

2693 E. Washington Blvd

FOR LEASE – TROPHY MEDICAL OFFICE IN NORTHEAST PASADENA



PASADENA, CA 91107



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLER WILLIAMS,
COMMERCIAL



COMPASS

PROPERTY SUMMARY

ADDRESS	2693 E Washington Blvd
CITY	Pasadena, CA
BUILDING TYPE	Standalone Medical Office
YEAR BUILT	2005
AVAILABLE SF	±4,967 SF
LOT SIZE	±17,687 SF
PARKING	25 spaces
ZONING	Commercial Limited (CL) Tenant to verify

KEY FEATURES

Reception with granite countertop, X-ray room, large open PT room, laundry room, 2 private office suites with bathrooms/shower, conference room, 8 exam rooms with sinks/cabinets, manager's office, staff lounge/kitchen, IT/utility room, 6 renovated restrooms, granite countertops throughout, hallway sink

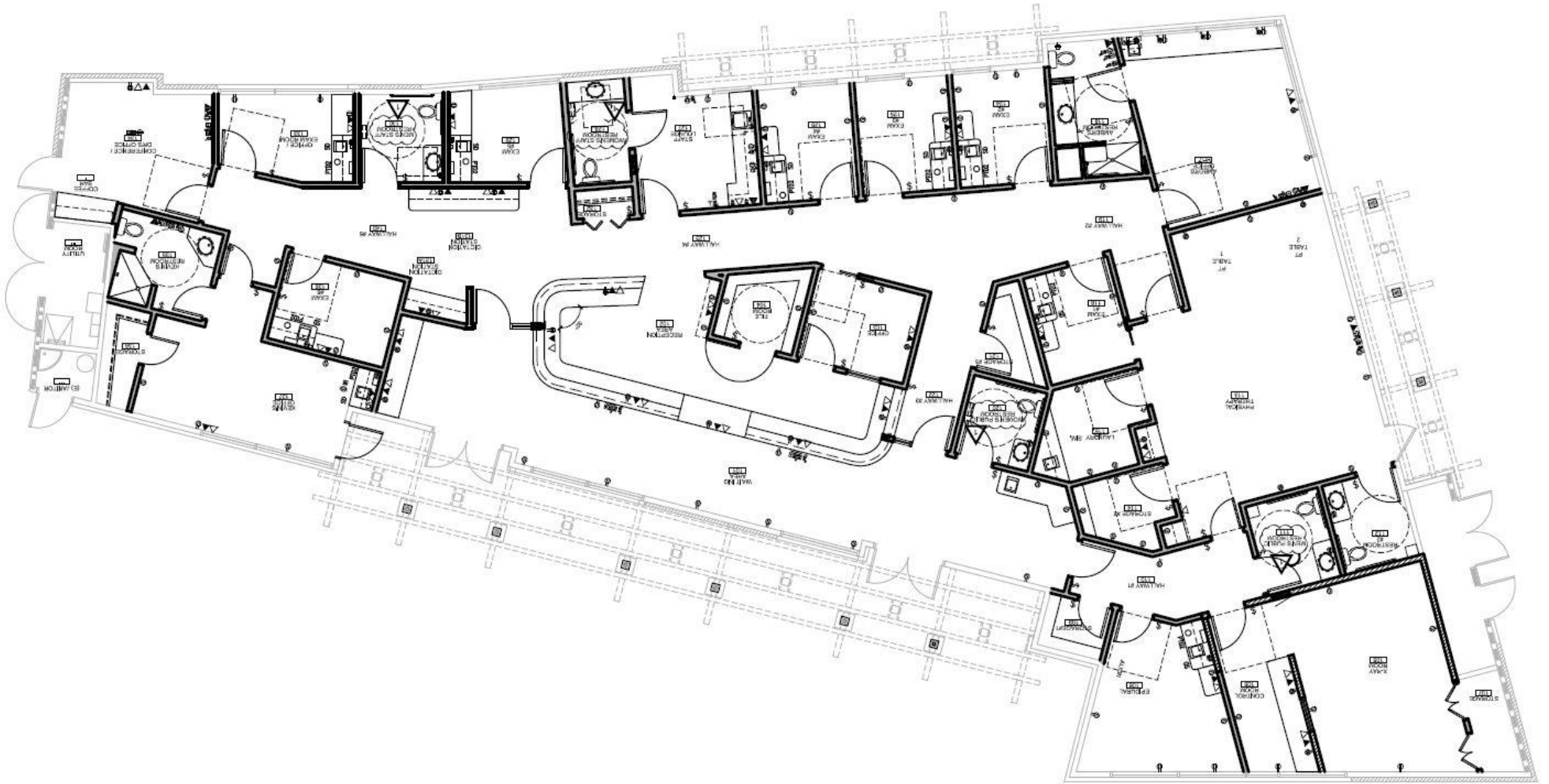


2693 E. Washington Blvd

±4,967 SF



PROPERTY FLOOR PLAN



PROPERTY

Overview

CHANG INVESTMENT GROUP and DENG REALTY GROUP are proud to exclusively present the opportunity to lease this standalone trophy medical office at 2693 E Washington Blvd, in northeast Pasadena. This newer 2005 construction property is located adjacent to other medical and wellness facilities such as Pasadena Park Healthcare & Wellness Center, DaVita Dialysis Center, 986 Pharmacy, acupuncture, and other various doctors and surgeons.

