

CBRE

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N MADISON
AVENUE



HISTORIC MEDICAL OFFICE BUILDING LOCATED IN THE HEART OF THE PLAYHOUSE DISTRICT

AVAILABILITY

Suite 102

1,063 SF

Suite 301

487 SF

Suite 404

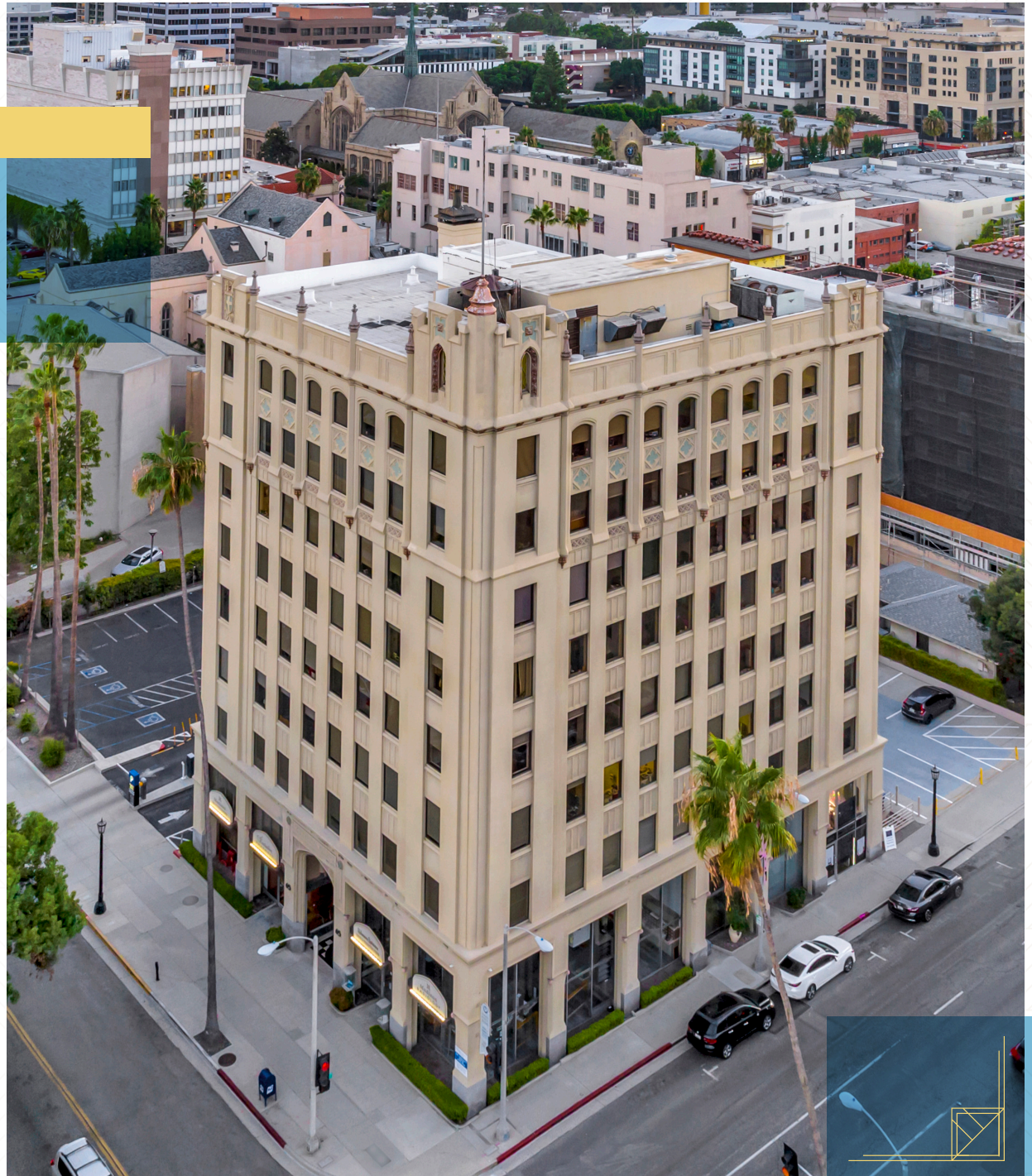
1,154 SF

Asking Rate

\$3.75 FSG

Parking

3/1,000 SF @ \$75/space/month





PROPERTY HIGHLIGHTS



Medical office building located in the heart of the Historic Playhouse District of Pasadena



