

# FIRST-GENERATION MEDICAL SPACES - BRAND NEW & HOSPITAL ADJACENT

6,000 – 21,200 SF Available

66 HURLBUT STREET | PASADENA | CA



W. CALIFORNIA BLVD.



66 HURLBUT ST.  
PASADENA, CA

FAIR OAKS AVENUE



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# PROPERTY OVERVIEW



21,241 SF +/- Building on 1.25 Acre Lot  
\*Divisible Per Floor - 6,000 - 21,241 SF Available



Low 11.5% +/- Load Factor



Full Project Renovations Underway



Exterior Improvements Including Outdoor Patios,  
Vibrant Landscaping, Newly Paved Walkways



4/1,000 FREE Parking  
(See Parking Schematic on Page 11)



Building Signage Opportunity



24/7 HVAC Service



Ample Power: 1,600-amp, 120/208-volt



Less Than 1,000 Ft From Huntington Hospital Campus





Colliers International and Coldwell Banker have been exclusively engaged to bring 66 Hurlbut St. to market for lease. This distinctive property is located in the heart of Pasadena's robust medical corridor and is within walking distance of Huntington Health, an affiliate of Cedars-Sinai, a nationally recognized 619-bed hospital renowned for its programs in orthopedics, cancer treatment, cardiology, neurology, maternity, and others.

New to market for the first time in nearly 30 years, 66 Hurlbut St. offers medical users the opportunity to lease its own self-contained campus with newly designed and constructed exterior and interior improvements. These comprehensive renovations include a new modern-inspired design to the building exterior, white-box interior space for tenants to customize their own build-out, dedicated 4/1,000+ surface parking, outdoor amenities, and new landscaping & pathways.





Make your mark and provide high quality patient care at this ideally located building!

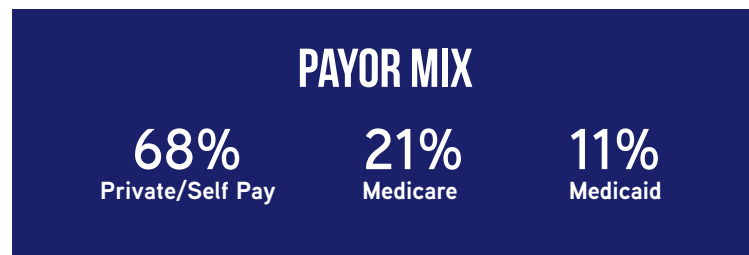


66 HURLBUT STREET | PASADENA, CA

## AREA OVERVIEW

For over 130 years Huntington Hospital (HH) has provided quality healthcare and emergency services to the San Gabriel Valley. HH is a 619 bed, non-profit short term acute care hospital with approx. 725 primary affiliated physicians offering the full spectrum of medical services from a full-service emergency department to outpatient surgical services for Cardiology, Neurology, rehabilitation/therapy, Cancer Treatment and Support, Orthopedics, Imaging, Geriatrics, Women's Services and Mental Health and Substance Abuse. HH became an affiliate of Cedars-Sinai Health System in August 2021 and currently offers the largest Emergency Department and only Level II Trauma Center in the San Gabriel Valley.

-  Convenient access to 210 Foothill Freeway, 134 Ventura Freeway, and 110 Pasadena Freeway
-  Nearby to amenity-rich Old Town Pasadena
-  Approximately 20 minutes from Burbank airport and 40 minutes from Los Angeles International Airport (LAX)
-  Home to many prestigious institutions, such as:




**Caltech**  **Jet Propulsion Laboratory**  
 California Institute of Technology

 **KAISER PERMANENTE**  
**BERNARD J. TYSON**  
**SCHOOL OF MEDICINE**

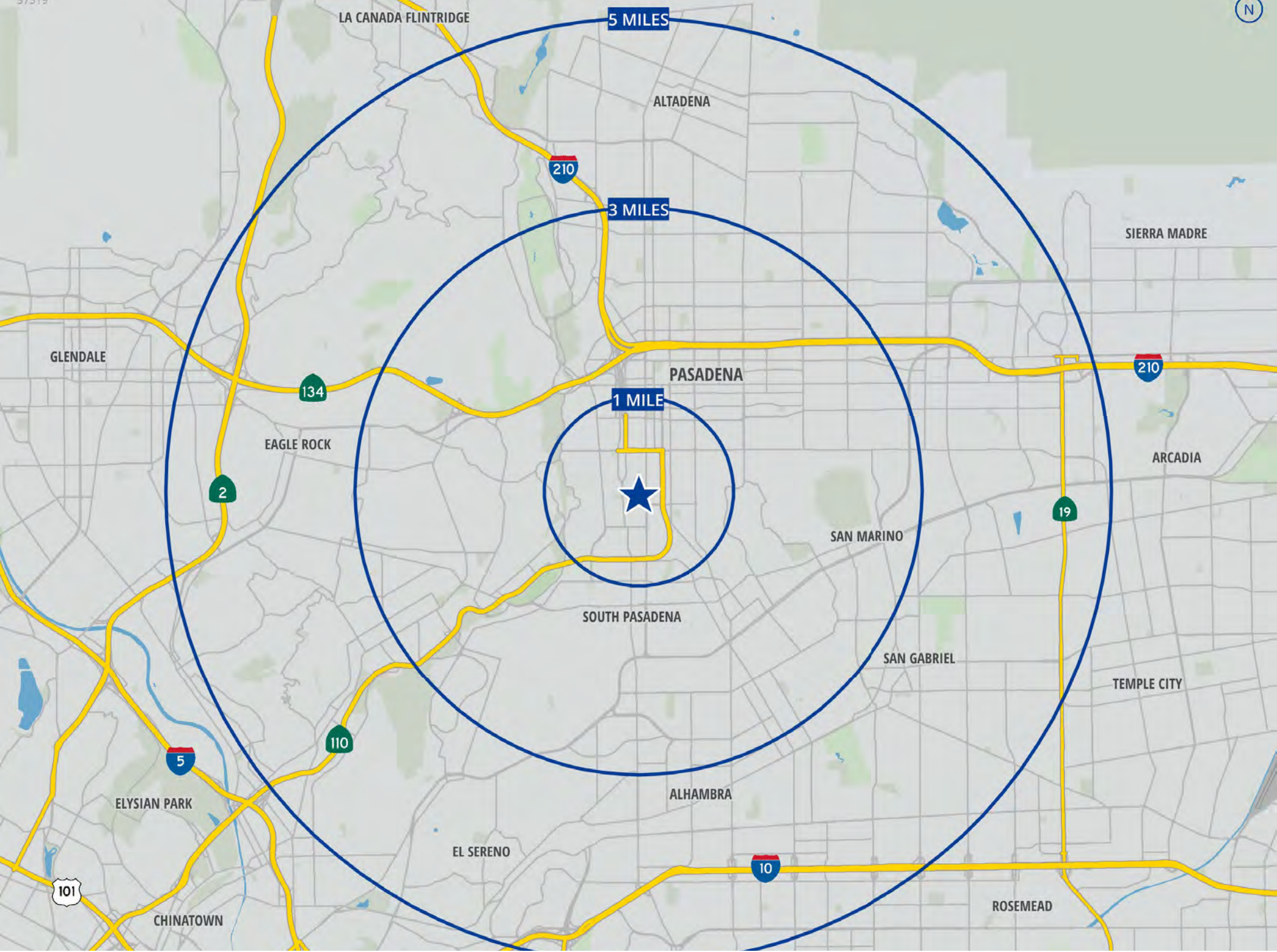
 **ArtCenter**  
 **ArtCenter**

 **PARSONS**

 **Rose Bowl**  
 AMERICA'S STADIUM

