

MEDICAL OFFICE  
SPACE FOR LEASE

55

East California  
Pasadena, California



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 **Kidder  
Mathews**

# 55 East California Boulevard

Pasadena, California

## Highlights

Located one block from Huntington Memorial Hospital

Professional ownership and management

Convenient access to the 110, 210 and 134 freeways

Parking ratio of 3.10/1,000 at \$65.00 per unreserved space per month

Direct building access from parking structure



## Availabilities

SUITE 104

SUITE 105

SUITE 350

3,731 SF

2,026 SF

3,405 SF



STE	RSF	RATE	DESCRIPTION
104	3,731	\$3.45/SF FSG	Ground floor medical office space with waiting area/reception, eight exam rooms, procedure room, three offices, interior restrooms and full fusion area with separate lab and nurse's station. Suite is divisible.
105	2,026	\$3.45/SF FSG	Ground floor medical office space with waiting area/reception, break room, office area, interior restroom and storage.
350	3,405	\$3.45/SF FSG	Northeast corner suite with shared waiting area, seven exam rooms, two offices, nurse's station, storage and interior restroom.

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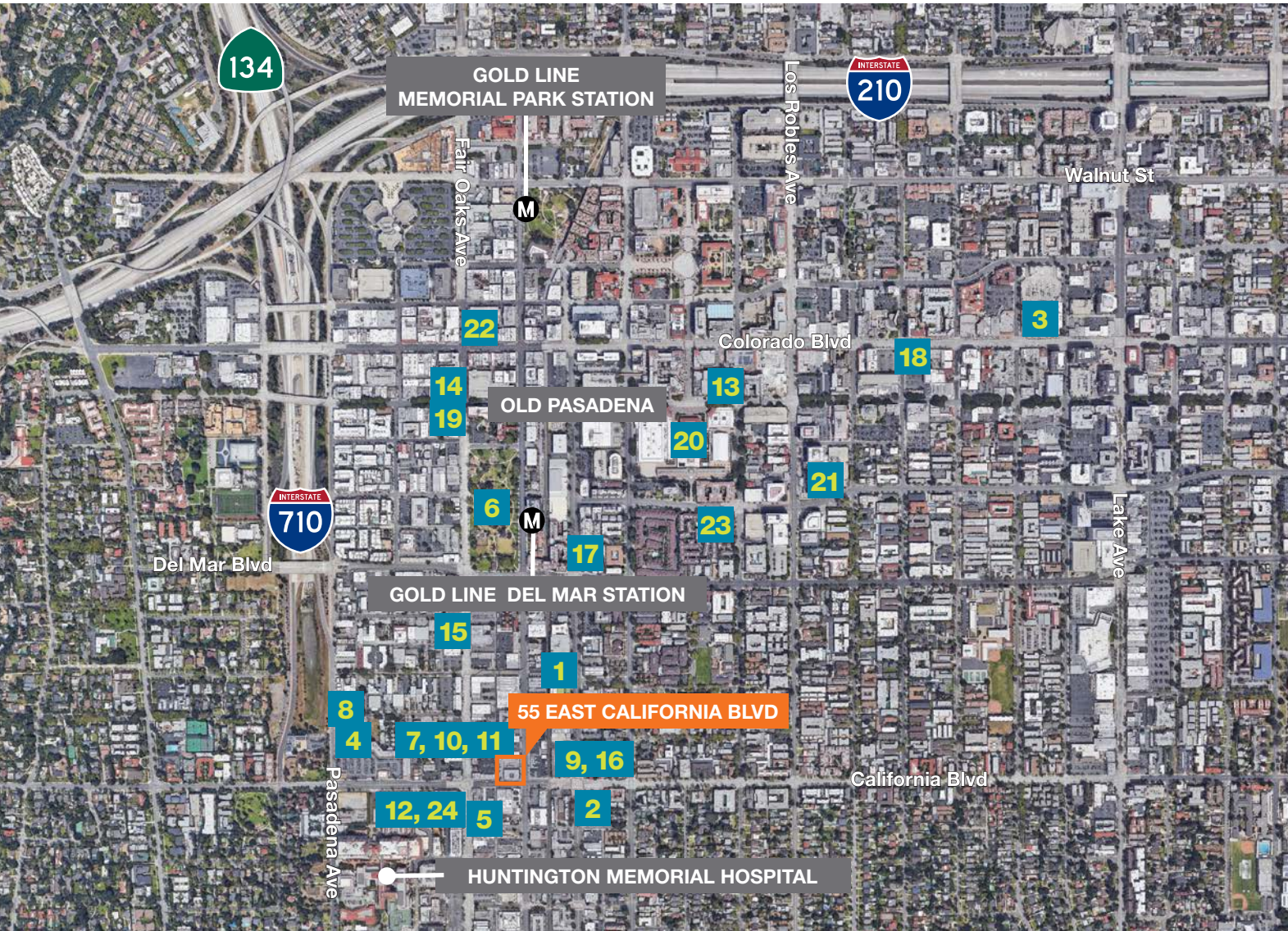
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Pasadena, California



