

CBRE

65



N MADISON  
AVENUE



HISTORIC MEDICAL OFFICE BUILDING LOCATED IN THE HEART OF THE PLAYHOUSE DISTRICT

# AVAILABILITY

## Suite 102

1,063 SF

## Suite 201

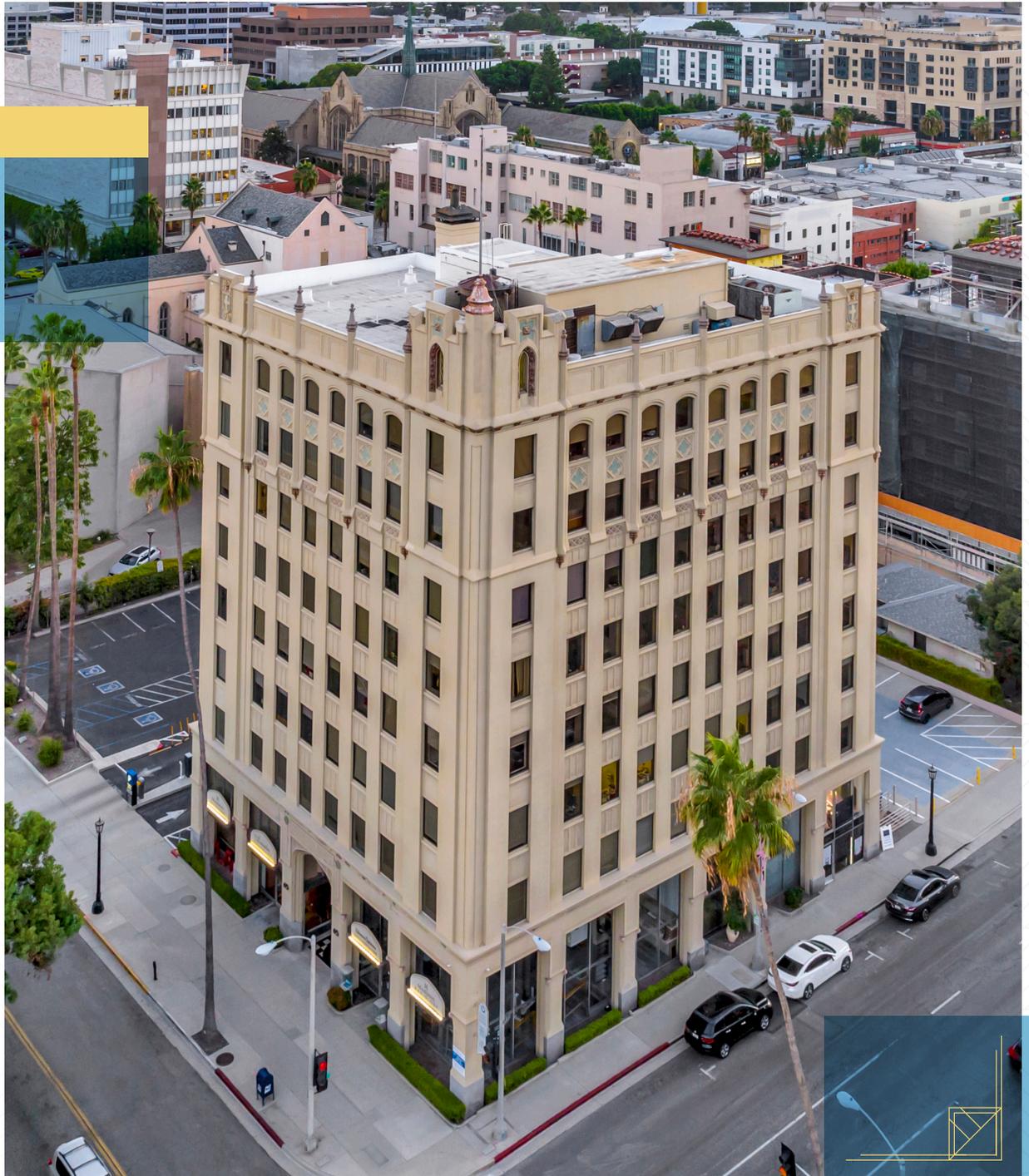
1,696 SF

## Asking Rate

\$3.75 FSG

## Parking

3/1,000 SF @ \$80/space/month





# PROPERTY HIGHLIGHTS



Medical office building located in the heart of the Historic Playhouse District of Pasadena



