

Single-Tenant Medical Opportunity

Divisible Per Floor - 6,000 SF - 21,100 SF Available

66 Hurlbut Street | Pasadena | CA

Less than 1,000 ft from Huntington Hospital





W. California Blvd.



66 Hurlbut St.
Pasadena, CA

Fair Oaks Avenue

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Property Overview

-  21,100 SF +/- Building On 1.25 Acre Lot
*Divisible Per Floor - 6,000 SF - 21,100 SF Available
-  Full Project Renovations Underway
-  Exterior Improvements Including Outdoor Patios,
Vibrant Landscaping, Newly Paved Walkways
-  4/1,000 Parking (See Parking Schematic
On Page 4)
-  Building Signage Opportunity
-  24/7 HVAC Service
-  Ample Power: 1,600-amp, 120/208-volt
-  Less Than 1,000 Ft From Huntington Hospital



Colliers International and Coldwell Banker have been exclusively engaged to bring 66 Hurlbut St. to market for lease. This distinctive property is located in the heart of Pasadena's robust medical corridor and is within walking distance of Huntington Health, an affiliate of Cedars-Sinai, a nationally recognized 619-bed hospital renowned for its programs in orthopedics, cancer treatment, cardiology, neurology, maternity, and others.

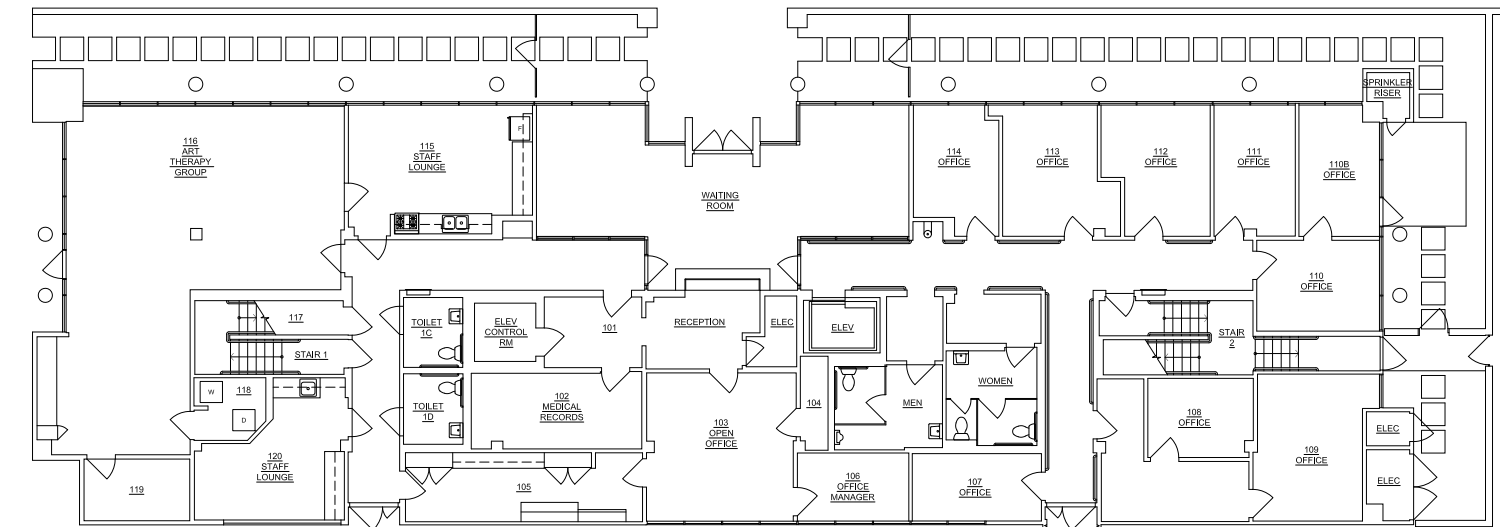
New to market for the first time in nearly 30 years, 66 Hurlbut St. offers medical users the opportunity to lease its own self-contained campus with newly designed and constructed exterior and interior improvements. These comprehensive renovations include a new modern-inspired design to the building exterior, white-box interior space for tenants to customize their own build-out, dedicated 4/1,000+ surface parking, outdoor amenities, and new landscaping & pathways.

