

FOR LEASE

76 N HUDSON AVE

PASADENA, CA 91101



FORMER PLASTIC SURGERY & MED SPA

Perfect Space for Spa / Floating Spa /
Gym or Any Health-Focused Business



\$3.00
PER SQ FT NNN

4,500
SQ FT

PROPERTY HIGHLIGHTS



4,500
SQ FT



MULTIPLE SALT
BATHS, DRESSING
ROOM, MASSAGE
ROOMS & SHOWERS



IDEAL FOR SPA,
FLOATING SPA,
GYM OR HEALTH &
WELLNESS USE



TWO PARKING LOTS
ONE FOR EMPLOYEES
& ONE FOR CLIENTS



FOR MORE INFORMATION OR TO SCHEDULE A TOUR
CALL ESTEBAN FELIX

Insignia PMG

200 E. Del Mar Blvd., Suite 212
Pasadena, CA 91105



(626) 792-7500



(626) 792-7502



www.insigniapmg.com

PROPERTY OVERVIEW

- **Address:**
76 N Hudson Ave
Pasadena, CA 91101
- **Building Size:**
4,500 Sq Ft
- **Lease Rate:**
\$3.00 Per Sq Ft NNN
- **Zoning:**
CD-2 (Downtown Commercial)
- **Use:**
Former Plastic Surgery & Med Spa
- **Ideal Uses:**
Spa, Floating Spa, Gym, Wellness Center,
Massage Therapy, Physiotherapy,
Health-Focused Businesses and more
- **Parking:**
Two Parking Lots
 - One for Employees
 - One for Clients
- **Availability:**
Immediately

SPACE FEATURES

- | | |
|----------------------------|---|
| ✓ Multiple Salt Baths | ✓ High Ceilings |
| ✓ Dressing Room | ✓ Private Rooms for Treatments |
| ✓ Massage Rooms | ✓ Restrooms |
| ✓ Showers | ✓ Excellent Natural Light |
| ✓ Welcoming Reception Area | ✓ Prime Location in Downtown Pasadena |
| | ✓ Move-In Ready with Existing Build-Out |
| | ✓ Modern, Clean, and Tranquil Design |

The information contained herein was obtained from third parties and has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

INTERIOR PHOTOS



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