Built in 1925; historic charm with modern features



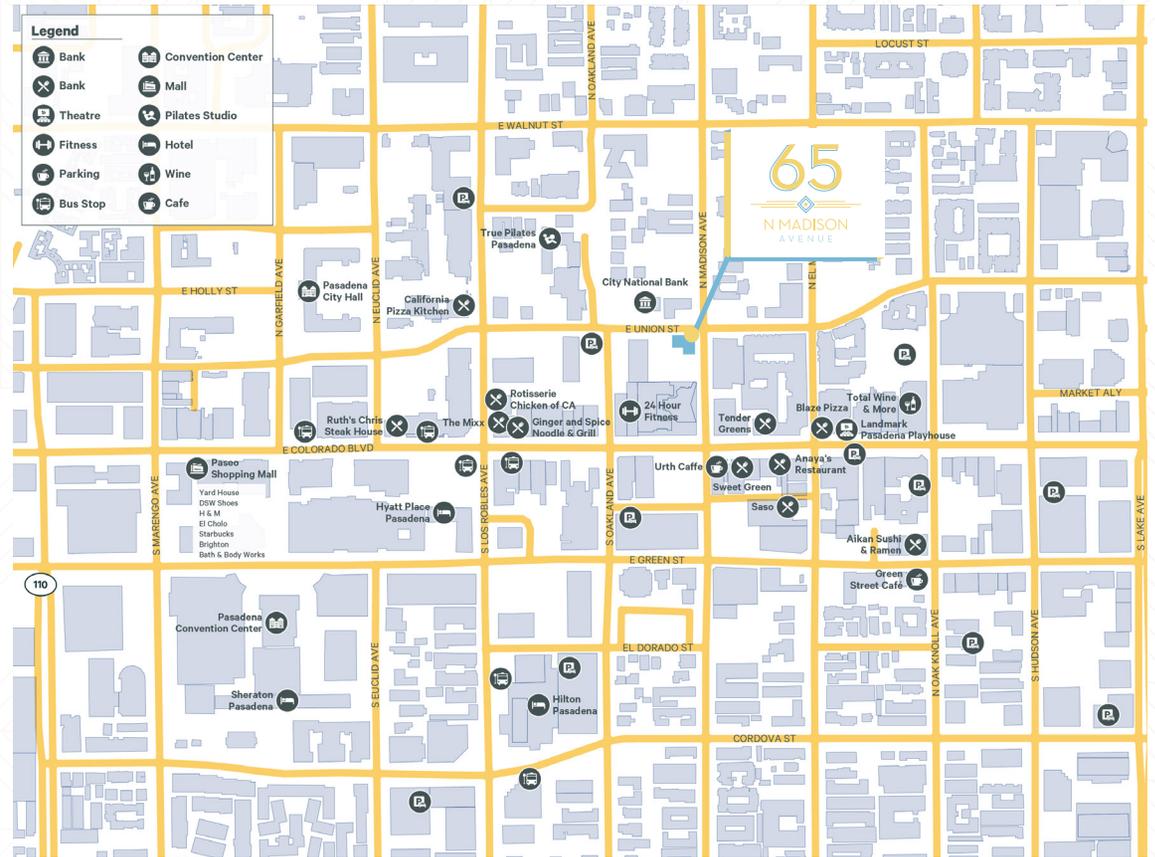
On-site property management



Located less than one block from Colorado Boulevard with a Walk Score of 95 (Walker's Paradise)