Built in 1925; historic charm with modern features



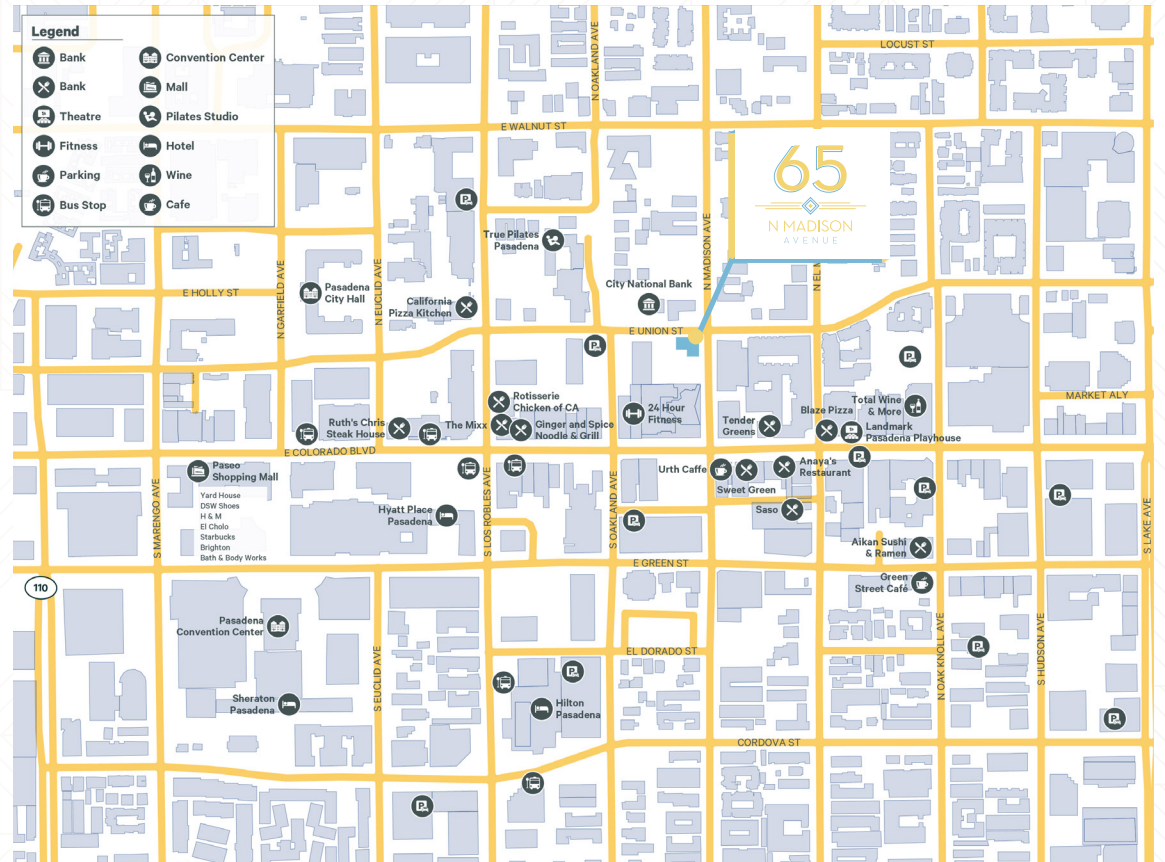
On-site property management



Located less than one block from Colorado Boulevard with a Walk Score of 95 (Walker's Paradise)