The property is in Pasadena's Commercial Limited (CL) Zoning District, which according to Pasadena's Code of Ordinances: "To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district" (Tenant to verify with the city).

The building offers \pm 4,967 of rentable square footage, features: large \pm 17,687 SF lot with (25) parking spaces, large reception with granite countertop, X-ray room, large open room with high ceiling (previously used as a physical therapy room), laundry room, (2) large private office suites with its own bathroom with shower, conference room, (8) exam rooms with sinks and cabinets, manager's office, staff lounge/kitchen, IT/utility room, a total of (6) beautifully renovated public and private restrooms, granite countertops throughout the building, and an additional sink in the hallway. Tenant to verify all information herein including building permits and square footage, Broker/Agent and Owner does not guarantee its accuracy.

PROPERTY HIGHLIGHTS

Standalone Trophy Medical Office in Northeast Pasadena

Adjacent to Medical and Wellness Facilities such as Pasadena Park Healthcare & Wellness Center, DaVita Dialysis Center, 986 Pharmacy, and Various Doctor/Surgeon's Offices

Pasadena's Commercial Limited (CL) Zoning District

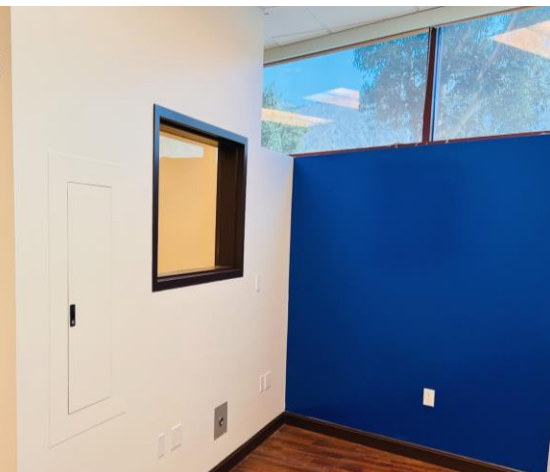
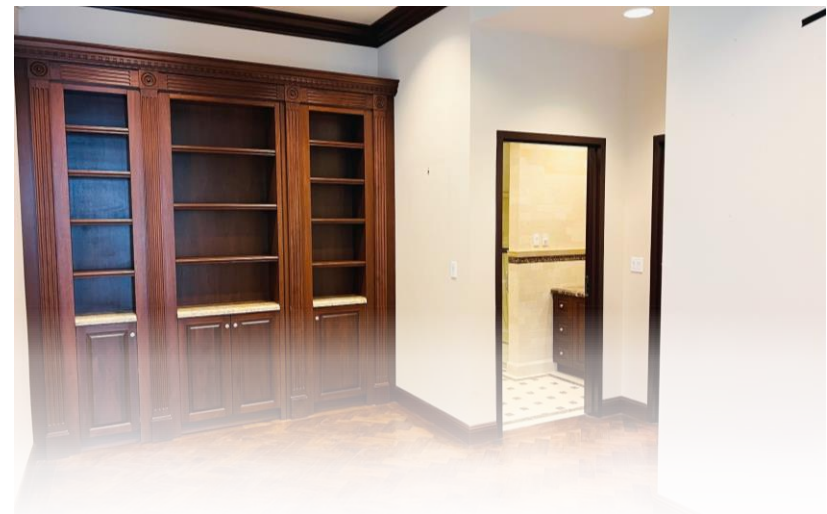
\pm 2,000-4,967 of Rentable SF (will divide)

Features: Large \pm 17,687 SF lot with (25) Parking Spaces, Large Reception, X-Ray Room, Large Room with High Ceiling (former PT room), Laundry Room, (2) Large Private Office Suites with its own Bathroom with Shower, Conference Room, (8) Exam Rooms with Sinks and Cabinets, Manager's Office, Staff Lounge/Kitchen, IT/Utility Room, Total of (6) Beautifully Renovated Public & Private Restrooms, Granite Countertops throughout, Additional Sink in the Hallway





Interior Layout



PASADENA CALIFORNIA

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.



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PASADENA, CA 91107



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