Make your mark and provide high quality patient care at this ideally located building!



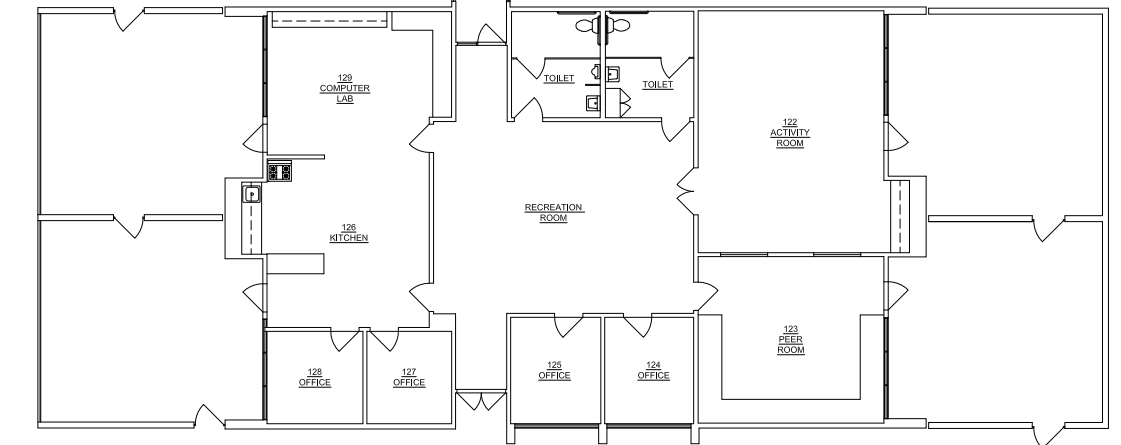


Floor Plans - 66 Hurlbut St.

