

# FOR LEASE

## MEDICAL/PROFESSIONAL OFFICE SUITES FOR LEASE



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES  
PASADENA



**935 S Sunset Ave  
West Covina, CA 91791**

**CONTACT**



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Senior Vice President

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# FOR LEASE MEDICAL/PROFESSIONAL OFFICE SUITES

935  
S SUNSET AVE  
WEST COVINA, CA 91791

## OFFERING INFORMATION

	Asking Rate
+ Suite 201:	±2,000 SF   \$1.85 P/SF
+ Suite 309:	±1,250 SF   \$2.15 P/SF
+ Suite 305:	±600 SF   \$1.86 P/SF
+ Total Building SF:	±33,330 SF
+ Year Built:	1965
+ Parking Ratio:	4:1000
+ Parcel Number:	8468-016-001
+ Zoning:	WCOP

## PROPERTY HIGHLIGHTS

- + Several Suite Sizes Available
- + Medical build outs
- + Great parking
- + Signalized corner location
- + Additional Common Area
- + Maintenance fee +- \$.60 per square foot

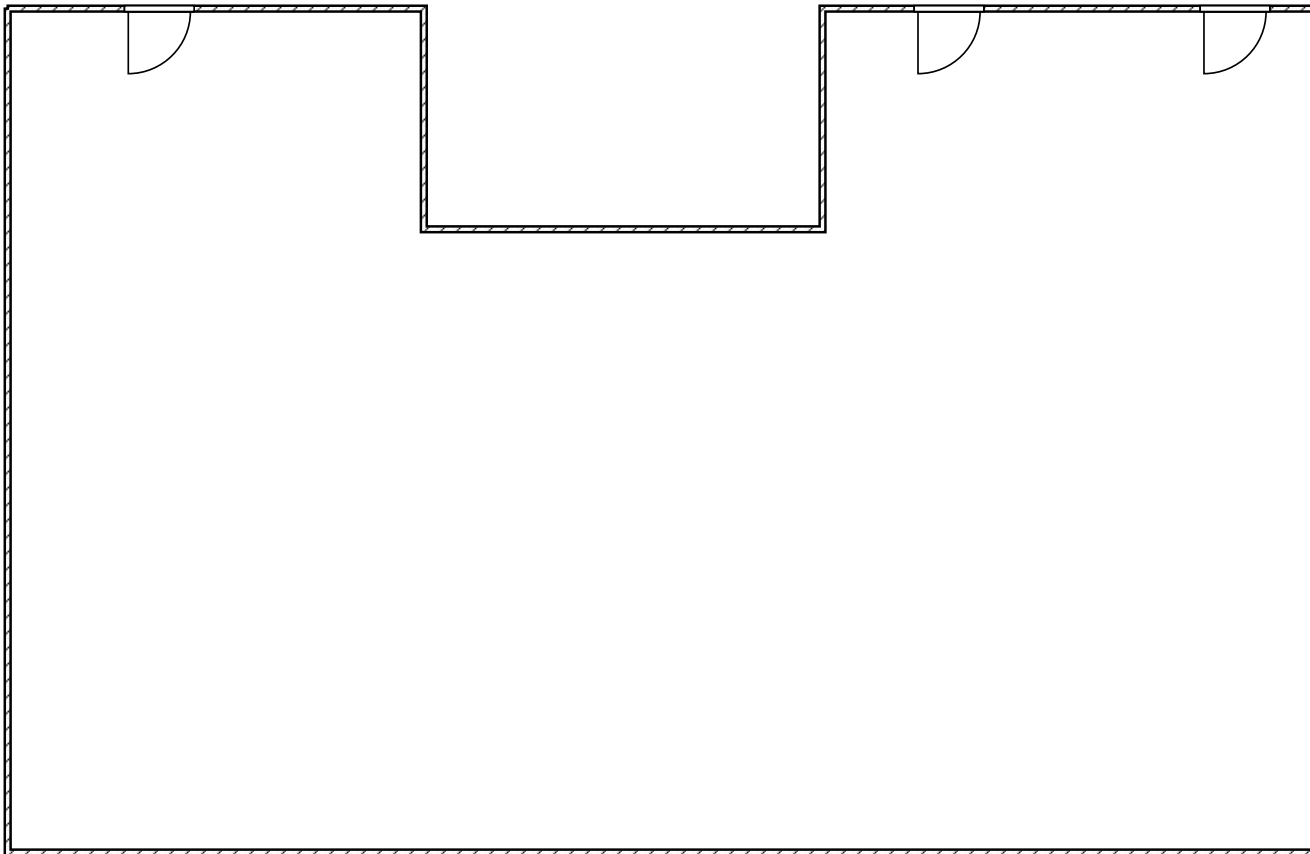


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**SUITE 201 | FLOOR PLAN**

**±2,000 SF**

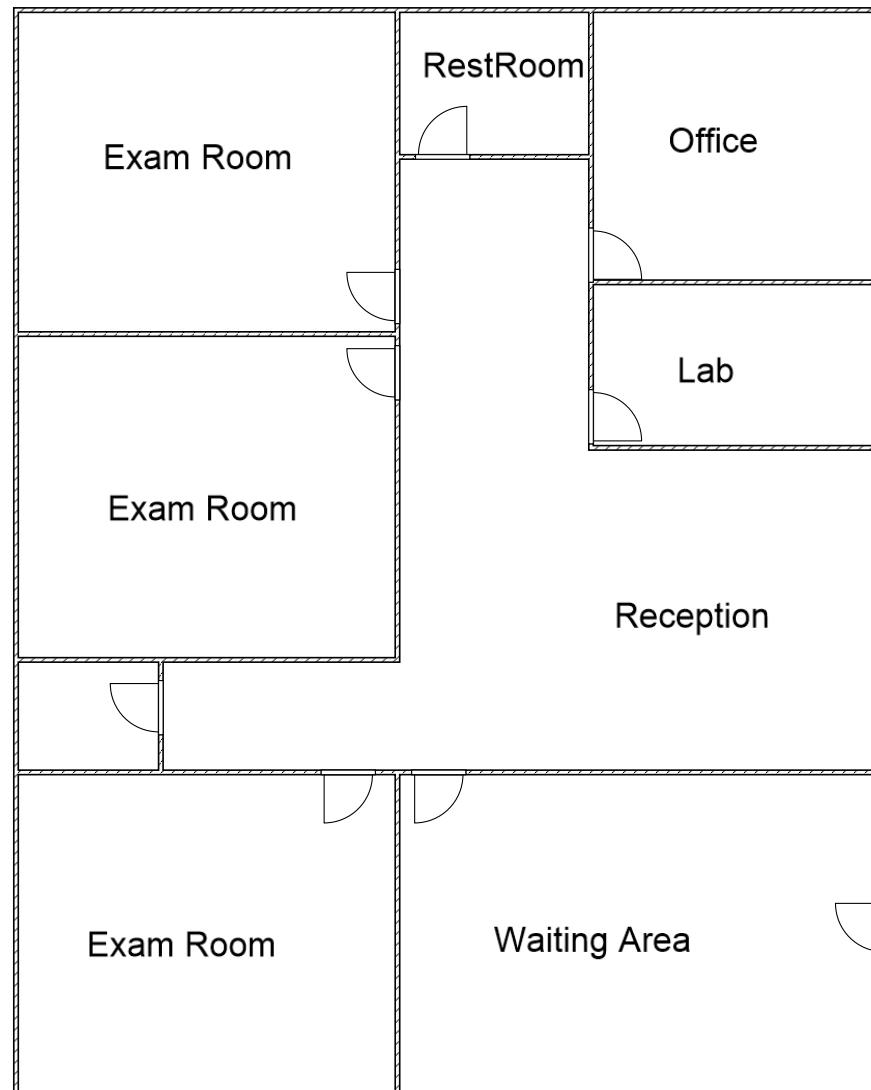


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**SUITE 309 | FLOOR PLAN**

**±1,250 SF**

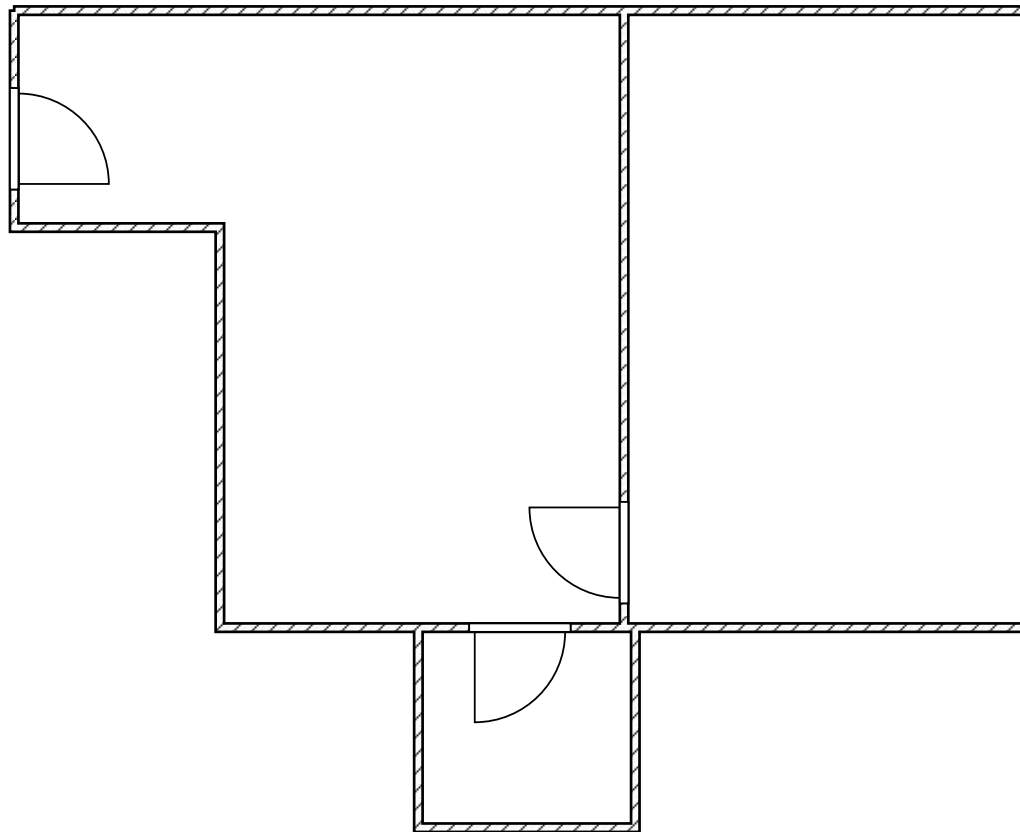


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**SUITE 305 | FLOOR PLAN**

**±600 SF**



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**LOCATION HIGHLIGHTS**

- + Great access right off the 10 freeway
- + Located on the Queen of The Valley Hospital Campus