 **THE HUNTINGTON**  
 Library, Art Museum, and Botanical Gardens

 **COLDWELL BANKER**



5 MILES

3 MILES

1 MILE



LA CANADA FLINTRIDGE

ALTADENA

SIERRA MADRE

GLENDALE

PASADENA

210

134

ARCADIA

2

EAGLE ROCK

19

SAN MARINO

SOUTH PASADENA

SAN GABRIEL

TEMPLE CITY

5

ELYSIAN PARK

ALHAMBRA

101

CHINATOWN

110

EL SERENO

10

ROSEMEAD

# AREA DEMOGRAPHICS

3 MILE RADIUS

**222,644**

TOTAL POPULATION

**\$95,482**

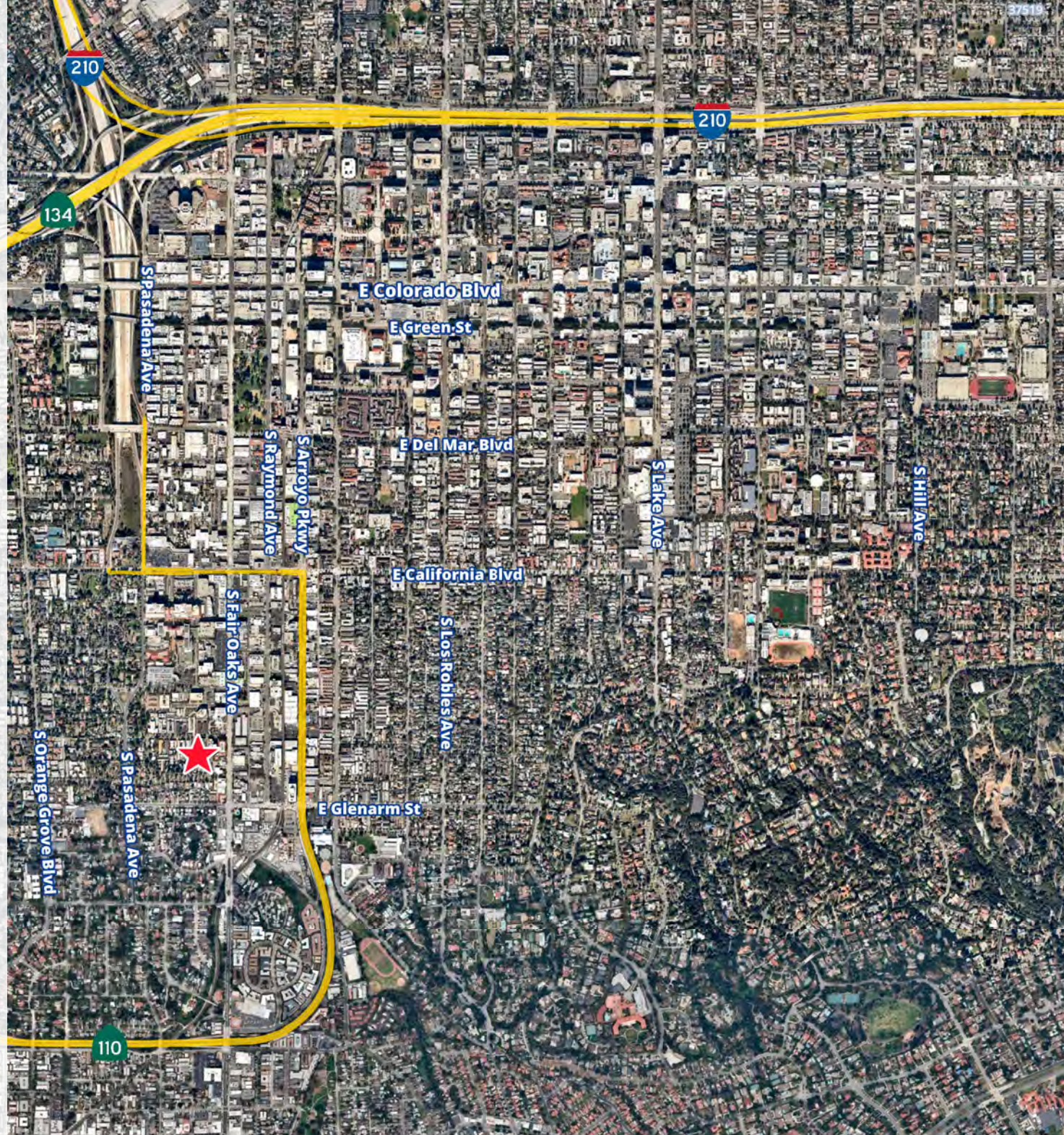
MEDIAN HOUSEHOLD INCOME

**73%**

POPULATION WITH  
BACHELOR'S DEGREE OR BETTER

**148,250**

EMPLOYEES

