

675

S. ARROYO PKWY
ARROYO MEDICAL PLAZA
PASADENA



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

OFFICE & MEDICAL SPACE AVAILABLE

PROPERTY SUMMARY

ARROYO MEDICAL PLAZA

Arroyo Medical Plaza defines a prominent medical/office workplace. Located in the heart of Pasadena and only one block away from Huntington Hospital, Arroyo Medical Plaza is an ideal location for doctors and office tenants due to its proximity to Huntington Hospital campus, Pasadena Central Business District, Old Town Pasadena and the 110 & 210 freeway accessibility. Its location is strategic for medical professionals and businesses, with easy access to first class entertainment, dining, and high-end boutiques that Pasadena has to offer.



PROPERTY HIGHLIGHTS

ASKING RATE:

\$3.50 FSG

TERM:

Flexible

SIZES:

1,732 SF & 2,392 SF

Landlord Build-to-Suit Available

AVAILABILITY:

Immediately

PARKING:

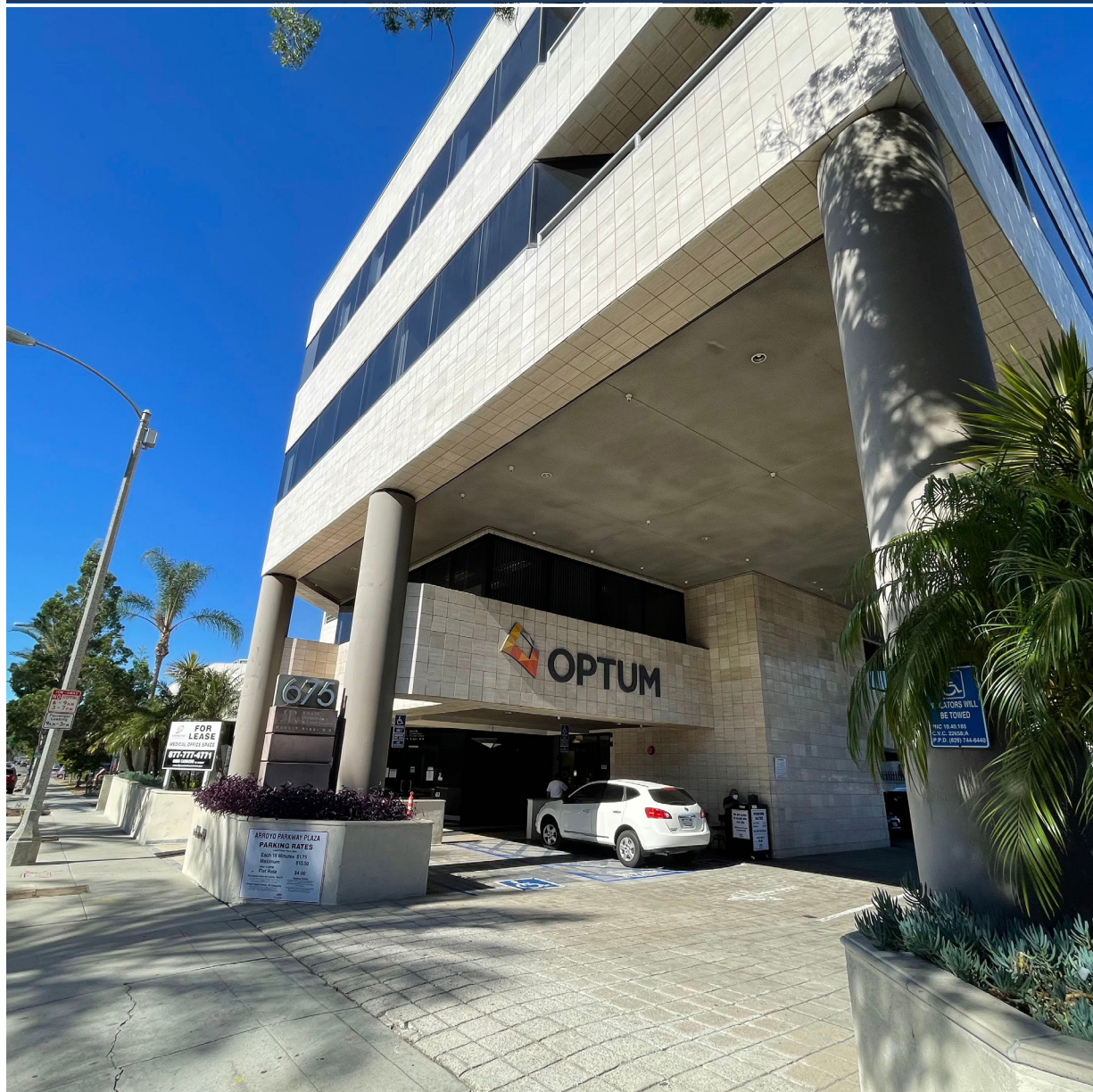
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\$90 Unreserved | \$105 reserved