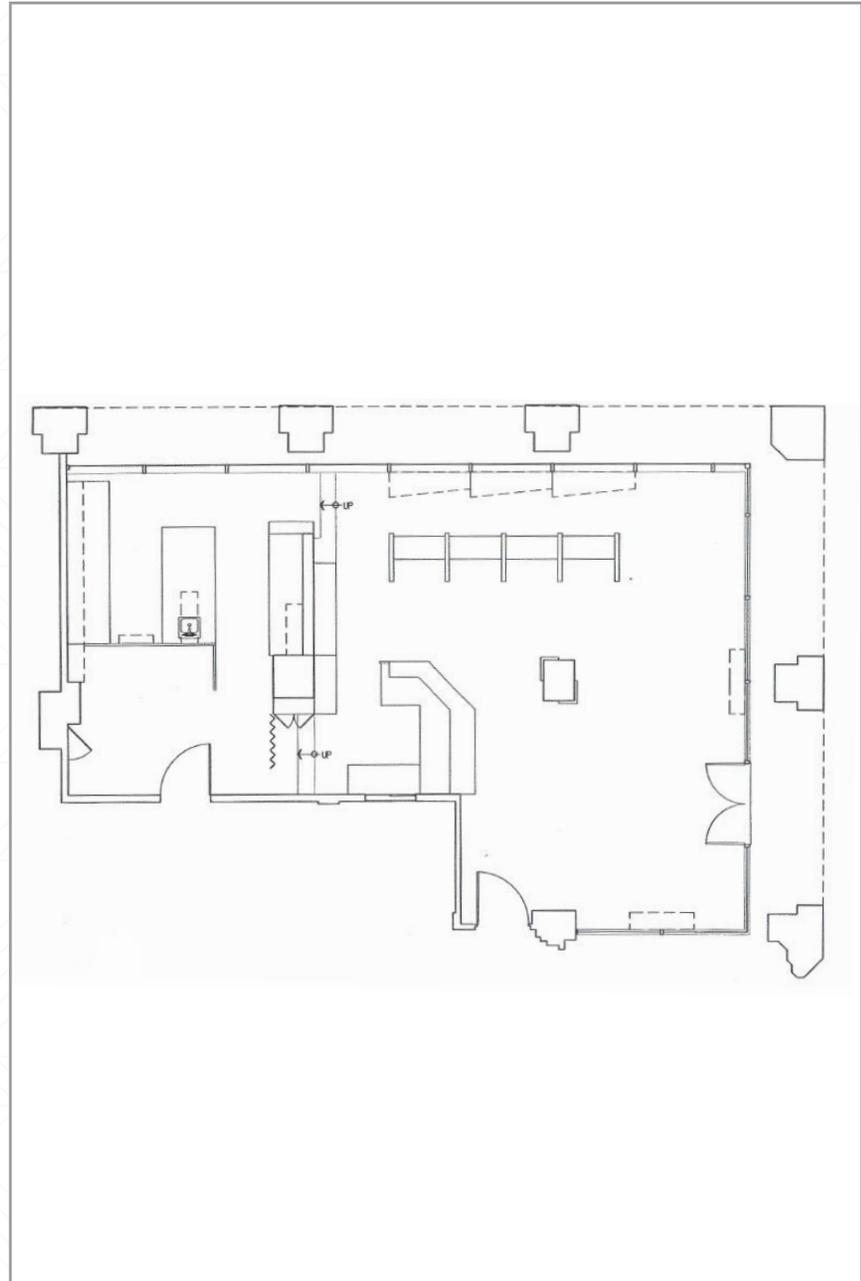
Great tenant mix with multiple long-standing tenants



# FLOOR PLANS

Suite 102

1,063 SF



# FLOOR PLANS

## Suite 201

1,696 SF





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For more information, please contact:

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