



COLDWELL BANKER
COMMERCIAL
REALTY

612 W DUARTE RD, Arcadia, CA 91007

LEASE RATE:

\$2.65 SF/month (Full Service)

AVAILABLE SPACES:

1,014 SF - 1,917 SF

\$2.00 PSF BROKER BONUS



OFFICE

Robert Ip

626 394 2527

robert.ip@cbcncrt.com

CaDRE #01876261

COLDWELL BANKER COMMERCIAL
REALTY
388 S Lake Ave, Pasadena, CA 91101
626.584.0050

FOR LEASE

CBCWORLDWIDE.COM

LEASE

SIX TWELVE MEDICAL CENTER

612 W Duarte Rd, Arcadia, CA 91007



PROPERTY DESCRIPTION

Coldwell Banker Commercial is proud to represent the high-profile Six Twelve Medical Center for leasing. As one of only two 8 story buildings in the city of Arcadia, Six Twelve Medical Center stands out as not only one of the largest and easily noticeable buildings in the area, but also the highest renowned, being regarded as the most prestigious building on the Duarte Road Corridor.

Views of the upscale, picturesque neighborhood of Arcadia are available from every office window, with the majority being able to see the majestic and inspiring San Gabriel mountain range. In addition to spectacular views, the city of Arcadia offers a variety of popular, well-known, and even historic destinations including the vast amenities of the Westfield Santa Anita Mall, the relaxing environment of the Los Angeles County Arboretum, and the grandeur of the Santa Anita Race Track.

PROPERTY HIGHLIGHTS

- High-profile medical office space in Downtown Arcadia
- Wide variety of local amenities and destinations
- Spectacular views
- Nearby access to the 210 Freeway on Baldwin Ave

OFFERING SUMMARY

Lease Rate:	\$2.65 SF/month (Full Service)
Available SF:	1,014 SF - 1,917 SF
Building Size:	57,653 SF
Property Usage:	Office
Parking Ratio:	193 Surface Parking Spaces

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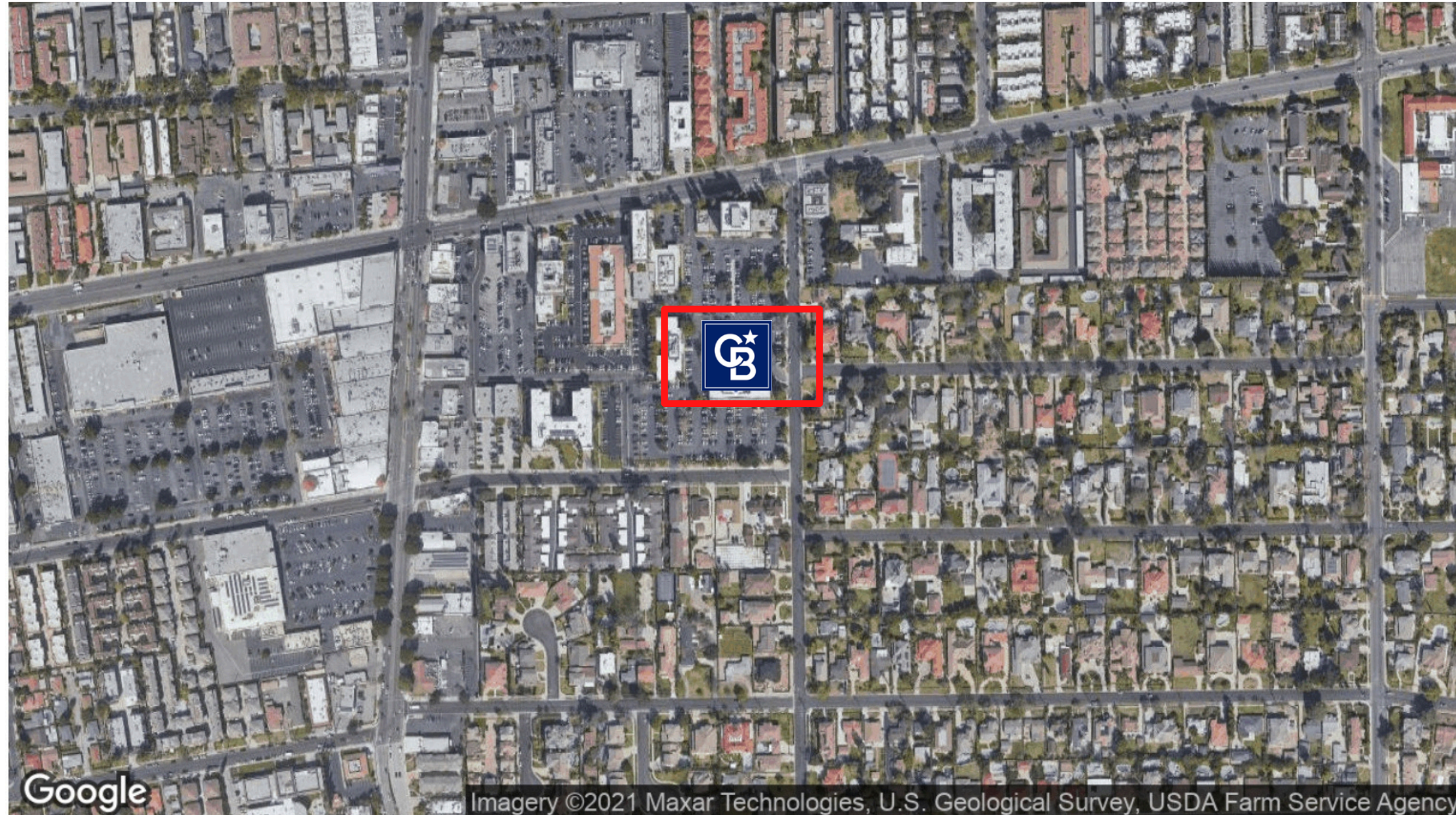