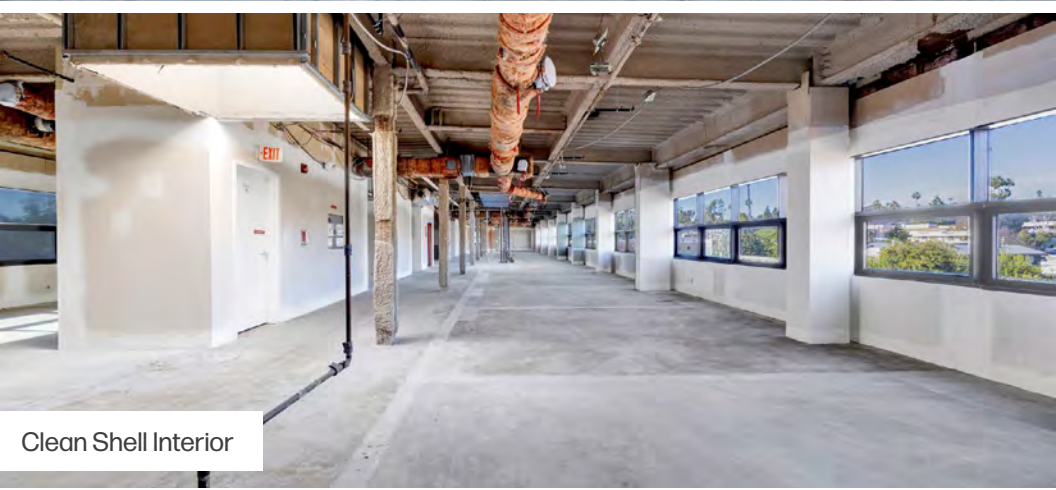




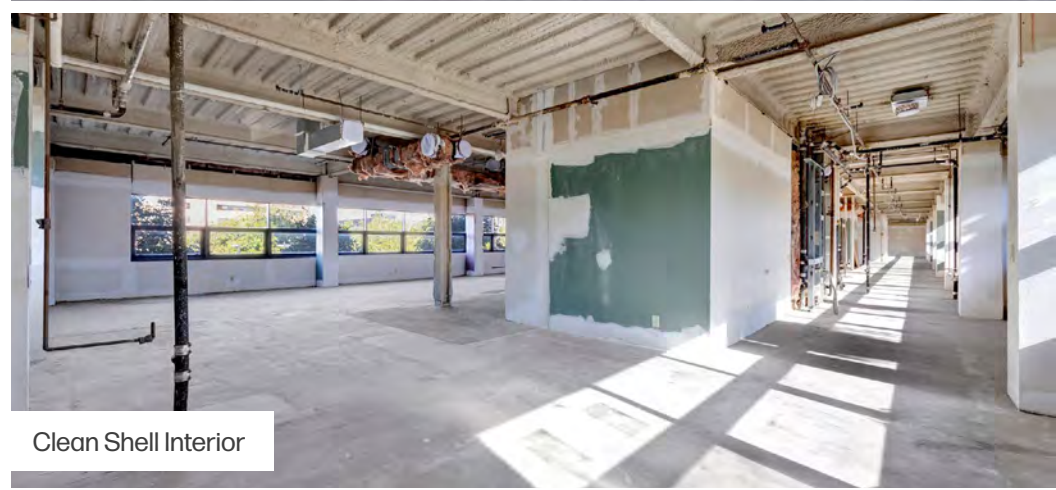
Clean Shell Interior



Clean Shell Interior



Clean Shell Interior



Clean Shell Interior



Exterior Renderings



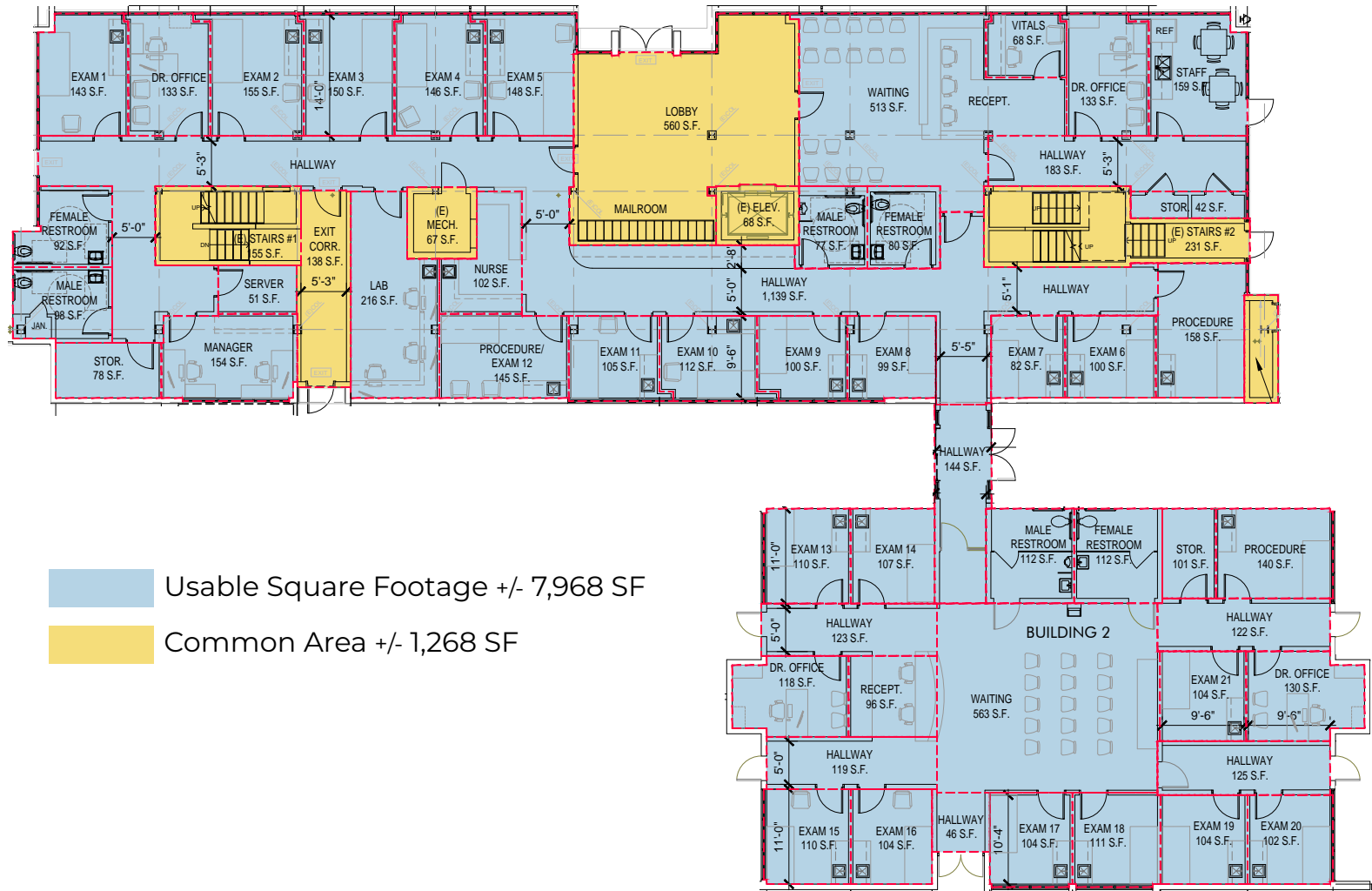
Lobby Renderings



Exterior Renderings

