

OFFICE SPACE ADJACENT TO HUNTINGTON HOSPITAL IN PASADENA



PRIME SIGNALIZED CORNER LOCATION
OFFICE / CREATIVE OFFICE SPACE AVAILABLE

1,298 SF - 3,719 SF

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

BILL UKROPINA, CRE

Bill.Ukropina@cbcnrt.com
626.844.2200
CalDRE # 00820557

KATHI CONSTANZO, CCIM

Kathi.Constanzo@cbcnrt.com
626.898.2308
CalDRE # 02067397

Coldwell Banker Commercial NRT

388 S. Lake Avenue
Pasadena, CA 91101



Property Description

837 S. Fair Oaks Ave.

Pasadena, CA 91105

Specifications:

Lease Rate: \$1.95 - \$2.45 PSF / month plus electricity

Total Available: 1,298 SF - 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

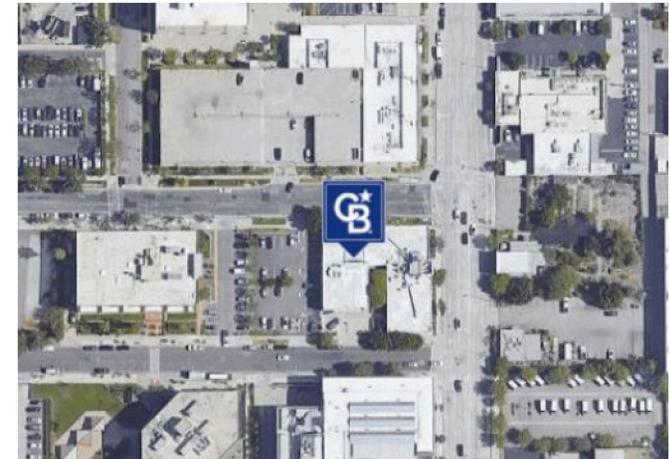
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
SUITE #200	Available	3,719 SF	Modified Gross	\$2.45 PSF / month + Electricity	Beautiful, newly renovated suite Exclusive for Office Use AVAILABLE FOR IMMEDIATE OCCUPANCY
SUITE #205	Available	1,298 SF	Modified Gross	\$1.95 PSF / month + Electricity	Ideal suite for a creative loft or office Build to suit available STAIRCASE ACCESS ONLY

Walk Score®
www.walkscore.com

Walk Score 81
Very Walkable
Most errands can be accomplished on foot.

Bikeable 74
Very Bikeable
Flat as a pancake, minimal bike lanes.

Transit Score 57
Good Transit
Many nearby public transportation options.



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Photographs

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Suite 200

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Suite 200

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



837 S Fair Oaks Ave, Suite 200, Pasadena, CA 921105

3,719 Square Feet



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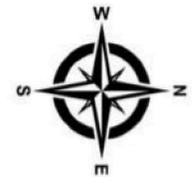
Suite 205

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837 S Fair Oaks Ave, Suite 205, Pasadena, CA 91105

1,298 Square Feet



The floor plan provided is for illustrative purposes and dimensions and layouts are approximate and may vary from the actual space. We recommend verifying all measurements independently.