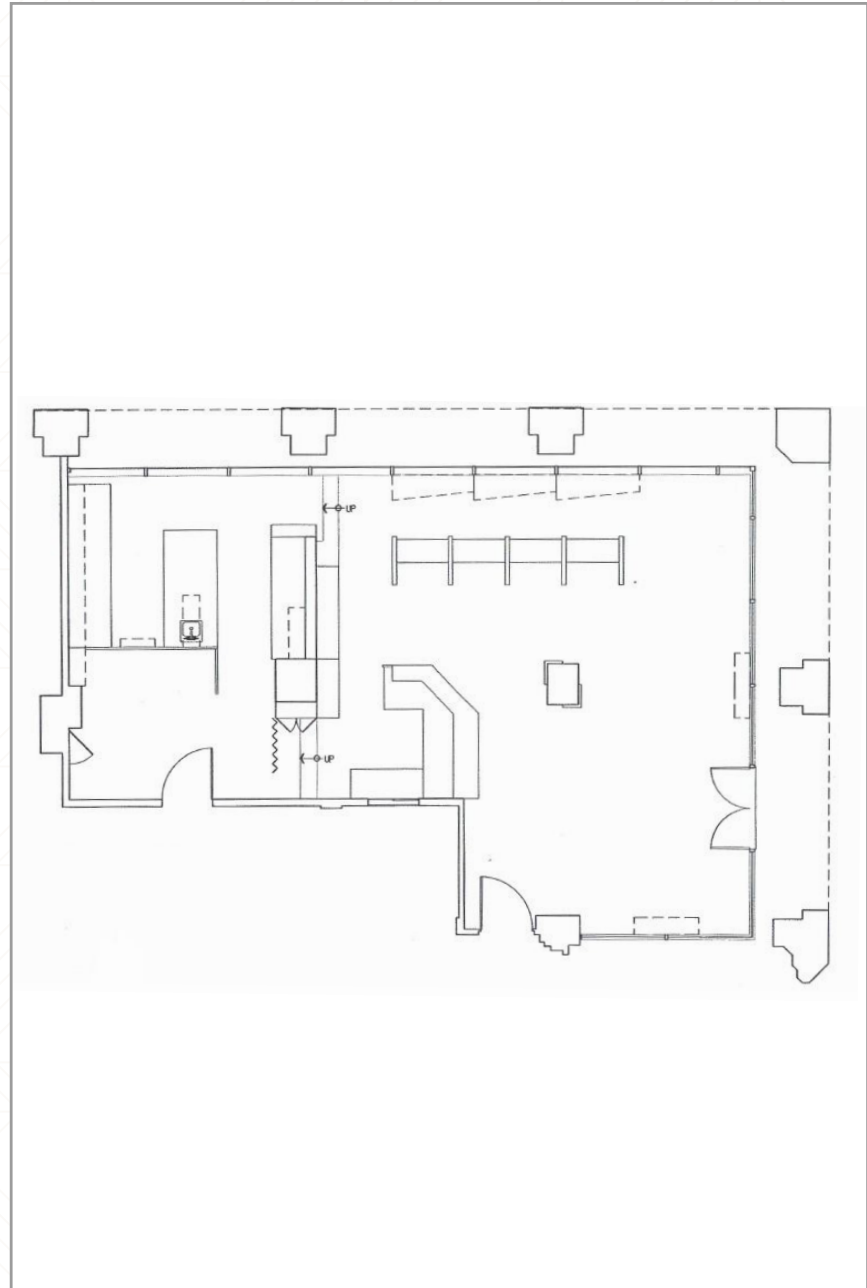
Great tenant mix with multiple long-standing tenants



