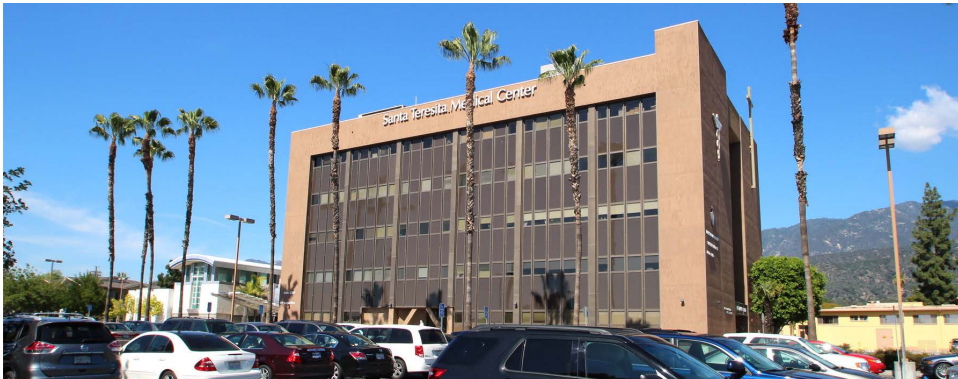




HIGHLIGHTS

- **SANTA TERESITA MEDICAL CENTER**
- High image, 5-story professional building in the Heart of Duarte
- **Ideal for medical and office use**
- Move-in ready suites with efficient layouts
- Upgraded lobby entrance & elevator served
- On-site pharmacy & chapel
- Ample surface parking
- Directly adjacent to assisted living & skilled nursing facilities
- Easy access to 210, 605 & 10 freeways
- Minutes away from City of Hope, Arcadia Methodist Hospital & Citrus Valley Medical Center
- Ample surface parking
- Monrovia Memorial Hospital is 1.3 miles away
- Methodist Hospital is 4.7 miles away

RENTAL RATE	\$1.95 PSF/MG/Mo.
SUITE	SQ. FT.
204	1,615
205	1,884
300	1,873
304	1,590



PROPERTY DETAILS

Building Size	±52,434 SF
Year Built	1980
Parking	5:1,000
Elevator	Yes

For more information please contact:

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VINCENT MOLITOR

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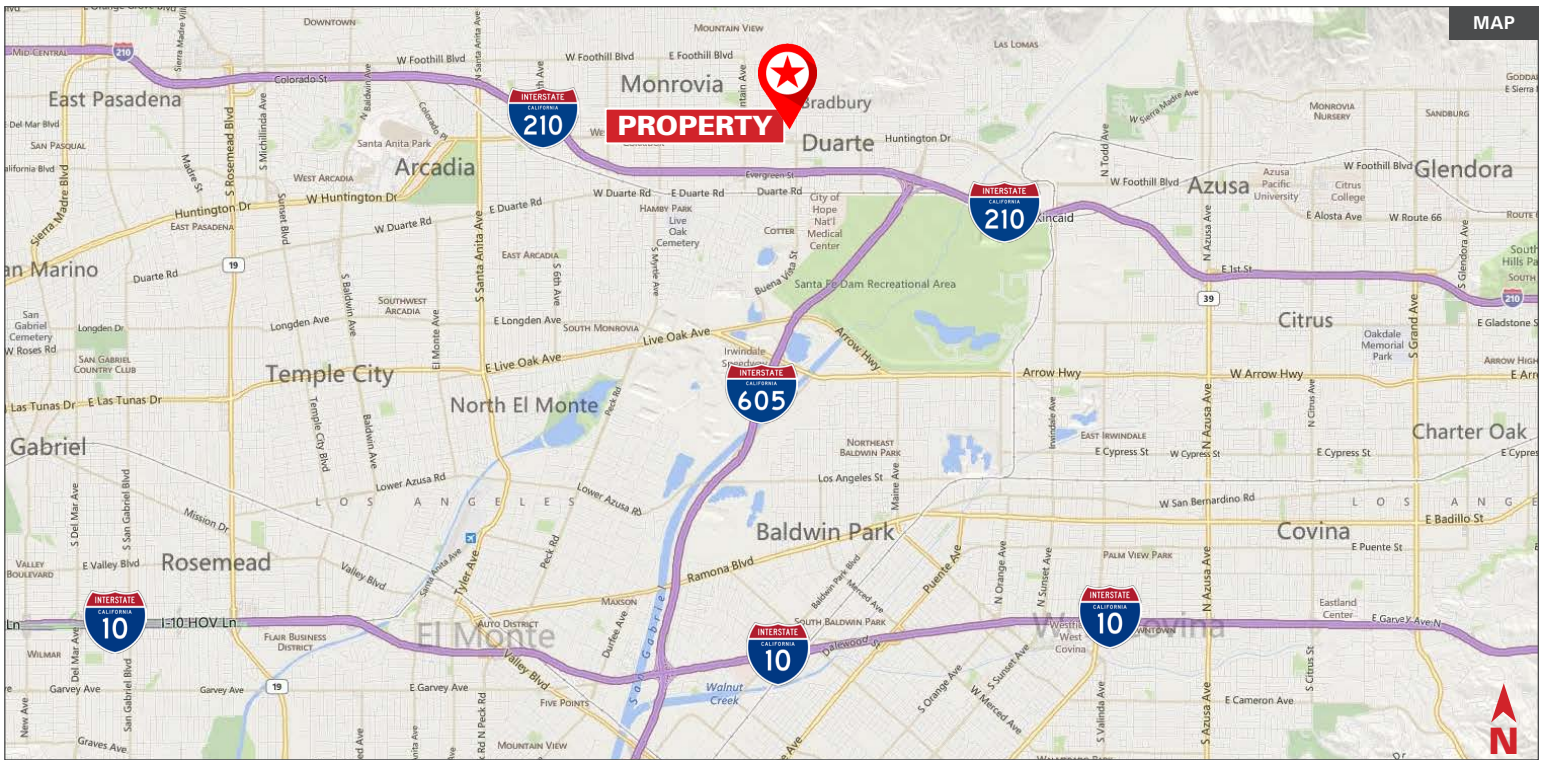
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