



623 W Duarte Road 1 Arcadia CA 91007


## EXCELLENT MEDICAL SUITES

\$4,462.50

► An full build out medical office, with 5 exam rooms, two individual office, nice and cozy waiting room/ reception area, back office and one storage room. , Beautiful landscaped court yard with water fountain. Ample parking in the rear and front. ADA bathroom. Ready to move in. Located in the best spot of Arcadia, across from Arcadia Outpatient Center, near Arcadia Methodist Hospital and close proximity to Huntington Memorial Hospital and City of Hope; next to Arcadia Super Market, walk to Arcadia Hub Shopping Center with Von's, 24 hours Fitness and Westfield Mall. Excellent walk score.

- \* Marvelous W. Arcadia Location, across from Arcadia Out Patient Center
- \* Near Three Major Medical Center, Arcadia Methodist, City of Hope and Huntington Memorial Medical Center
- \* Owner is willing to negotiate on the rental abatement for TI.
- \* Full Service Gross at \$2.5 PSF.
- \* Excellet Walk Score
- \* Ample Parking in the Rear


 Offices  
7

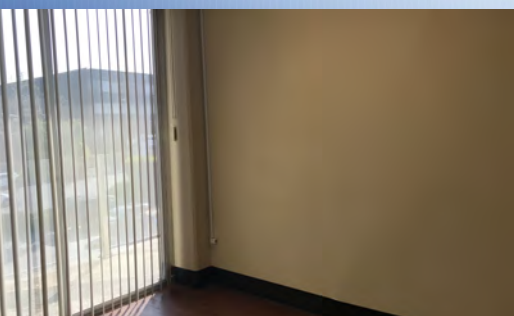
 Bathrooms  
2

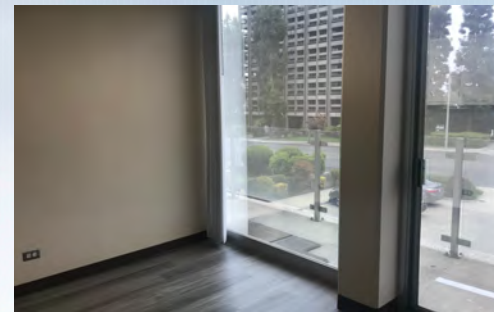
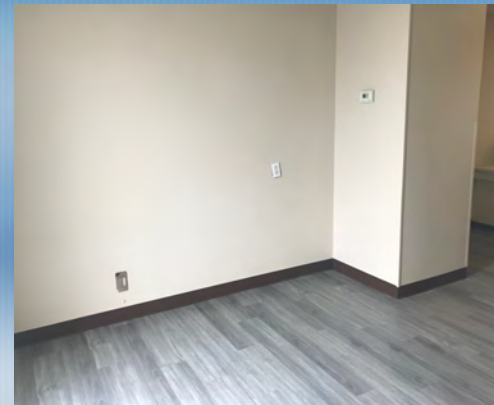
 Square Footage  
1785

 Lot Size  
33,179

 Year Built  
1961

 Listing ID  
AR19074999





► Contact me today for more information on this property or if I can help you in any other way.



**Steve Hayashi**

EVP

**Coldwell Banker George Realty**

660 W. Huntington Drive

Arcadia, CA 91007

shayashi@stevehayashi.com

<http://www.cbgeorgerealty.com>

6263762866 (Mobile) 6264625608 (Private)



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