

OFFICE SPACE ADJACENT TO HUNTINGTON HOSPITAL IN PASADENA



**PRIME SIGNALIZED CORNER LOCATION
OFFICE / CREATIVE OFFICE SPACE AVAILABLE
3,719 SF**

837 S. Fair Oaks Ave. | Pasadena, CA 91105

Bill Ukropina

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Coldwell Banker Commercial NRT
388 S. Lake Avenue
Pasadena, CA 91101



Property Description

837 S. Fair Oaks Ave.
Pasadena, CA 91105

Specifications:

Lease Rate:	\$2.65 PSF / month plus electricity
Total Available:	3,719 SF
Parking:	4:1,000 SF
	Covered @ \$95/Month
	Uncovered @ \$60/Month

Features:

- Office space available adjacent to Huntington Memorial Hospital
- Staircase access only (Suite 205)
- Excellent surface and covered parking
- Abundant retail amenities along the Fair Oaks corridor
- Excellent access to the I-210, CA-134 and CA-110 freeways.
- Short walk to the Metro Gold Line Fillmore Station.
- All access to this second floor office space from outdoor stairwell only

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
837 S. Fair Oaks Avenue # 200	Available	3,719 SF	Modified Gross	\$2.65 PSF / month + Electricity	Beautiful, newly renovated suite Exclusive for Office Use AVAILABLE FOR IMMEDIATE OCCUPANCY
837 S. Fair Oaks Avenue # 201	LEASED	4,969 SF	Modified Gross	\$2.85 PSF / month	Large, diverse office space with divisions available.
838 S. Fair Oaks Avenue # 205	LEASED	1,298 SF	Modified Gross	\$1.95 PSF / month	Ideal suite for a creative loft or office. Build to suit available STAIRCASE ACCESS ONLY

Walk Score®
www.walkscore.com



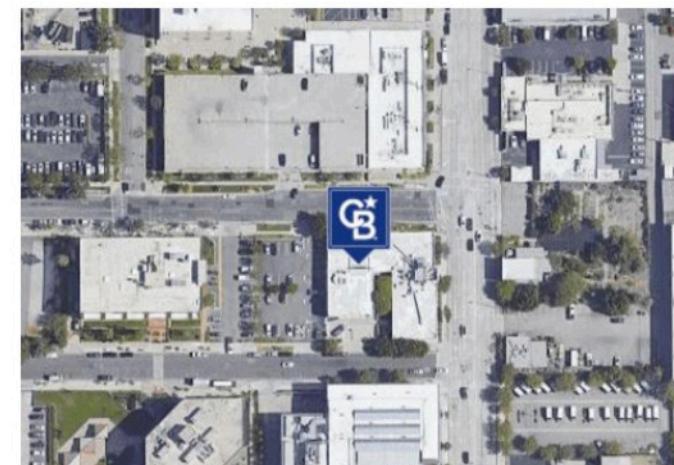
Very Walkable
Most errands can be accomplished on foot.



Very Bikeable
Flat as a pancake, minimal bike lanes.



Good Transit
Many nearby public transportation options.