ADDITIONAL HIGHLIGHTS:

- Located one block from Huntington Hospital and Shriners for Children Medical Center
- Over 41,000 Cars Per Day on S Arroyo Parkway
- Tenant Improvement Package
- Monument signage available
- Private balcony area for vacant suites.
- Views of the San Gabriel Mountains
- Very Walkable (87) with easy access to restaurants, banks, shopping and the Fillmore Goldline station
- Convenient access to the 110, 210, and 134 FWY's
- Valet and onsite parking provided
- Professionally managed and maintained office property
- Next door to CVS drugstore

90 WALKSCORE **5 min. WALK TO FILLMORE GOLDLINE STATION** **CONVENIENT ACCESS TO 110, 210 134 FREEWAYS**

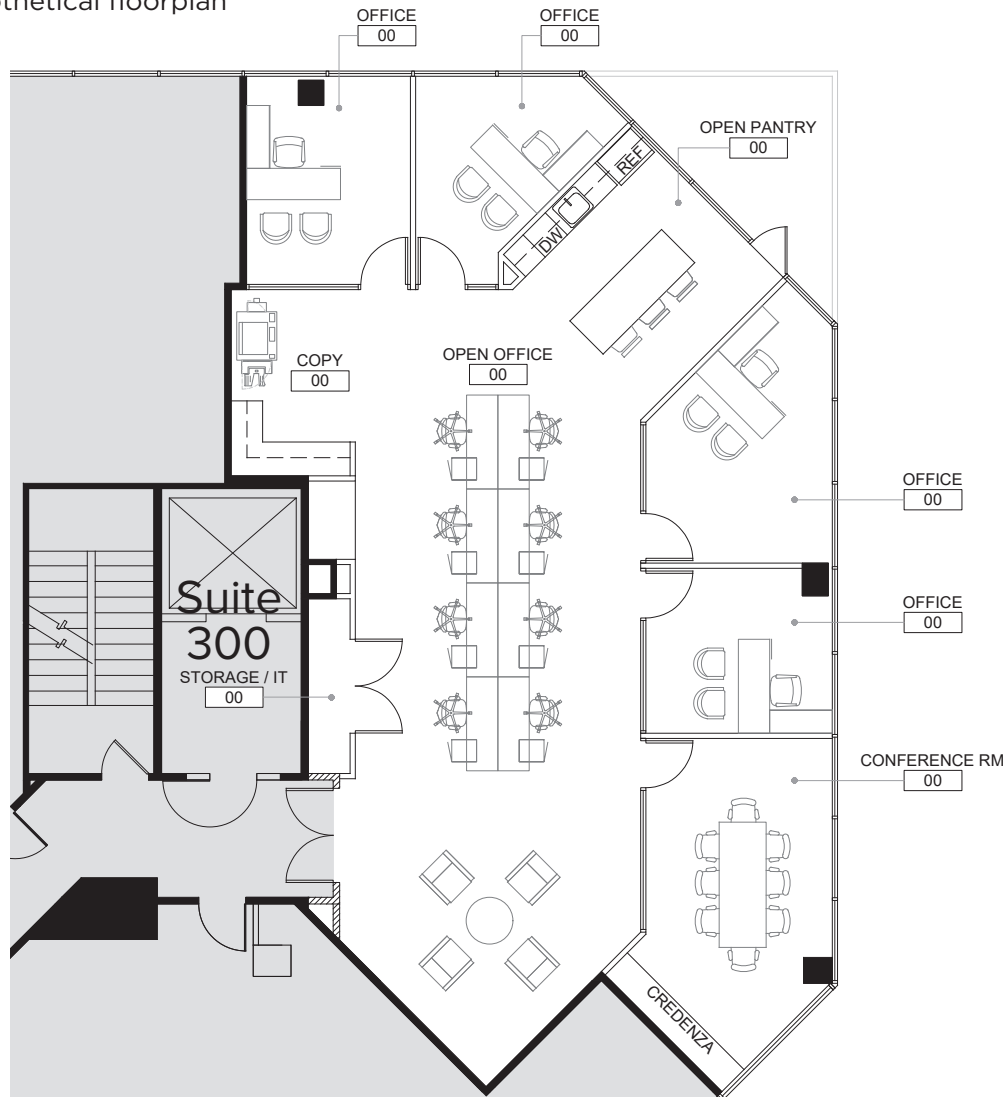


FLOOR THREE

SUITE: 300 | 2,392 SF

Open floor plan creative office space ready for Tenant Improvements. Private patio space.