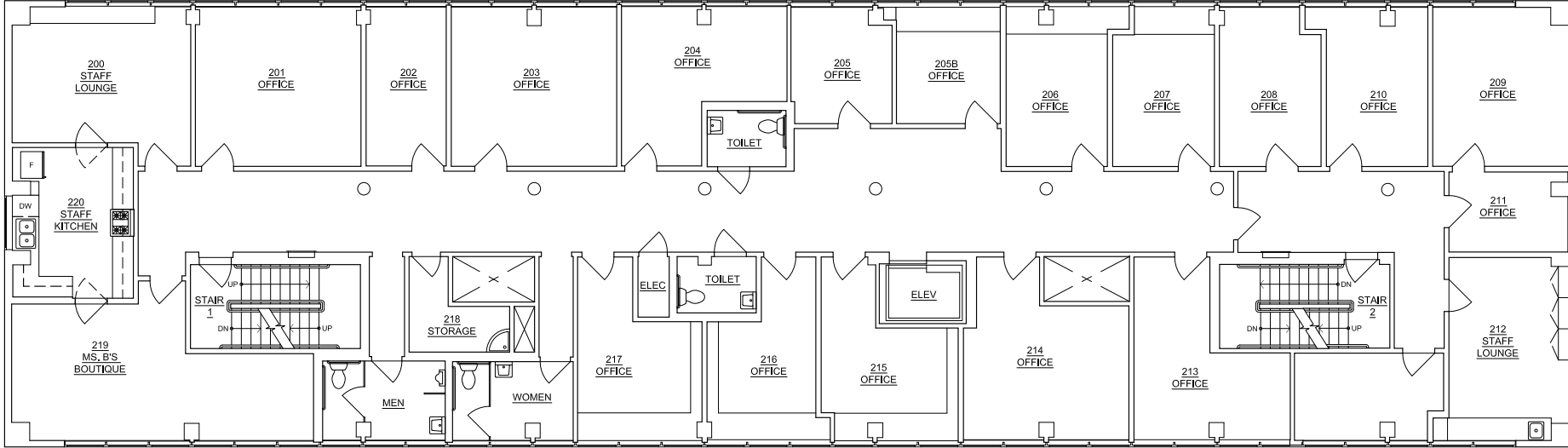


First Floor

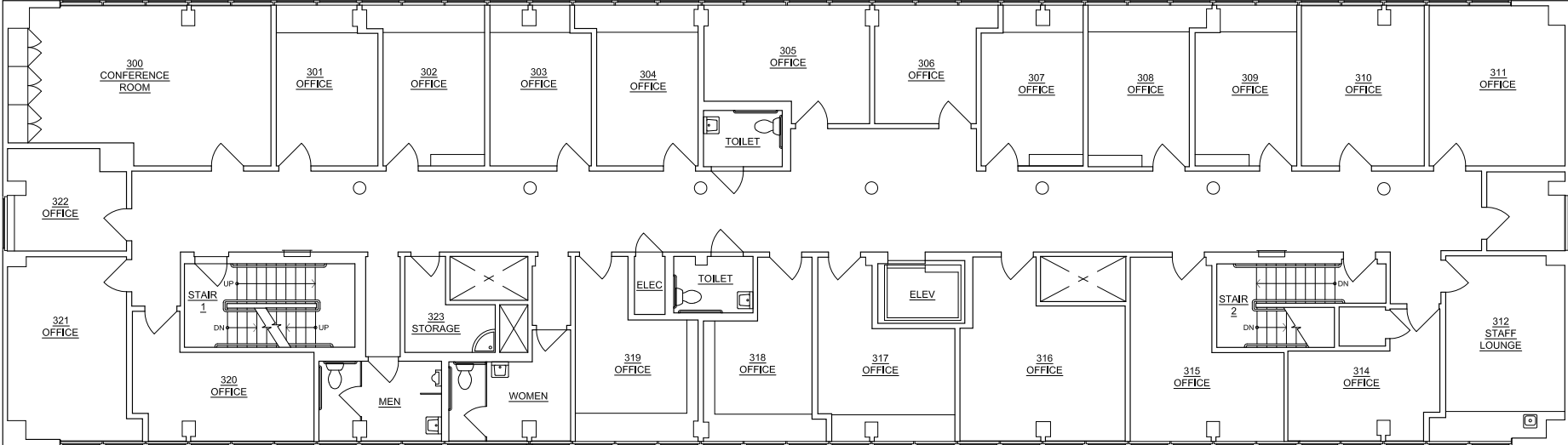
1st Floor - 8,700 +/-