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Photographs

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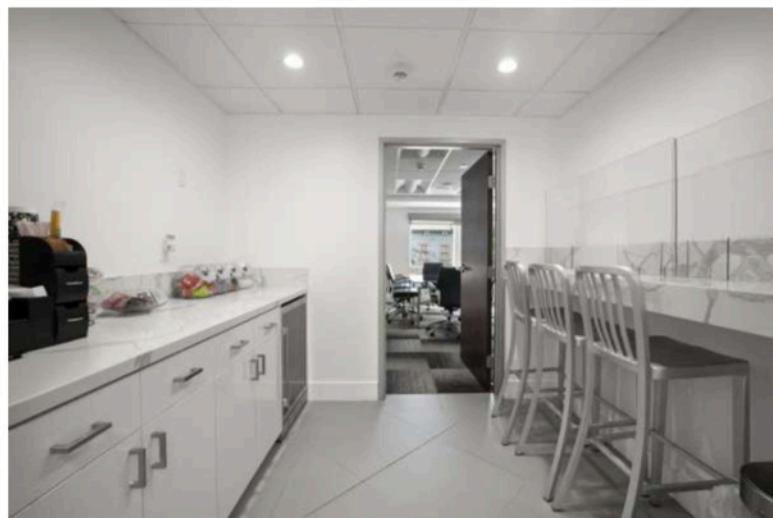
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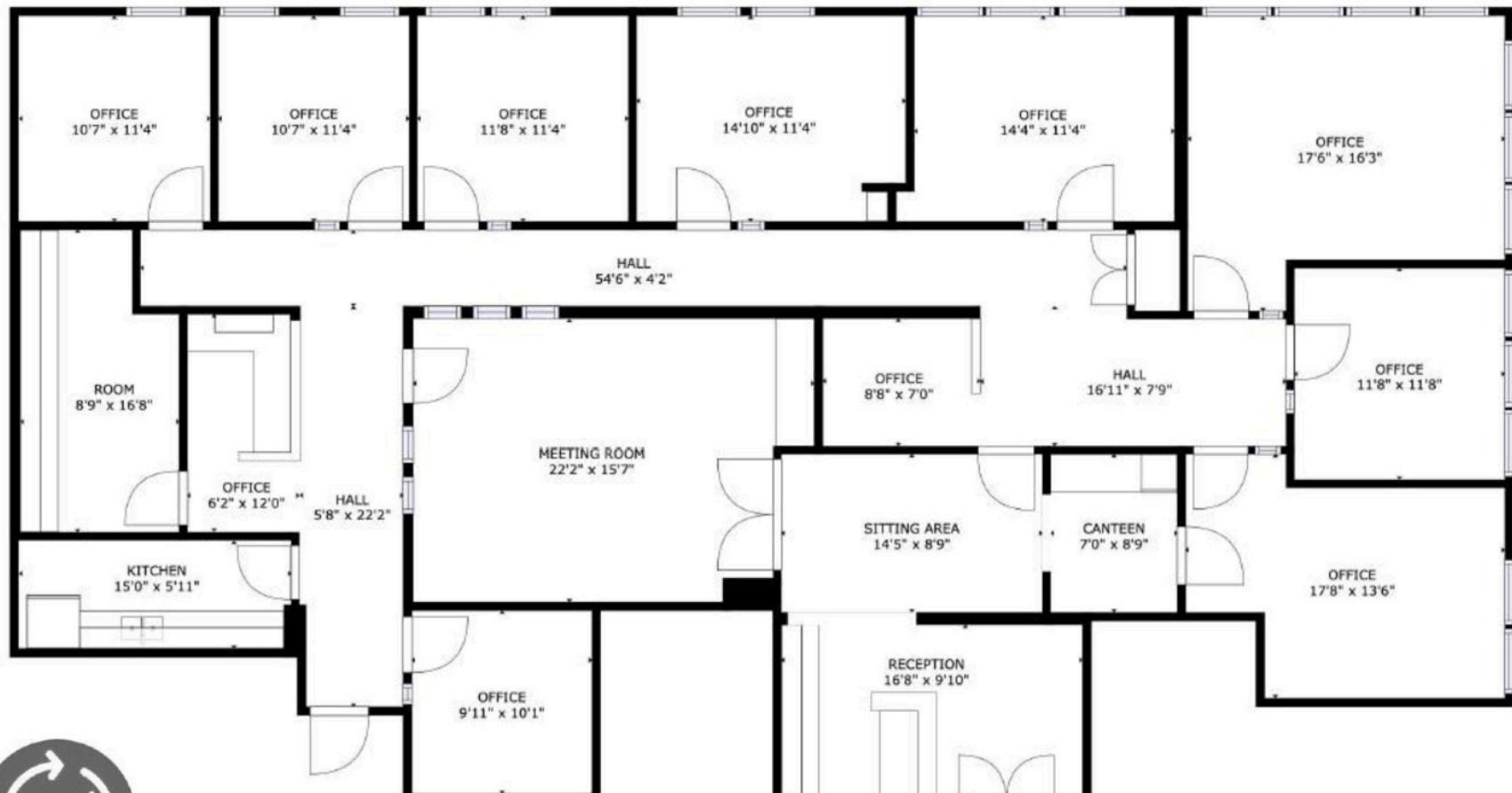
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Click Icon for Virtual Tour