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LEASE INFORMATION

Lease Type:	Full Service
Total Space:	1,014 SF - 1,917 SF

Lease Term:	3-10 Years
Lease Rate:	\$2.65 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor, Suite 204	Available	1,196 SF	Full Service	\$2.65 /SF/MO
2nd Floor, Suite 205	Available	1,196 SF	Full Service	\$2.65 /SF/MO
3rd Floor, Suite 303	Available	1,482 SF	Full Service	\$2.65 /SF/MO
4th Floor, Suite 402	Available	1,178 SF	Full Service	\$2.65 /SF/MO
5th Floor, Suite 505	Available	1,014 SF	Full Service	\$2.65 /SF/MO
6th Floor, Suite 603	Available	1,458 SF	Full Service	\$2.65 /SF/MO
8th Floor, Suite 801	Available	1,065 SF	Full Service	\$2.65 /SF/MO
8th Floor, Suite 803	Available	1,917 SF	Full Service	\$2.65 /SF/MO

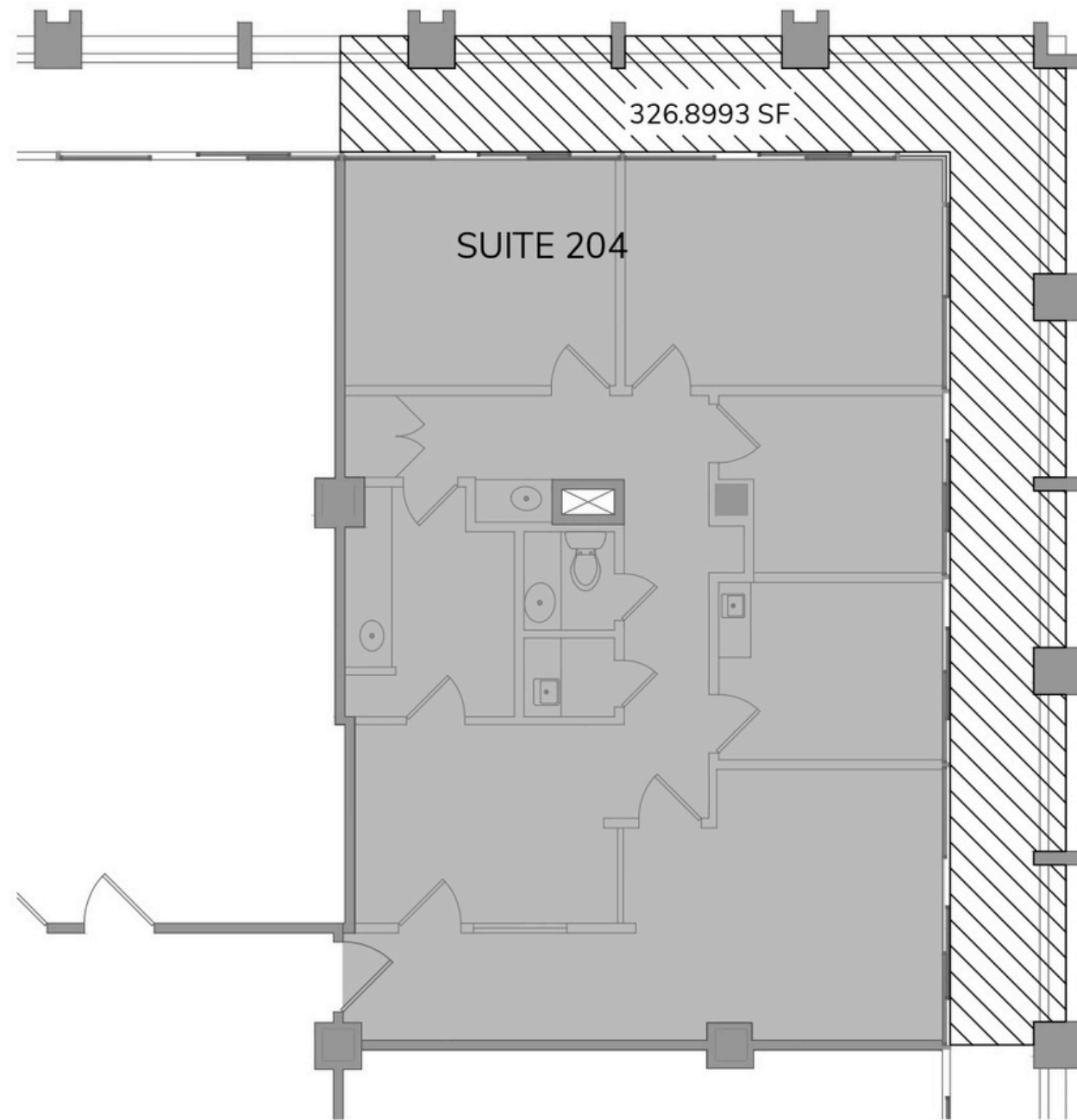
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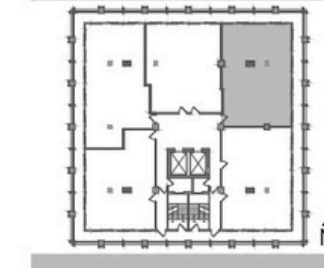
612 W Duarte Rd, Arcadia, CA 91007



Suite Calculation

Floor: 2
Suite: 204
Name:
RSF: 1,196
Occ. Area: 972
Tenant Area: 972
Tenant Anc.: --
Load Factor: 1.2314
LED: --
Calc ID: 2.03

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Suite: 204
Occupant Area: 972
Rentable Area: 1,196