## AMENITIES

1. Whole Foods Market
2. Trader Joe's
3. Target
4. Vons
5. Burger King
6. Central Park
7. UPS Store
8. Mijares Mexican Restaurant
9. Parkway Grill
10. Starbucks
11. Chase Bank
12. Subway
13. ArcLight Cinema
14. 85°C Bakery
15. Saladang
16. Arroyo Chop House
17. Houston's
18. Urth's Caffe Pasadena
19. Boiling Point Concept
20. Sheraton Pasadena Hotel
21. Hilton Pasadena
22. Russell's
23. South Lake Medical Center
24. Keck Medicine of USC Pasadena

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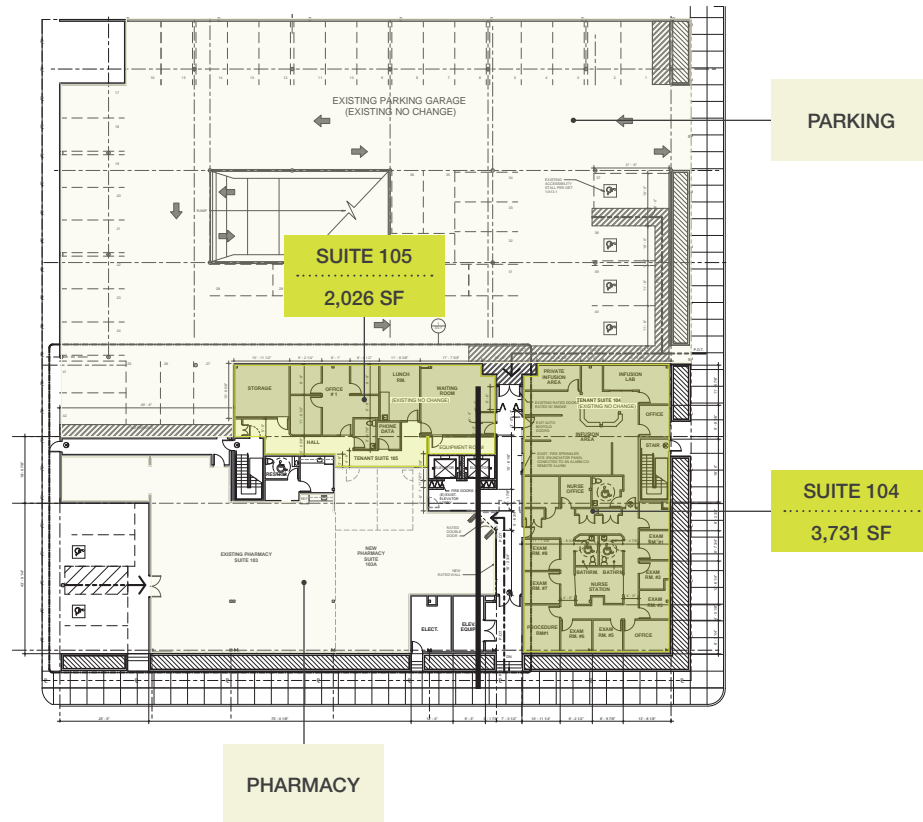


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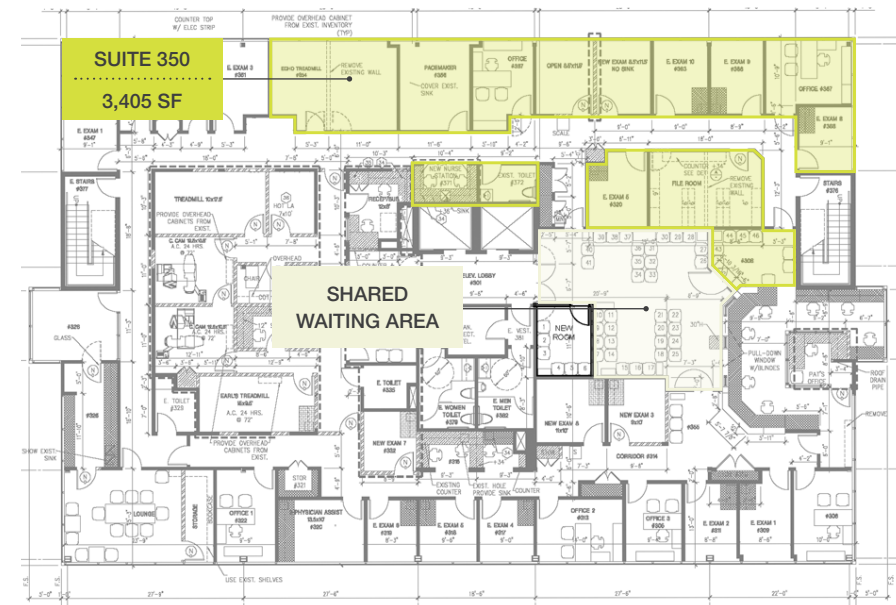
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## Floor Plans

### FIRST FLOOR



### THIRD FLOOR



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