3,719 Square Feet

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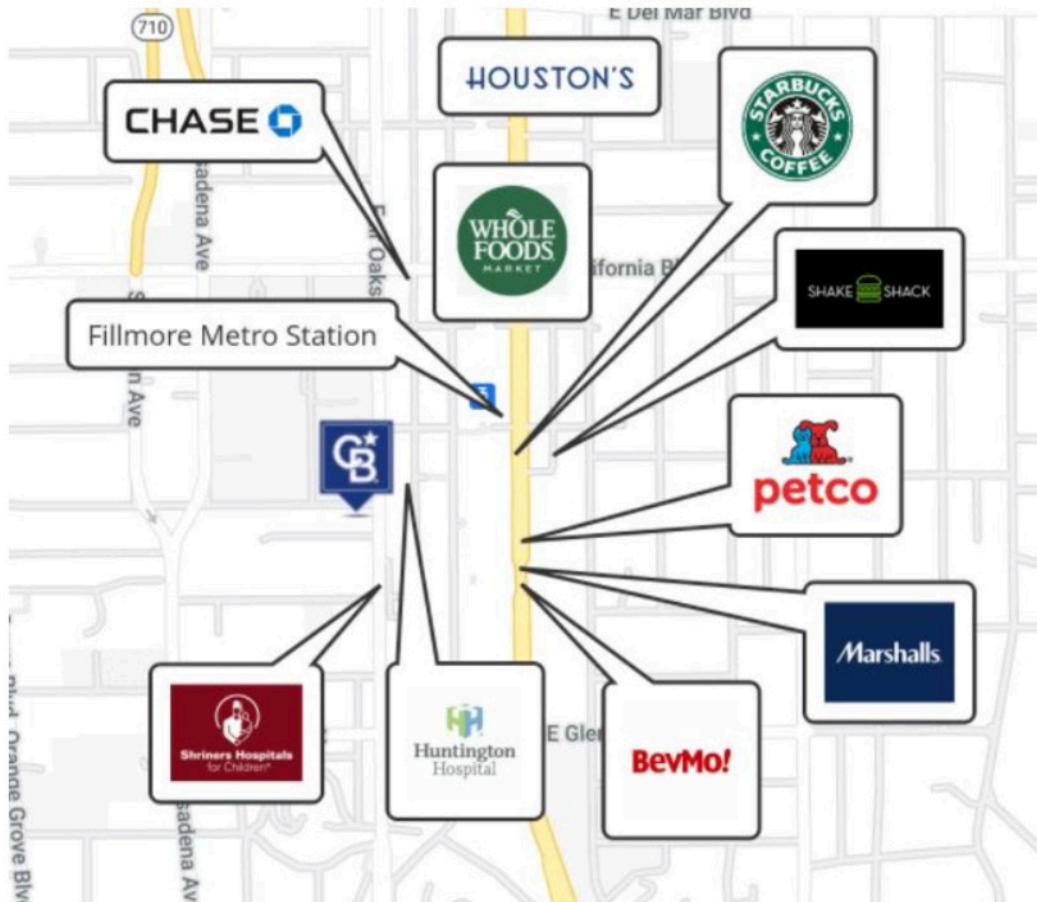
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Retail and Demographic Maps

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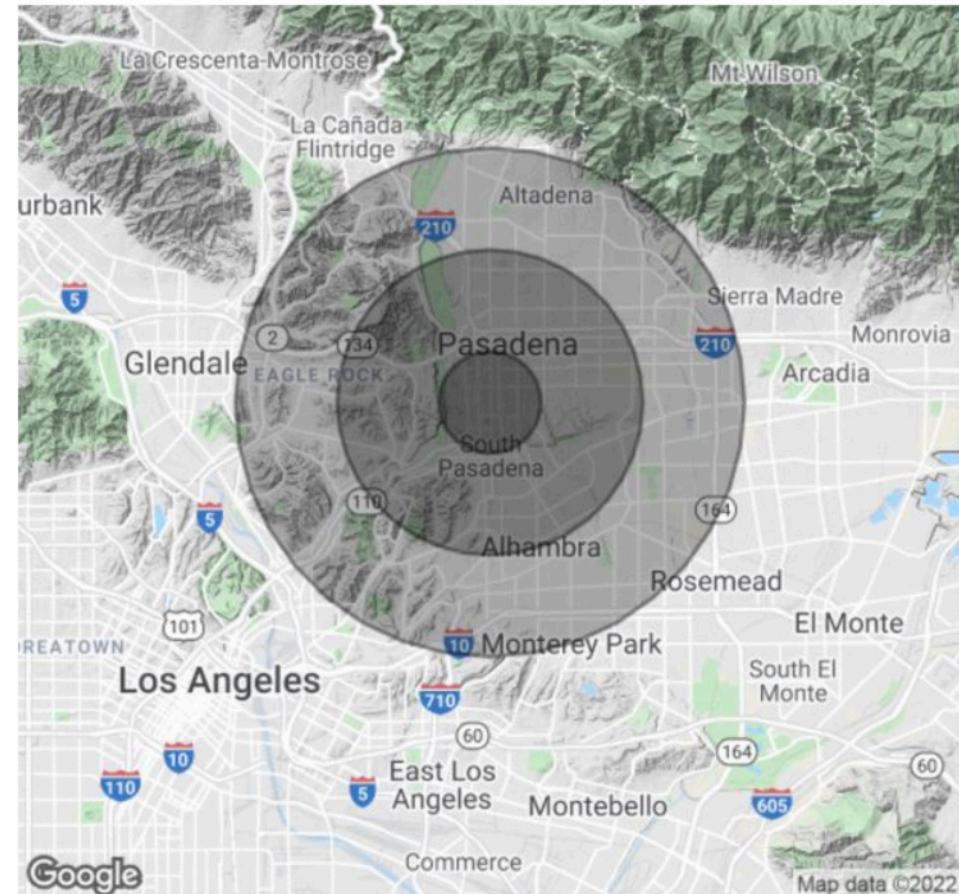


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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,721	222,839	594,558
Average Age	39.6	36.9	37.3
Average Age (Male)	39.9	36.0	36.2
Average Age (Female)	39.5	37.5	38.4

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