02 612 W. Duarte Road
Arcadia, CA 91007

SUITE 204

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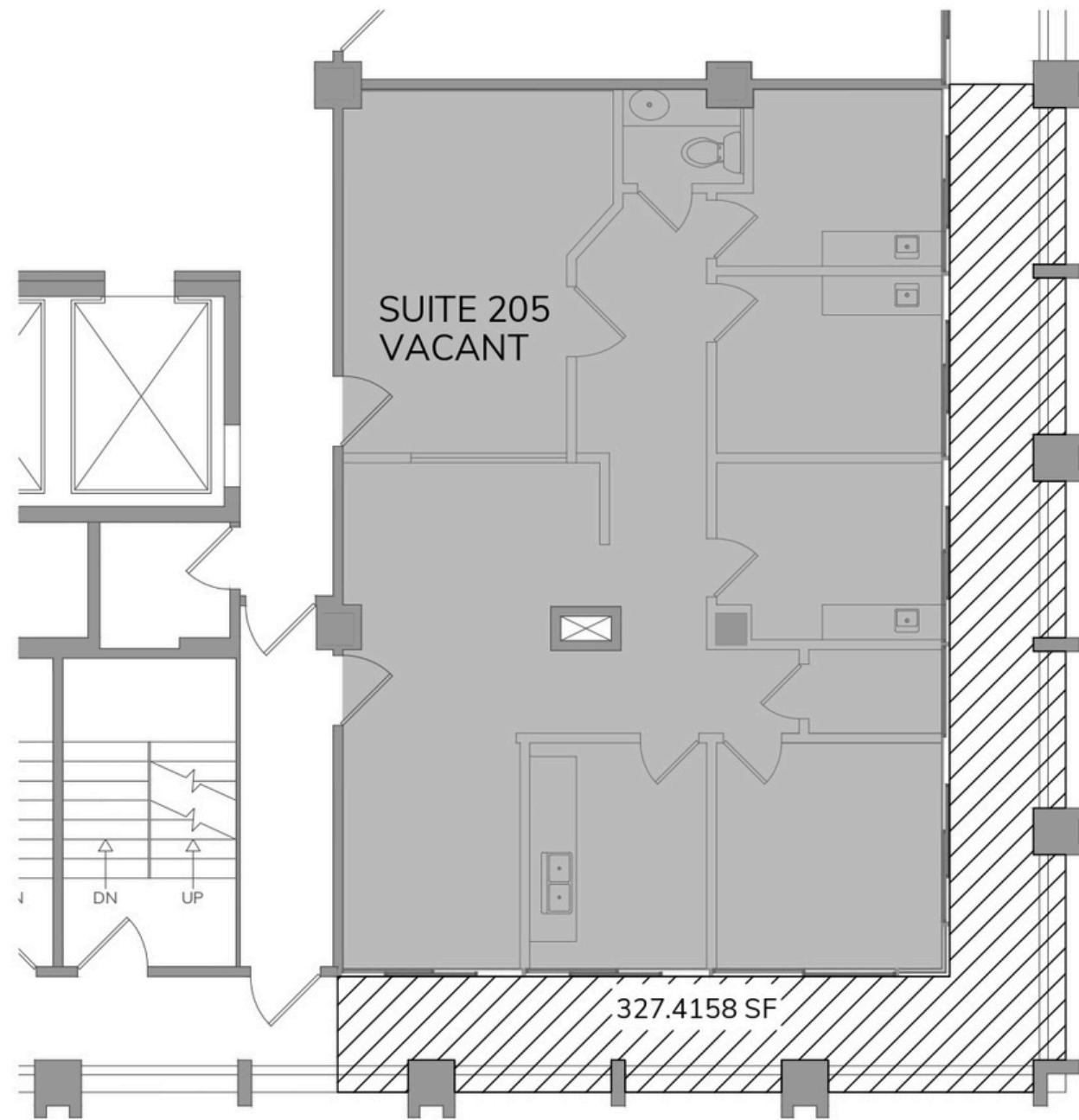


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SIX TWELVE MEDICAL CENTER

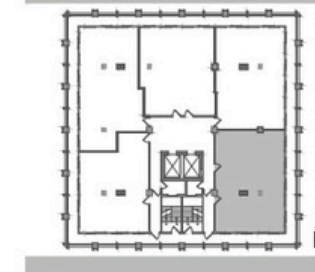
612 W Duarte Rd, Arcadia, CA 91007



Suite Calculation

Floor: 2
Suite: 205
Name: VACANT
RSF: 1,196
Occ. Area: 971
Tenant Area: 971
Tenant Anc.: --
Load Factor: 1.2314
LED: --
Calc ID: 2.04