# CONCEPTUAL PLANS - 66 HURLBUT ST.

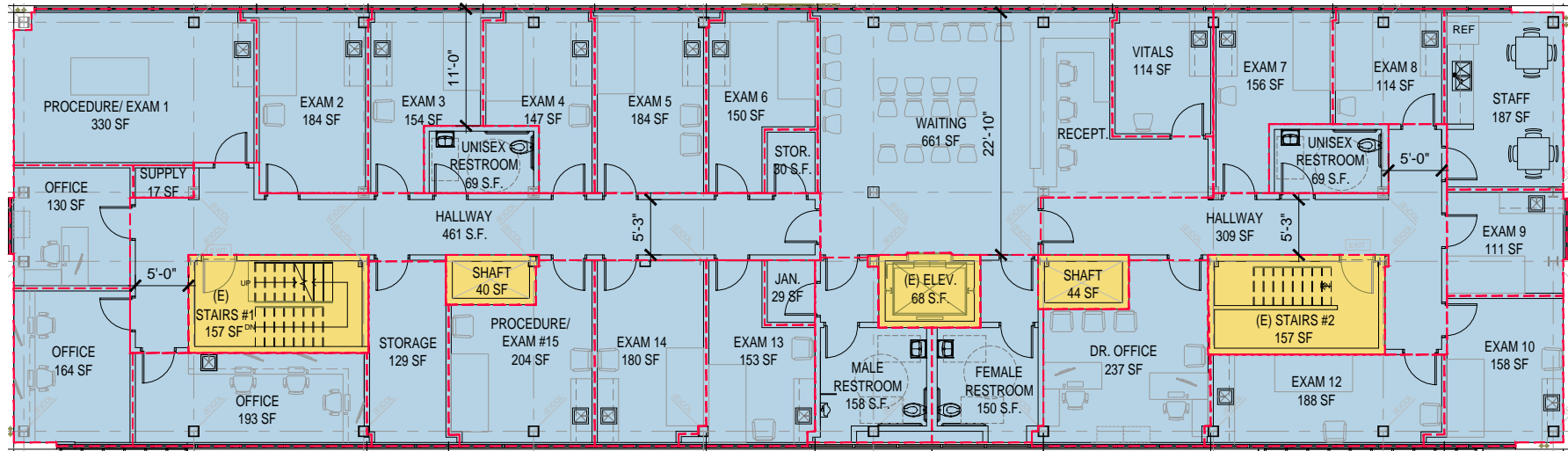
## 1ST FLOOR



Usable Square Footage +/- 7,968 SF  
 Common Area +/- 1,268 SF

# CONCEPTUAL PLANS - 66 HURLBUT ST.

## 2ND FLOOR

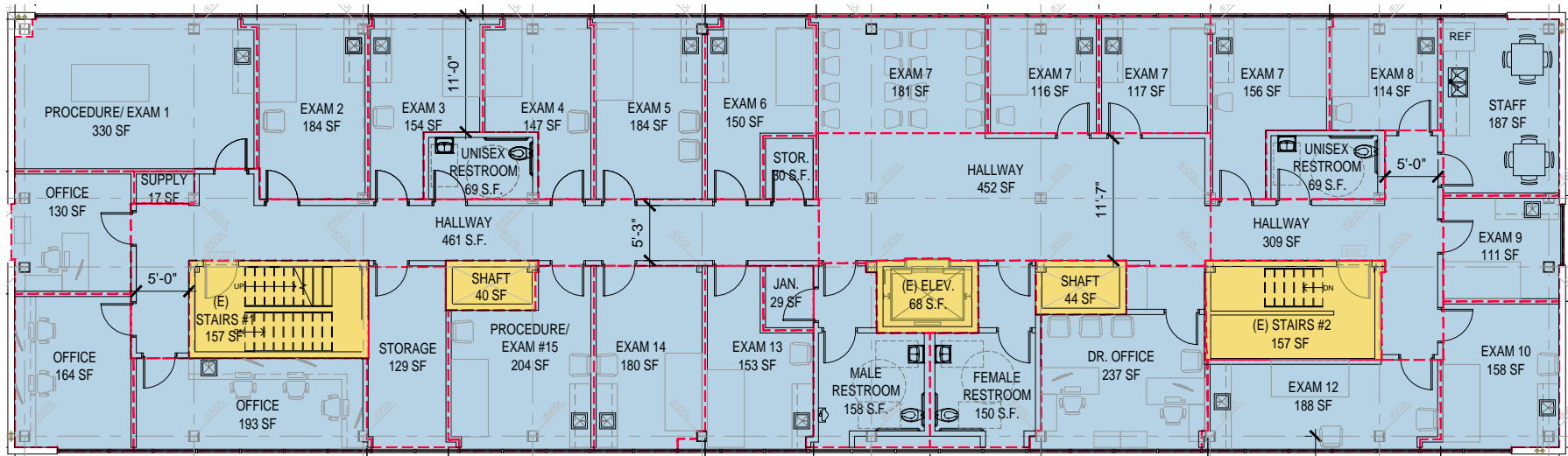


Usable Square Footage +/- 5,491 SF