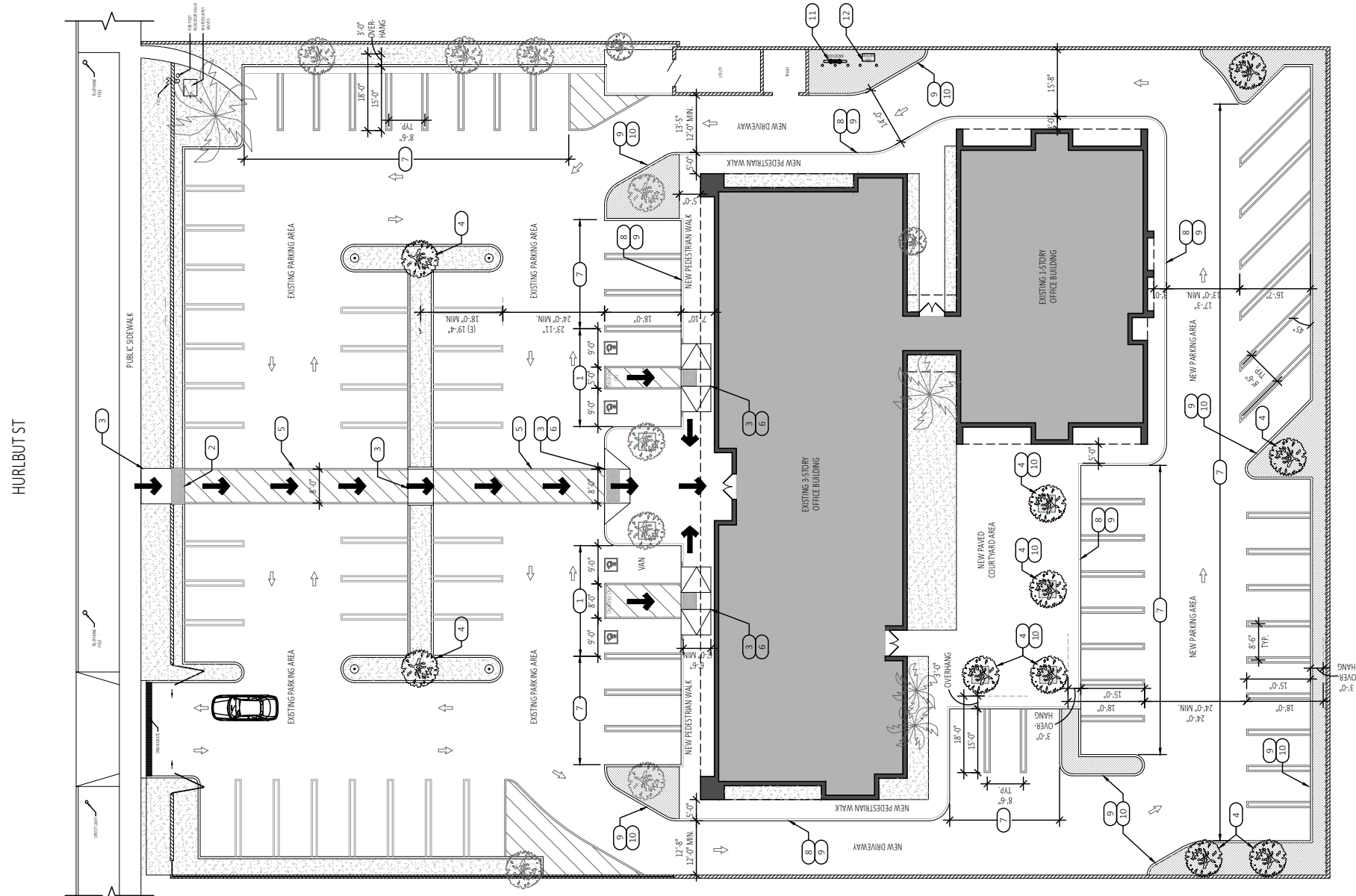
2nd Floor - 6,200 +/-



3rd Floor - 6,200 +/-







Parking Schematic (Conceptual)