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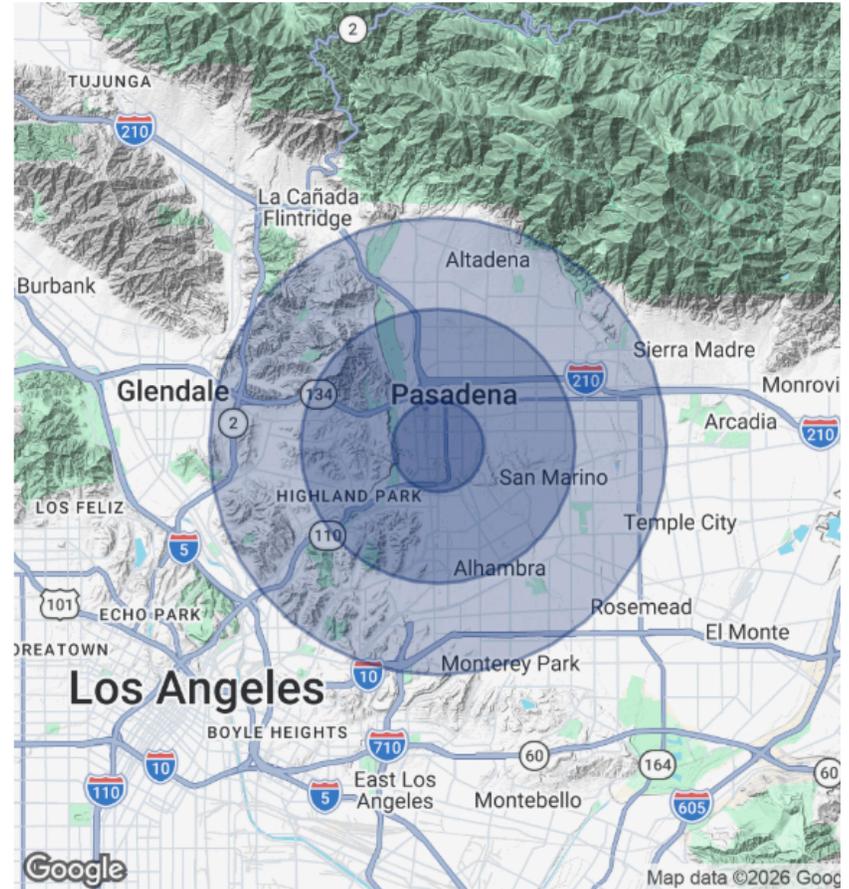
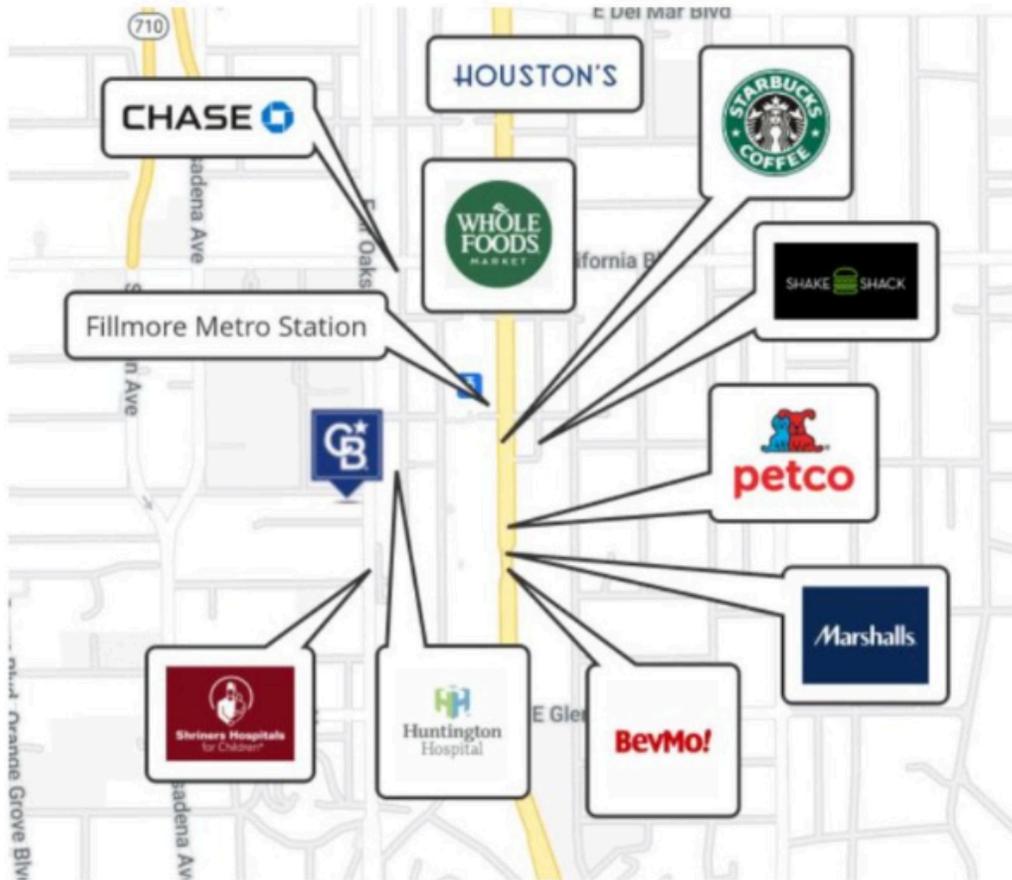
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Retail and Demographic Maps

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,871	211,372	530,552
Average Age	44	42	43
Average Age (Male)	43	41	41
Average Age (Female)	45	43	44

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