Common Area 466 SF

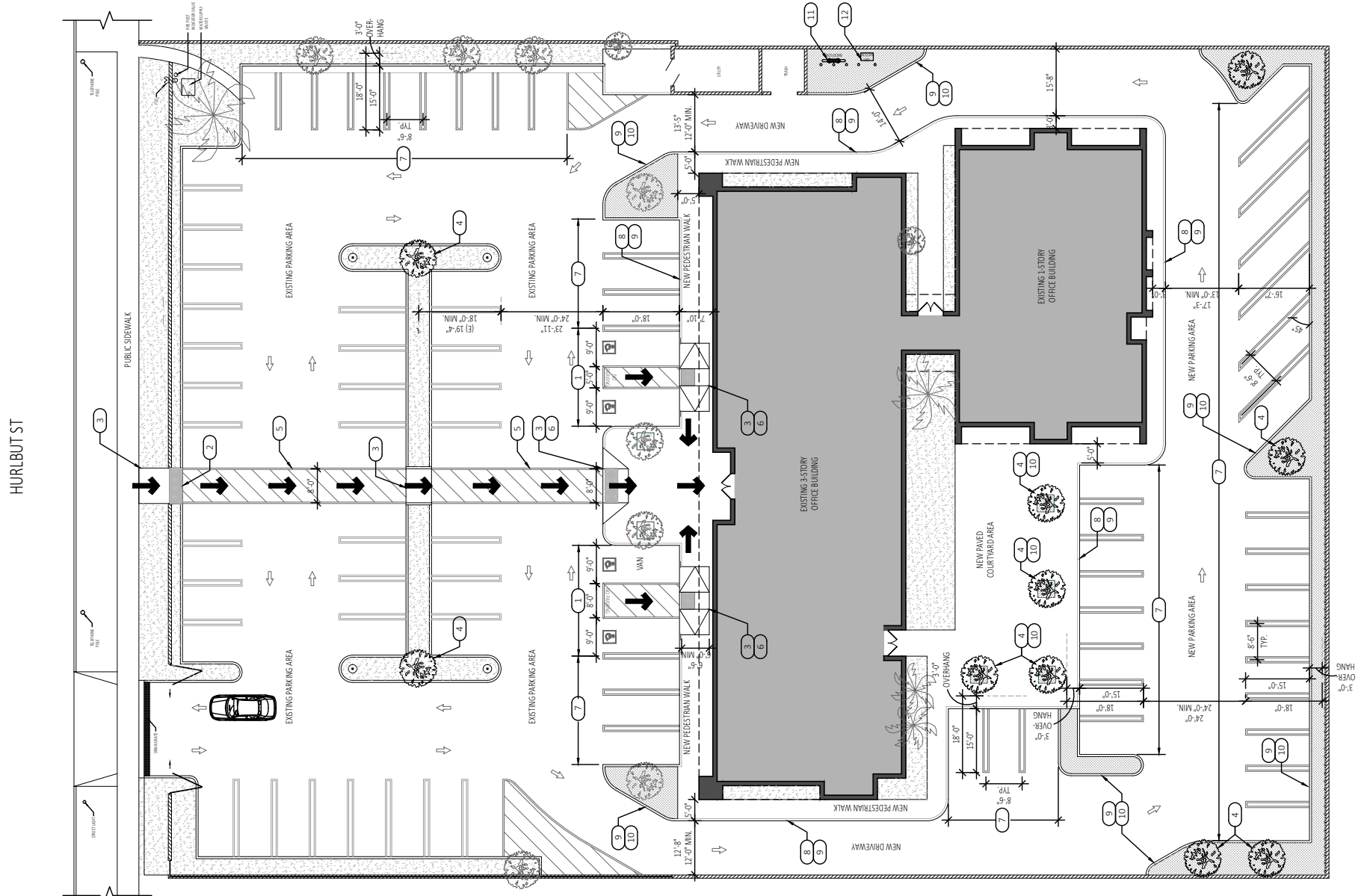
# CONCEPTUAL PLANS - 66 HURLBUT ST.

## 3RD FLOOR



- Usable Square Footage +/- 5,582 SF
- Common Area 466 SF

# PARKING SCHEMATIC (CONCEPTUAL)



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REALTY



Accelerating success.