

MEDICAL OFFICE BUILDING ("MOB")



FOR LEASE

950 S Arroyo Pkwy
Pasadena, CA 91105

AVAILABLE SPACE:

Suite 310: 2,812 SF

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

NAI Capital Commercial, Inc. is pleased to present "Space For Lease" at the Class "A" Medical Office Building ("MOB") located at 950 S. Arroyo Parkway, Pasadena, CA. The property is located on the south entrance to west Pasadena via Arroyo Parkway and is only 1.3 miles away from the renowned Huntington Hospital. The property has highly built out medical office space with balconies allowing users to take advantage of Pasadena's great climate and picturesque views of the San Gabriel Mountains and surrounding San Gabriel Valley area. Given its location at the south entrance to Pasadena and its proximity to the Foothill 210 and Ventura 134 Freeways, ingress and egress to and from the property is surpassed by no other.

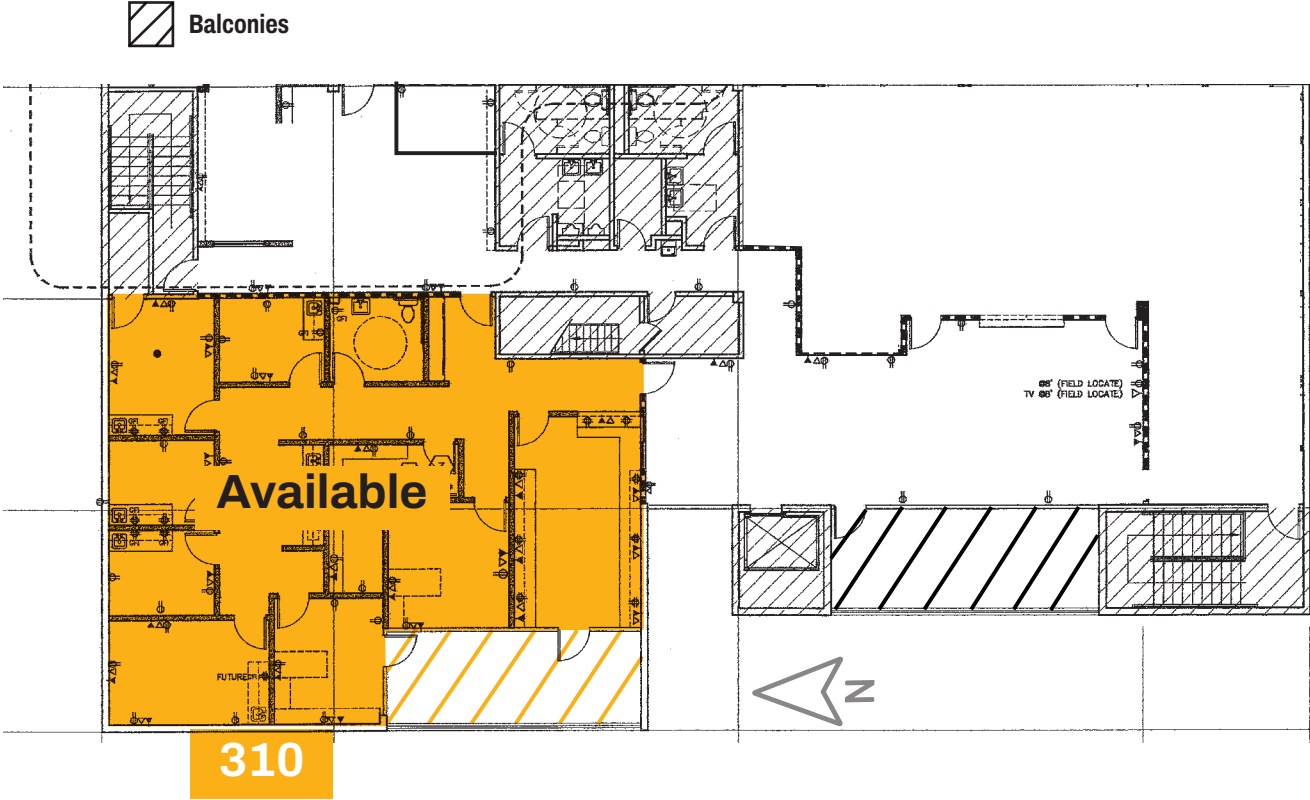
PROPERTY SUMMARY

Location:	950 S Arroyo Pkwy., Pasadena CA 91105
Building:	±21,876 SF
Land:	±20,909 SF (±0.48 Acres)
Parking:	2.33/1,000 SF (52 covered & uncovered at grade level stalls)
APN:	5720-017-037
Zoning:	SFO-MU-C
Year Built:	1981 (All spaces all recently built-out)
Asking Rental Rate:	\$3.50 NNN

FLOOR PLANS

950 S Arroyo Pkwy., Pasadena, CA 91105

3rd Floor



Available Space 3rd Floor

SUITE	SQ. FT.
310	2,812

AMENITIES MAP

