	58,303±
YEAR BUILT	2008
FLOORS	1
APN(S)	3126-032-069
ZONING	SP BP 80-02










WOMEN






EXIT
EXIT






EXIT





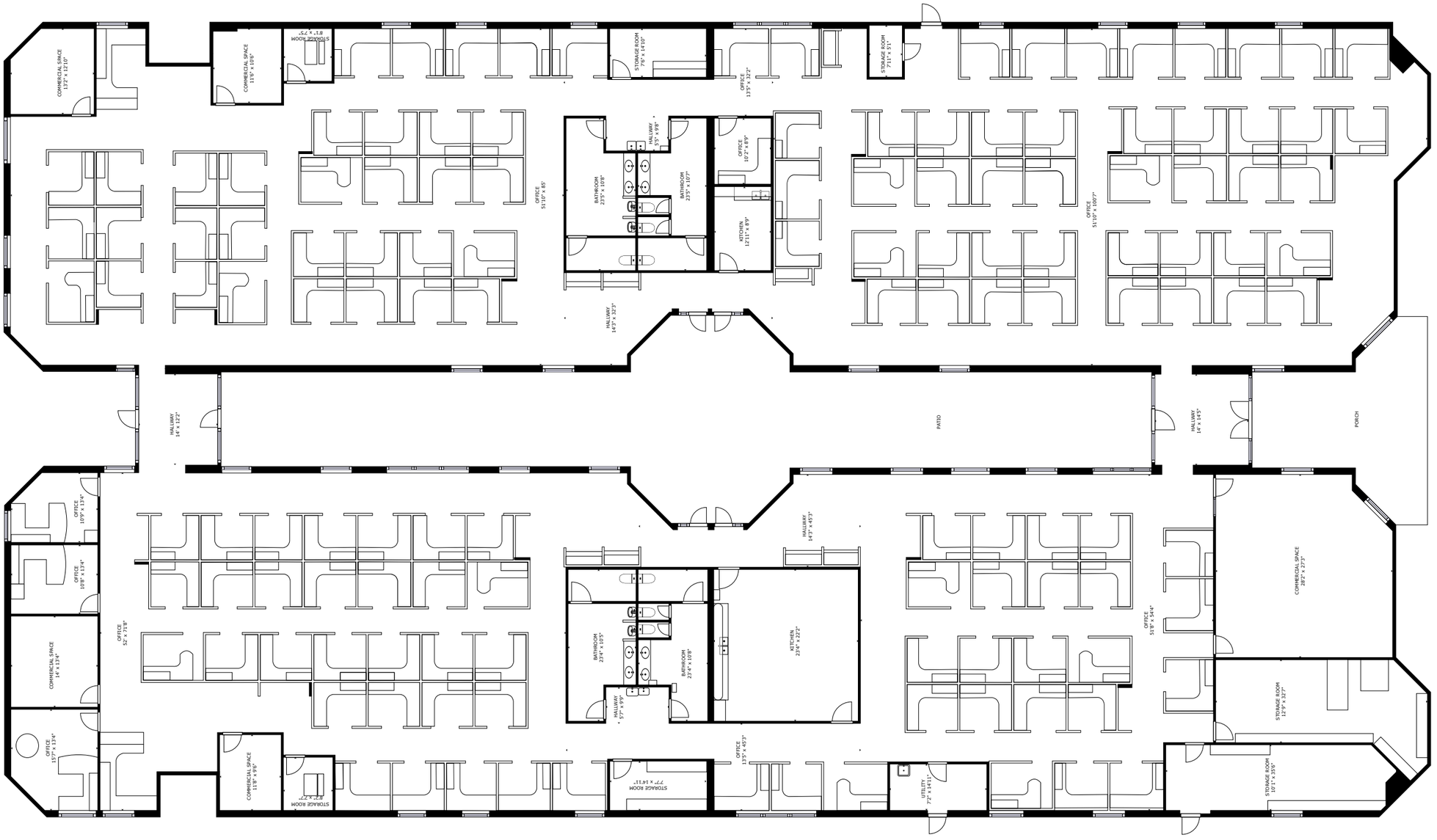


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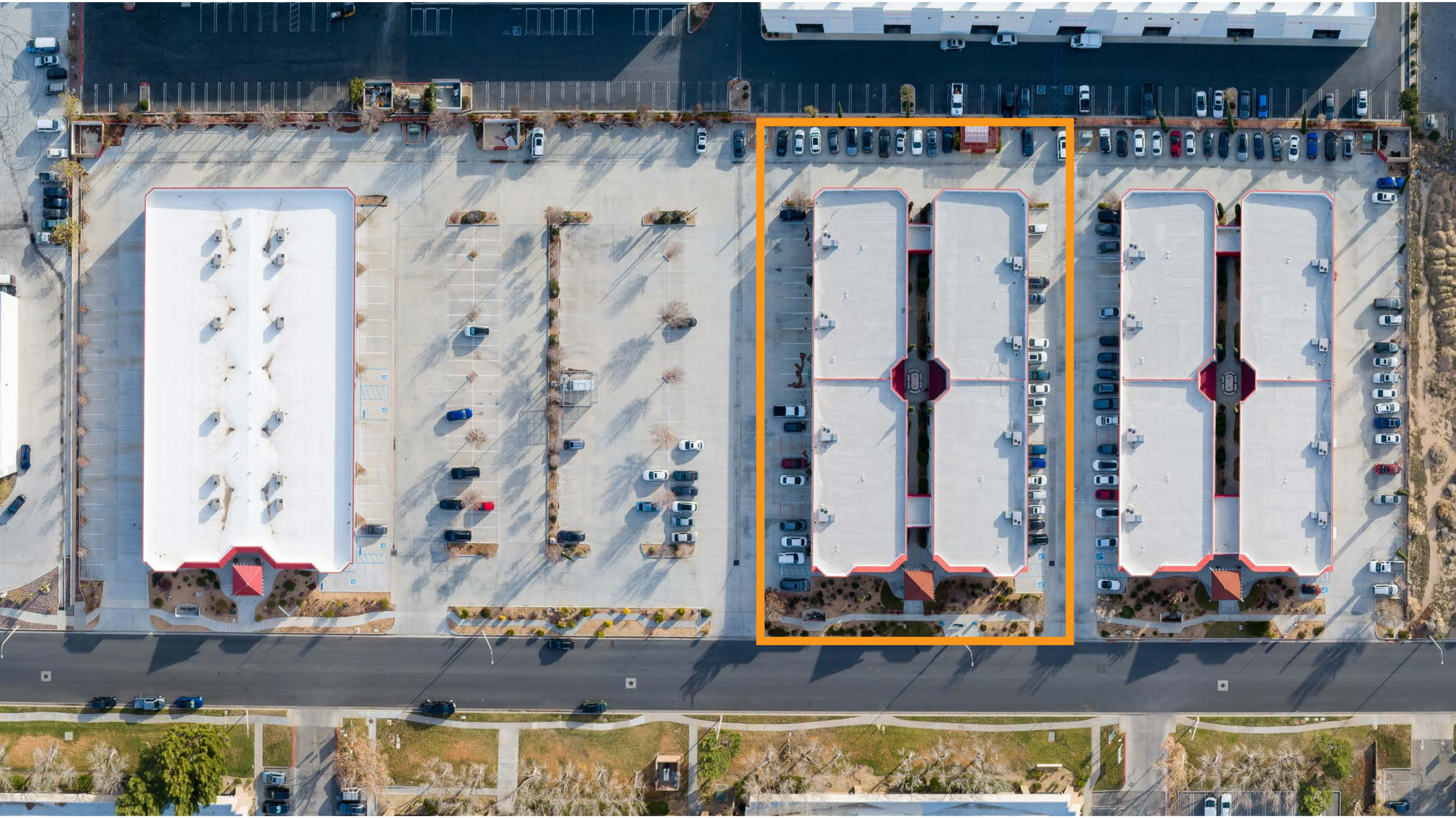
LANCASTER, CA 93535

FLOOR PLAN



3D TOUR
SCAN, TAP or CLICK!

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FOR MORE INFORMATION:



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