

# FOR LEASE

## MEDICAL/PROFESSIONAL OFFICE SUITES FOR LEASE



COMMERCIAL REAL ESTATE SERVICES  
PASADENA



### 935 S Sunset Ave West Covina, CA 91791

**CONTACT**



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**MEDICAL/PROFESSIONAL OFFICE SUITES**

935  
**S SUNSET AVE**  
WEST COVINA, CA 91791

**OFFERING INFORMATION**

+ Asking Rate:	\$2.30 P/SF
+ Suite 201:	±2,000 SF
+ Suite 309:	±1,250 SF
+ Suite 305:	±600 SF
+ Total Building SF:	±33,330 SF
+ Year Built:	1965
+ Parking Ratio:	4:1000
+ Parcel Number:	8468-016-001
+ Zoning:	WCOP

**PROPERTY HIGHLIGHTS**

- + Several Suite Sizes Available
- + Medical build outs
- + Great parking
- + Signalized corner location
- + Additional Common Area
- + Maintenance fee +- \$.60 per square foot

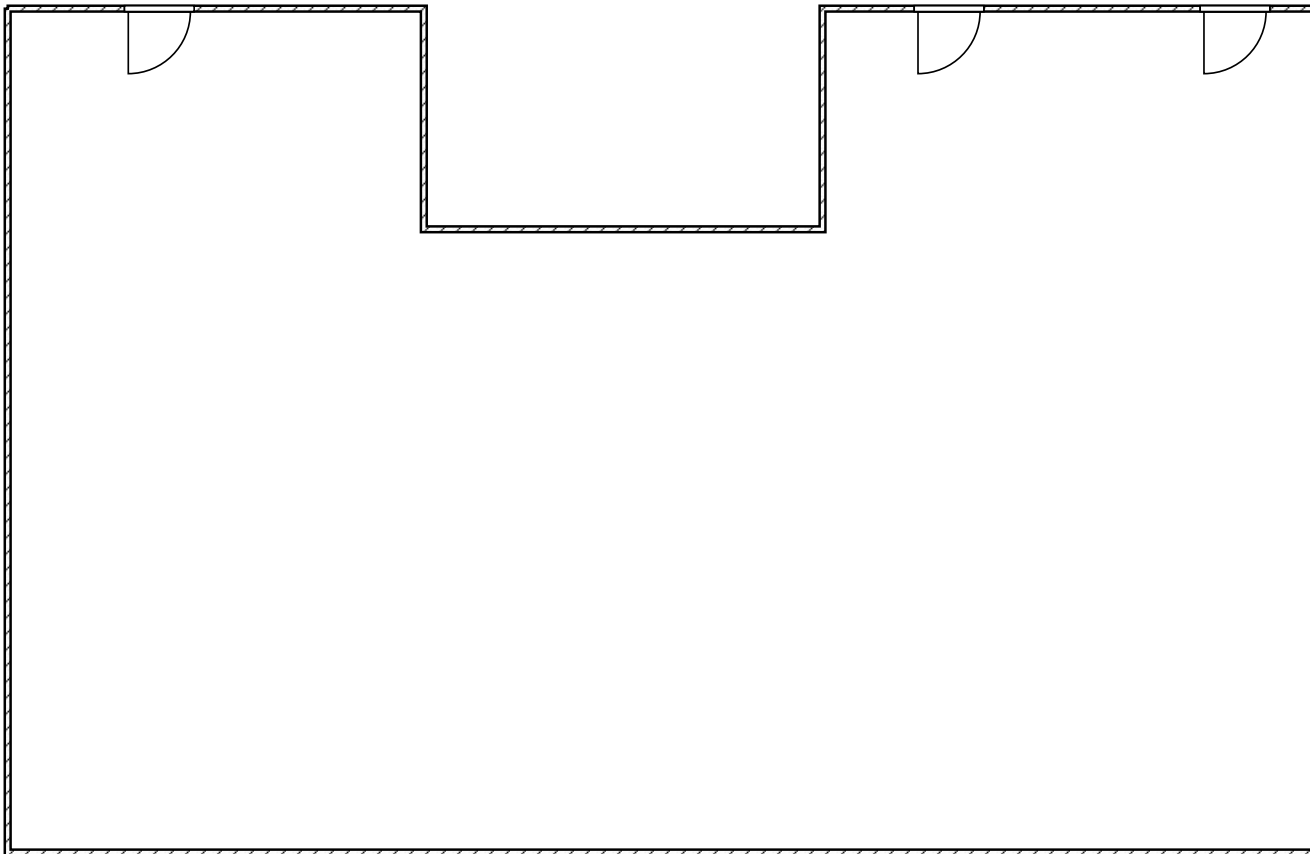


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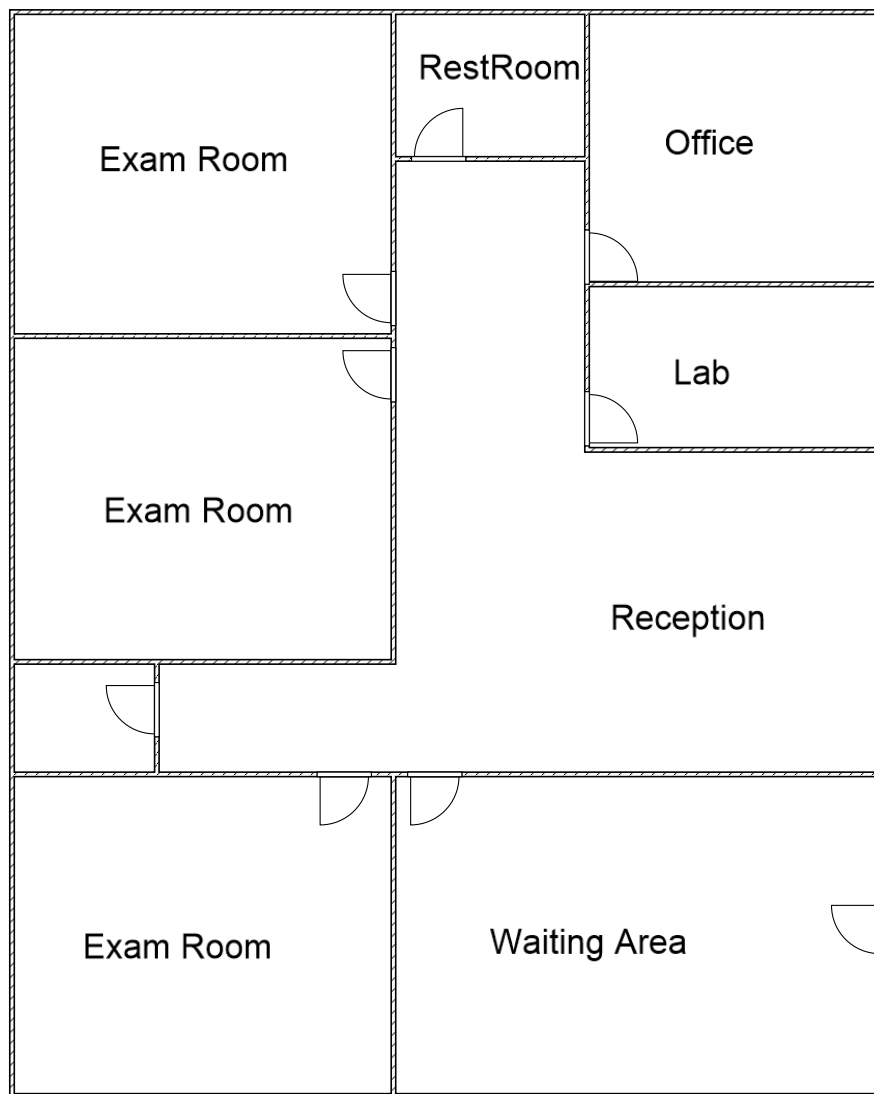
**SUITE 201 | FLOOR PLAN**

**±2,000 SF**



**SUITE 309 | FLOOR PLAN**

**±1,250 SF**

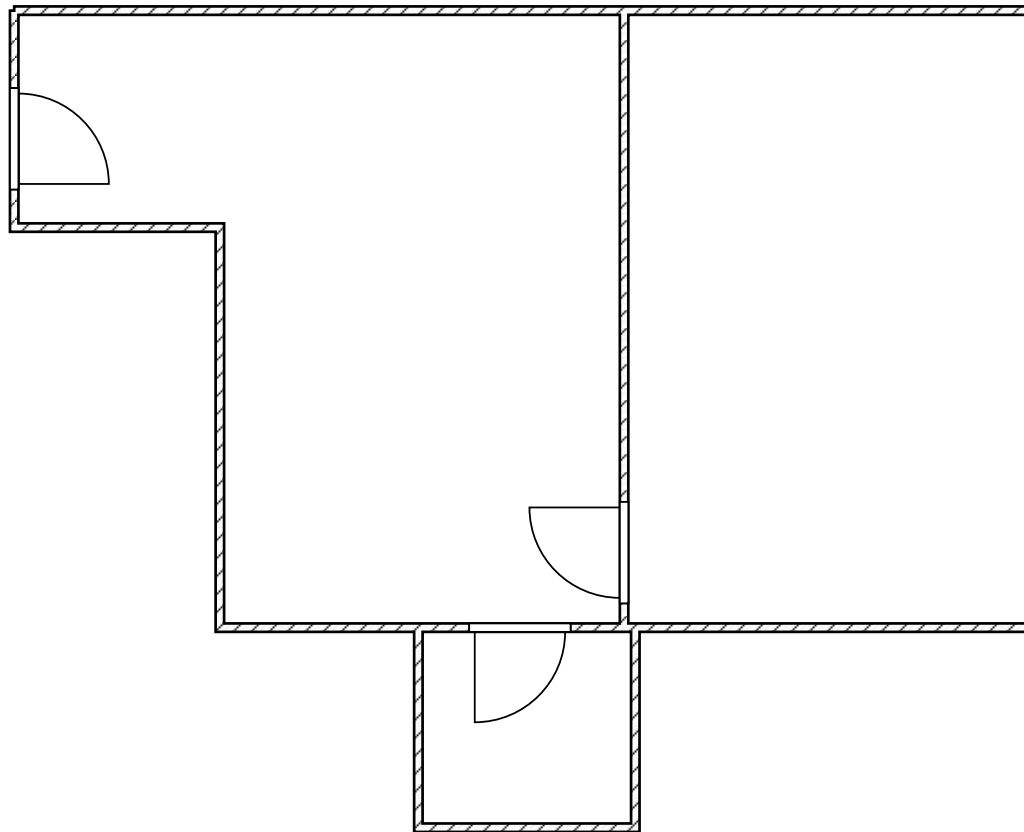


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**SUITE 305 | FLOOR PLAN**

**±600 SF**



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**LOCATION HIGHLIGHTS**

- + Great access right off the 10 freeway
- + Located on the Queen of The Valley Hospital Campus