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Suite: 205
Occupant Area: 971
Rentable Area: 1,196

02 612 W. Duarte Road
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SUITE 205

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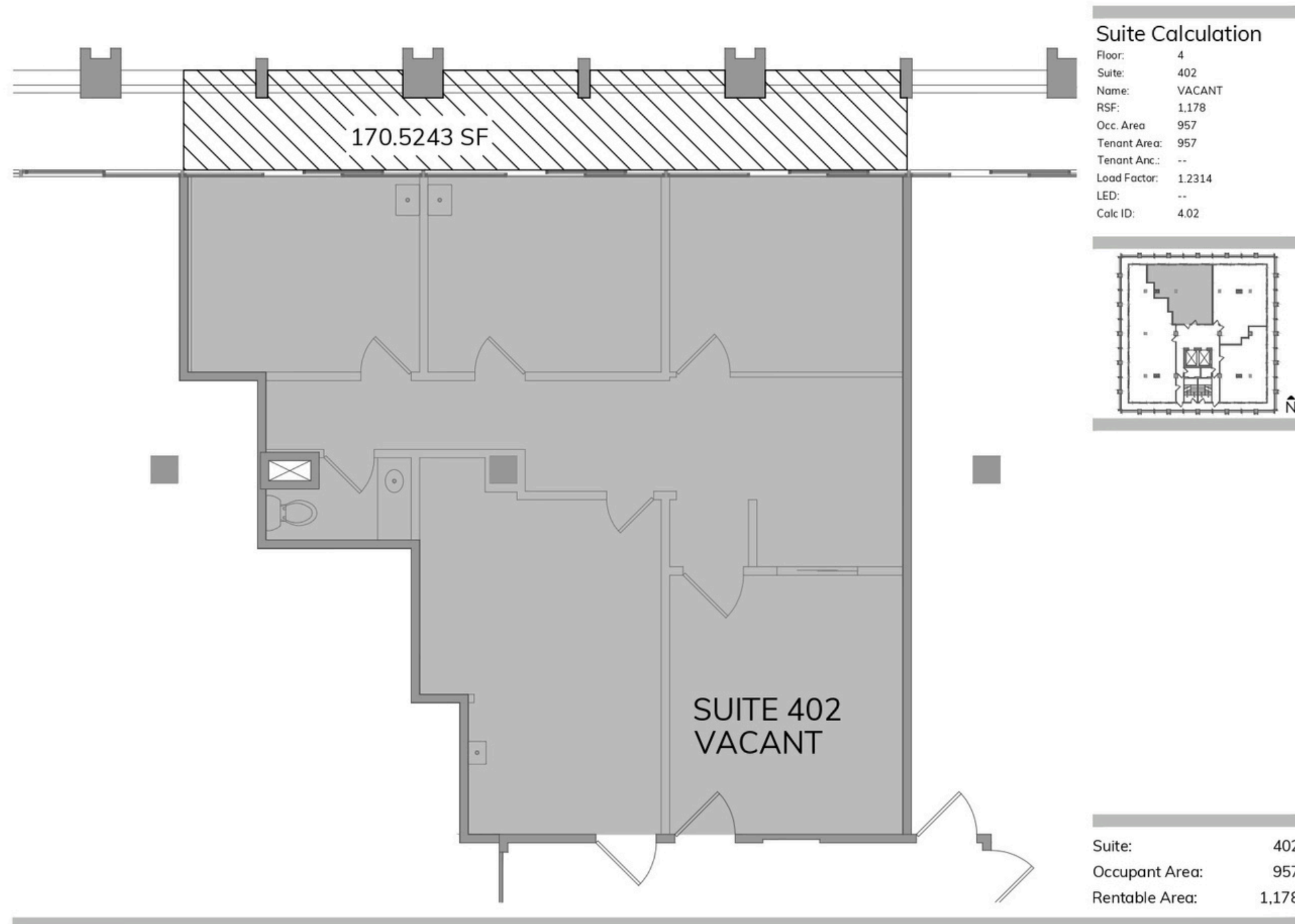