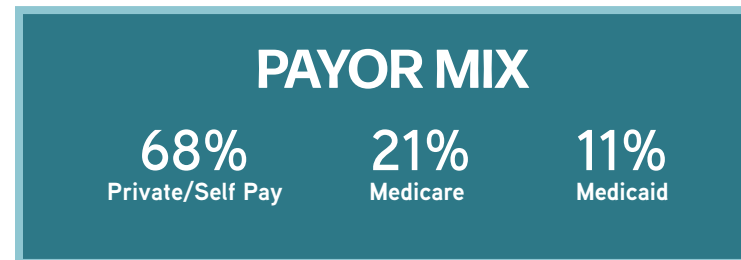


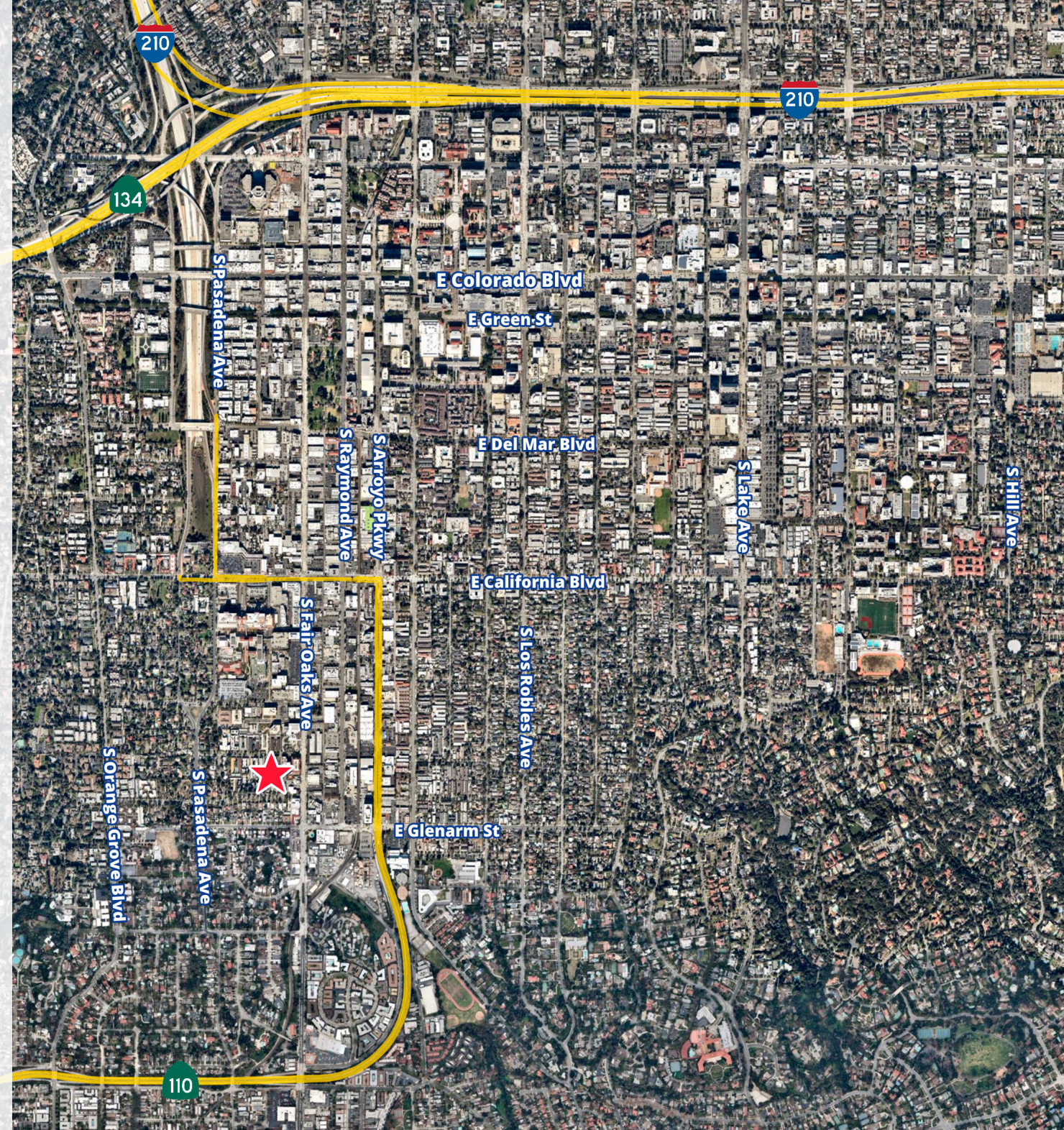
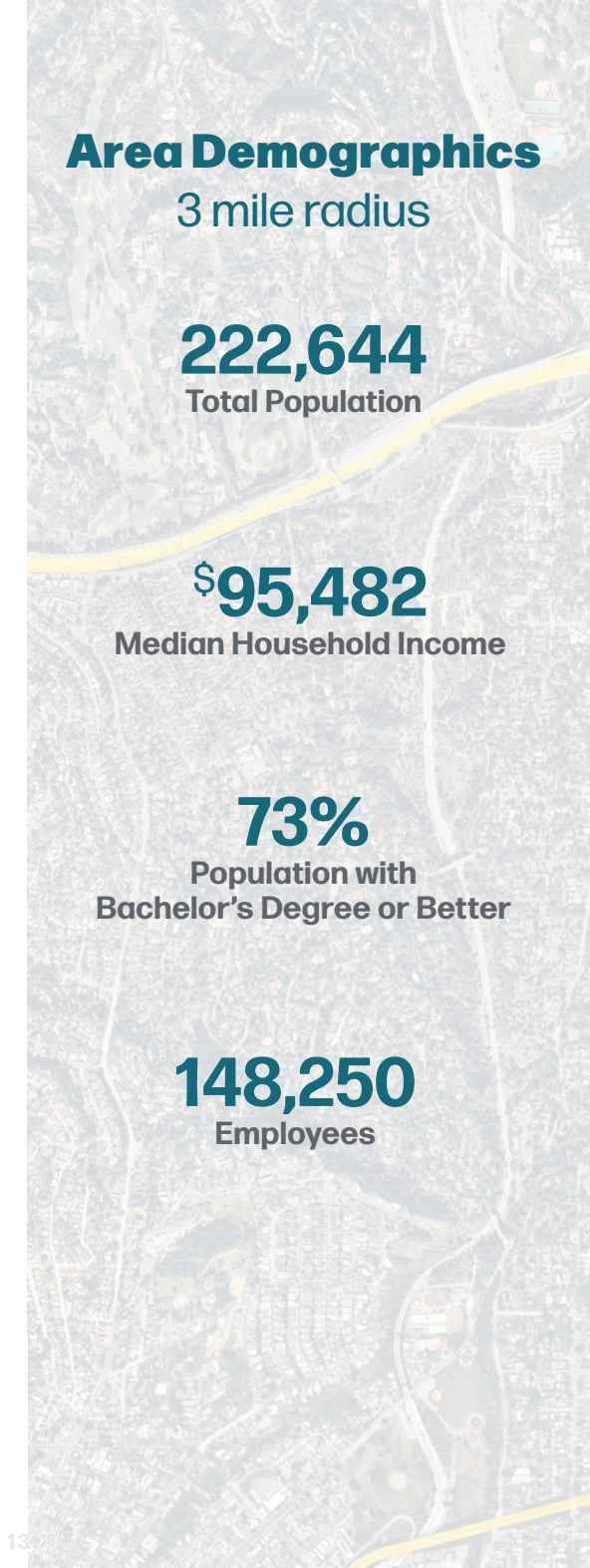
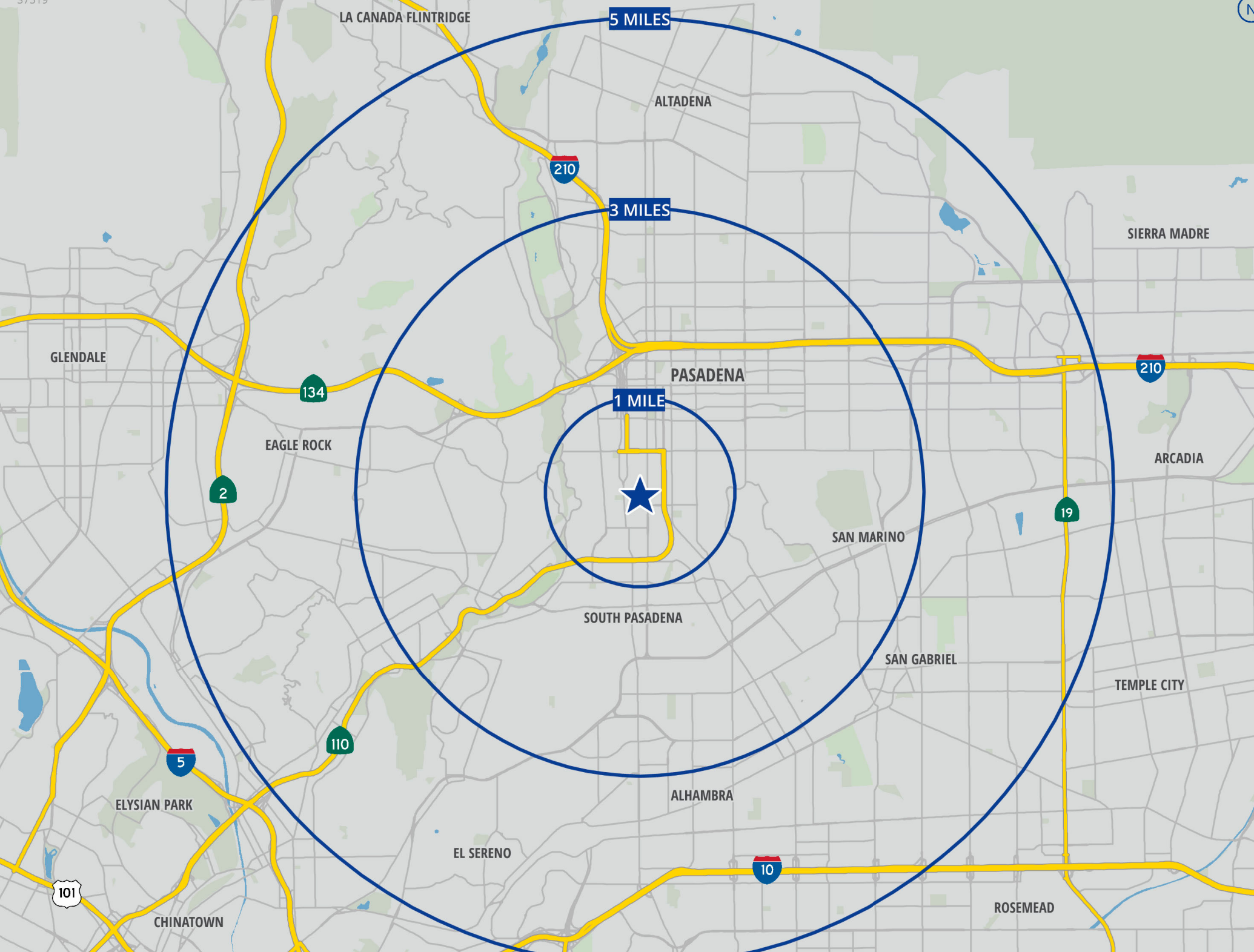


Area Overview

For over 130 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 619 bed, non-profit short term acute care hospital with approx. 725 primary affiliated physicians offering the full spectrum of medical services from a full-service emergency department to outpatient surgical services for Cardiology, Neurology, rehabilitation/ therapy, Cancer Treatment and Support, Orthopedics, Imaging, Geriatrics, Women's Services and Mental Health and Substance Abuse. HH became an affiliate of Cedars-Sinai Health System in August 2021 and currently offers the largest Emergency Department and only Level II Trauma Center in the San Gabriel Valley.

-  Convenient access to 210 Foothill Freeway, 134 Ventura Freeway, and 110 Pasadena Freeway
-  Nearby to amenity-rich Old Town Pasadena
-  Approximately 20 minutes from Burbank airport and 40 minutes from Los Angeles International
-  Home to many prestigious institutions, such as:





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