

FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

MEDICAL OFFICE SPACE IN CENTRAL PASADENA

ONE SHORT BLOCK EAST OF LAKE AVENUE

959 E. Walnut St. Pasadena, CA 91106

PROPERTY HIGHLIGHTS

- Newly renovated, beautiful atrium-style building.
- Elevator Served.
- Building features include open air courtyard, common kitchen and secure environment requiring key card access after business hours.
- Two blocks from Lake Avenue Goldline station and one block from retail amenities on Lake Avenue.
- 3 surface lots offering abundant parking.
- Valet Attended Surface Parking. Monthly Parking at \$60/Space unreserved and \$90/space Reserved.

SUITE INFORMATION

MONTHLY RENTAL RATE / SF / FSG	
Medical Office	Call Broker

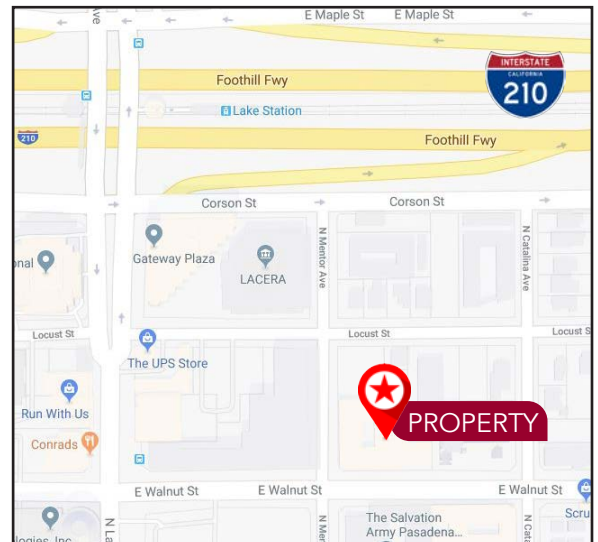
AVAILABLE SUITE	RSF
210	±1,345
120	±1,245

FOR MORE INFORMATION, PLEASE CONTACT:

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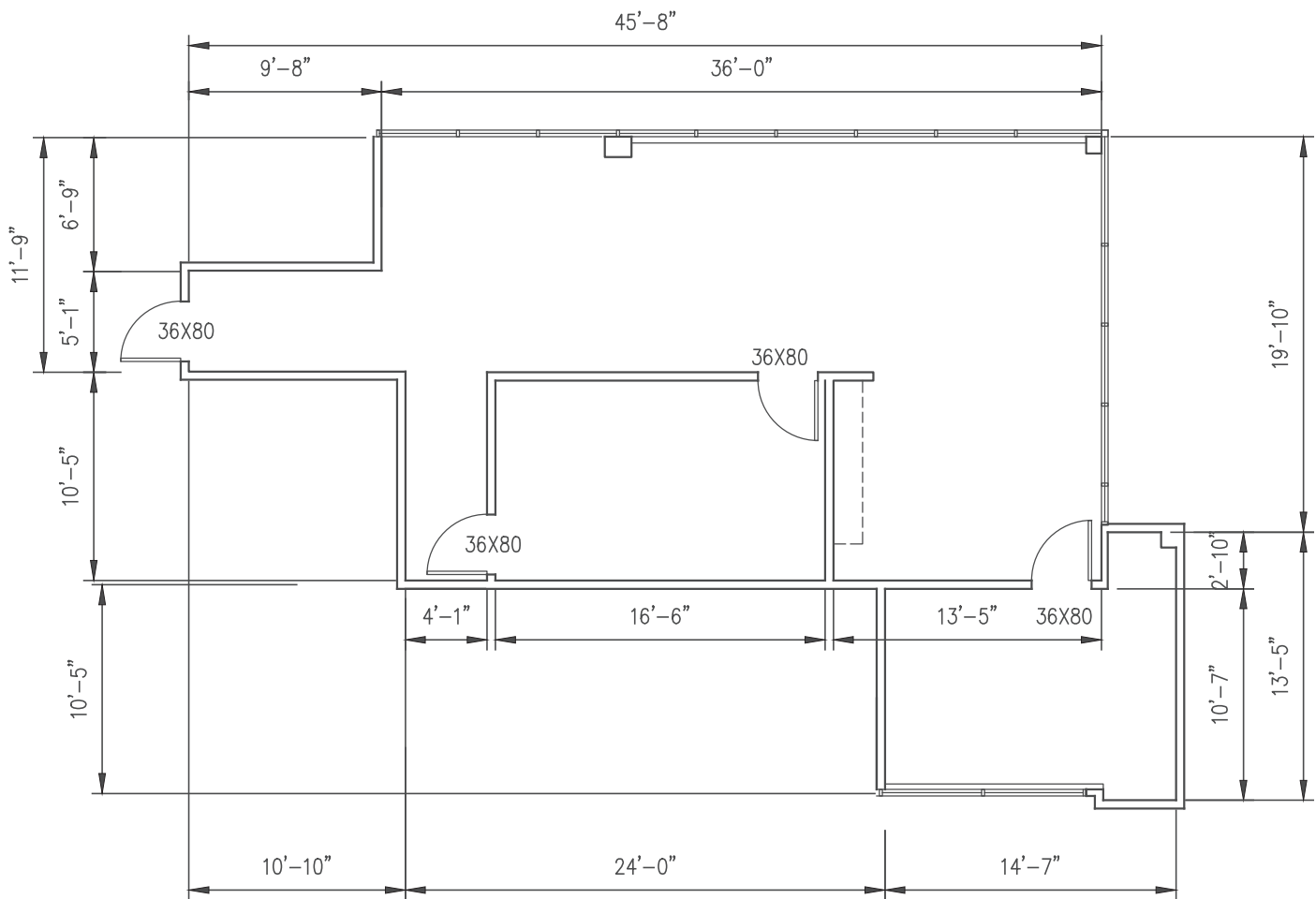


This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence.



FLOOR PLAN

SUITE 120B 1,245 SF





FLOOR PLAN

SUITE 210 1,384 SF