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04 612 W. Duarte Road
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SUITE 402

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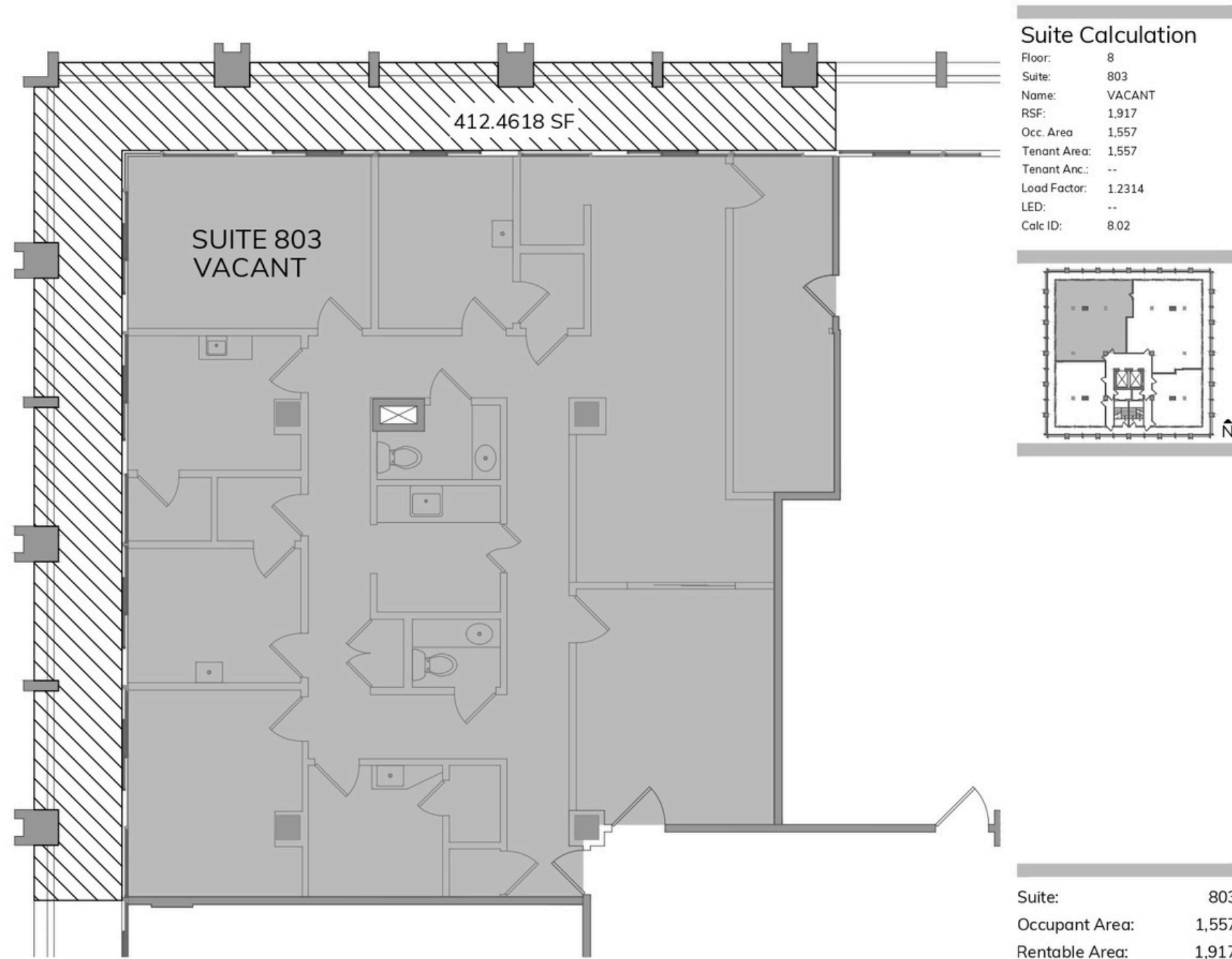
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08 612 W. Duarte Road
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SUITE 803

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