

—1061—

VALLEY SUN LANE
LA CAÑADA, CA 91011

Office/Medical Office | **FOR LEASE**

Beautiful La Cañada Flintridge Office Building For Lease!



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Property Information

Asking Rate	\$3.75 PSF/mo MG
Terms	3-5 Years
Total Building SF	±3,276 SF
Lot SF	±10,091 SF
Year Built	1980
Parking Ratio	3.98/1,000 SF (13 spaces)
Zoning	Mixed-Use (DVSP)

PROPERTY HIGHLIGHTS

- ▶ Turn-key single-tenant office building in the city of La Cañada Flintridge
- ▶ Beautifully designed with wood finishes, sky lights and plenty of natural light
- ▶ 13 dedicated parking spaces
- ▶ Well-kept and move-in ready

LOCATION HIGHLIGHTS

- ▶ In the heart of La Cañada just off Foothill Blvd's vibrant retail corridor
- ▶ Extremely affluent community offering some of the top Public and Private Schools in Southern California
- ▶ Located just off the 210 Freeway's Angela Crest Hwy offramp



CONTACT FOR MORE
INFORMATION

MAURICIO **OLAIZ**
626.240.2773
molaiz@lee-associates.com
License ID 02073450

JOHN **BERGER**
626.240.2779
jberger@lee-associates.com
License ID 01799514

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Property Summary

Nestled in the heart of La Cañada Flintridge, this office building is perfectly situated just one block north of Foothill Blvd. and directly off the Angela's Crest Hwy exit for immediate on and off ramp access to the 210 freeway. The space offers exceptional transportation efficiency and access to a thriving neighborhood of businesses. With ample parking and modern improvements, this space is perfect for attorneys, CPA's, professional businesses, or anyone. Don't miss out on this opportunity to establish your business in one of the most sought-after locations in the San Gabriel Valley. **Contact us today to schedule a tour.**



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Interior Photos



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Aerial Photos



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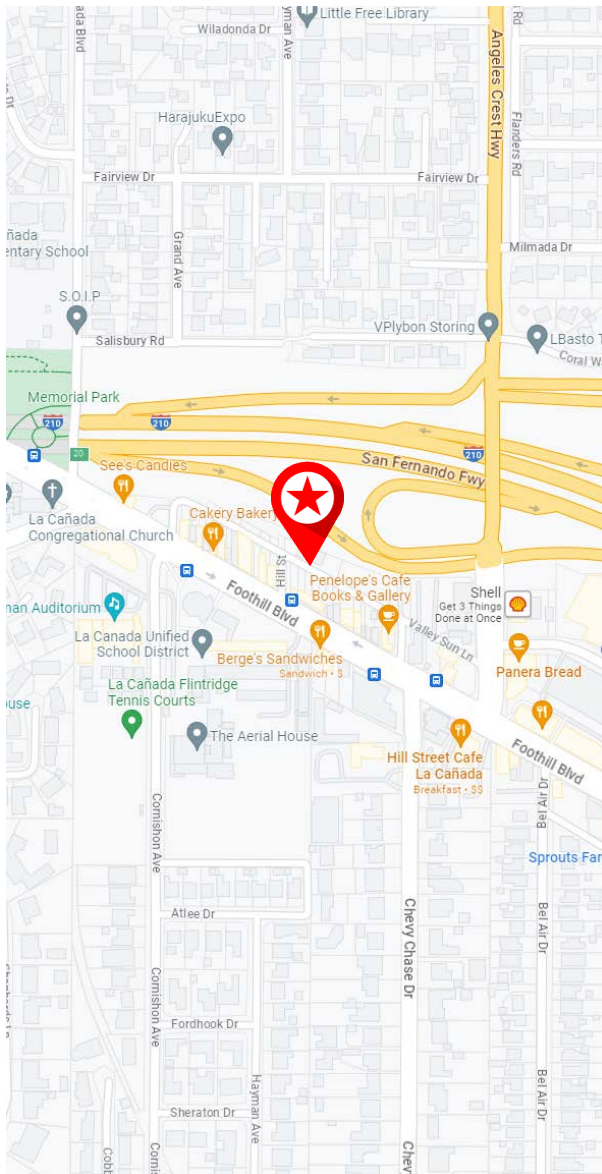
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Overview & Amenities Map



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EXCLUSIVELY PRESENTED BY:

Mauricio Olaiz

Principal | License ID 02073450

D 626.240.2773

E molaiz@lee-associates.com

John Berger

President | License ID 01799514

D 626.240.2779

E jberger@lee-associates.com

LEE & ASSOCIATES® - PASADENA, INC.

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

Corporate ID 02059558

lee-pasadena.com



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