FLOOR PLANS

Suite 102

1,063 SF

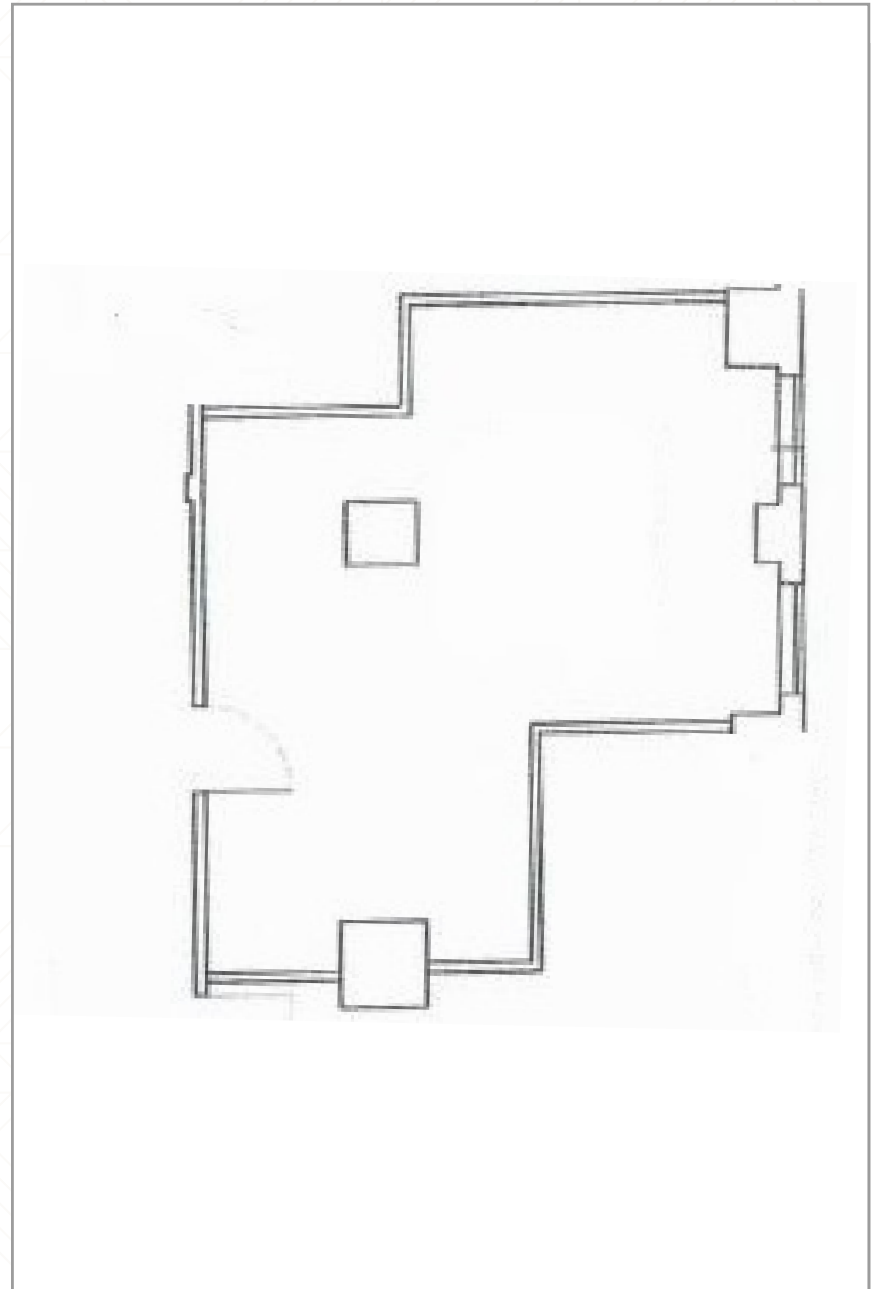




FLOOR PLANS

Suite 301

487 SF

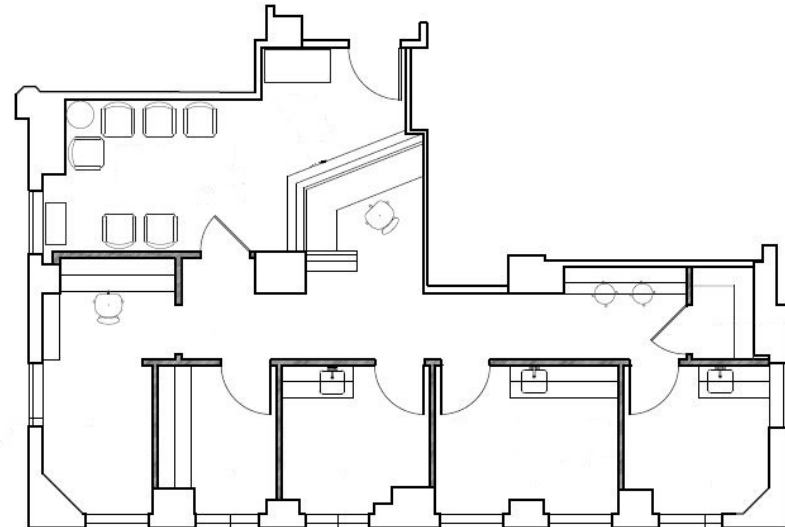




FLOOR PLANS

Suite 404

1,154 SF



*Hypothetical plan; space is currently in shell condition





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