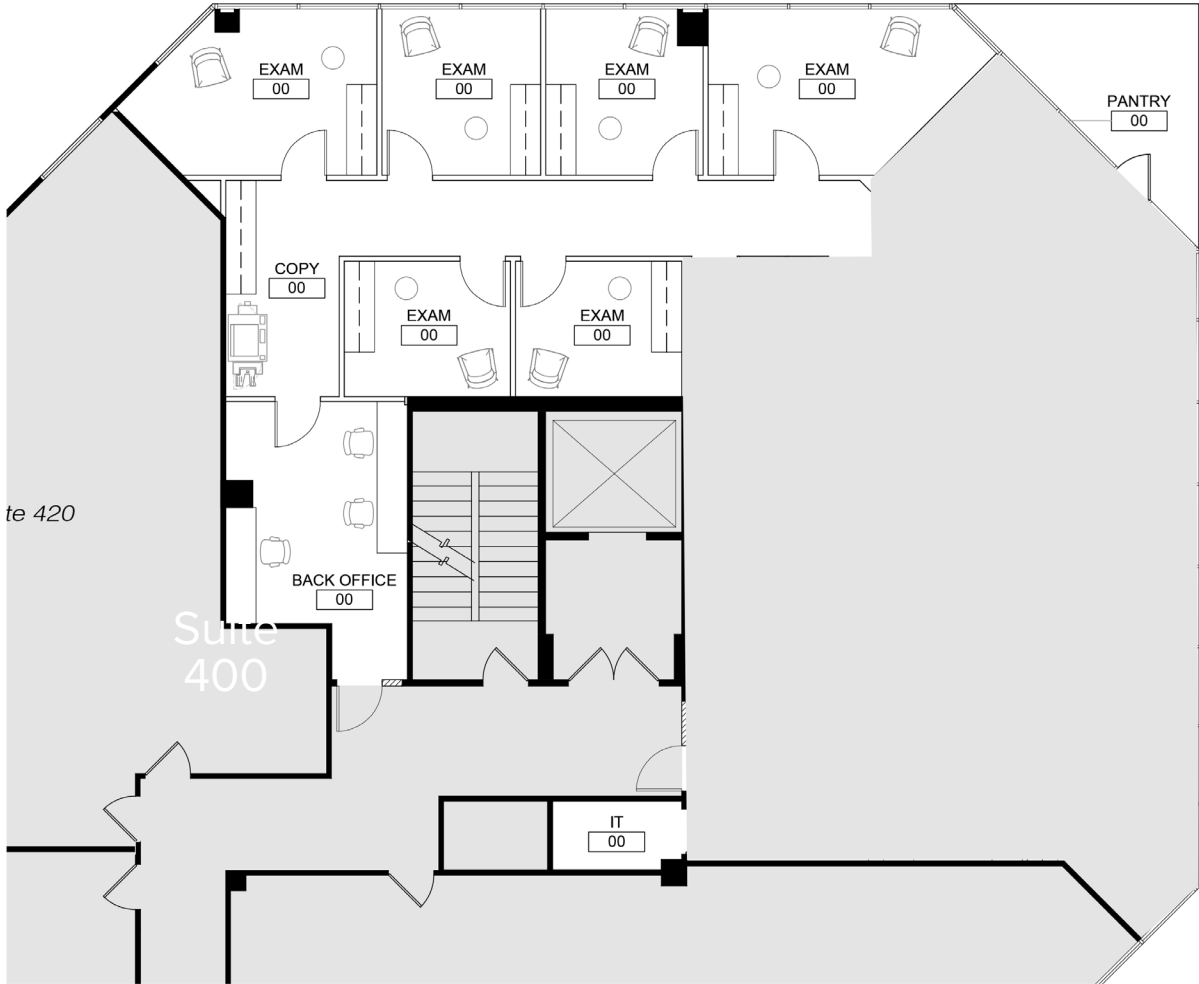
*hypothetical floorplan



FLOOR FOUR
SUITE: 400 | 1,732 SF

Ideal office or medical space ready for Tenant Improvements.

*hypothetical floorplan



AMENITIES MAP



INTERSTATE
210

710

110

PASADENA

CITY OF PASADENA



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