

# FOR LEASE

39 CONGRESS STREET, SUITE 302  
Pasadena, CA 91105



**AVAILABLE SPACE:** - +/- 1,748 SF  
**LEASE RATE:** \$4.20 SF/month + janitorial only  
**PREFERRED TERM:** 5 -10 Years

**Bill Ukropina**  
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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

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## PROPERTY DESCRIPTION

Team Ukropina is proud to introduce 39 Congress Street, Suite 302, Pasadena – an unparalleled leasing opportunity directly adjacent to Huntington Hospital. This +/-1,748 SF space offers versatility and convenience, perfect for medical professionals. With a lease rate of \$4.20/SF plus janitorial services only, it presents a great medical office rate next to the hospital.

The landlord prefers a 10 year term, but will go as low as a 5 year term. Its strategic location offers direct walking access to the hospital and convenient subterranean parking. Don't miss the chance to establish your presence in this prime location, offering both functionality and prestige.

## OFFERING SUMMARY

Lease Rate:	\$4.20 SF/month (+ janitorial only)
Available SF:	+/- 1,748 SF
Lot Size:	0.526 Acres
Building Size:	35,167 SF
Parking:	3 covered spaces at \$95/month per space plus visitor parking at going rate

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,992	13,628
Total Population	1,141	5,490	24,224

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## LEASE INFORMATION

<b>Lease Type:</b>	+ janitorial only
<b>Total Space:</b>	+/- 1,748 SF

<b>Preferred Term:</b>	5 -10 Years
<b>Lease Rate:</b>	\$4.20 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	1,748 SF	+ janitorial	\$4.20 SF/month	Medical Office

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FLOOR PLAN - \*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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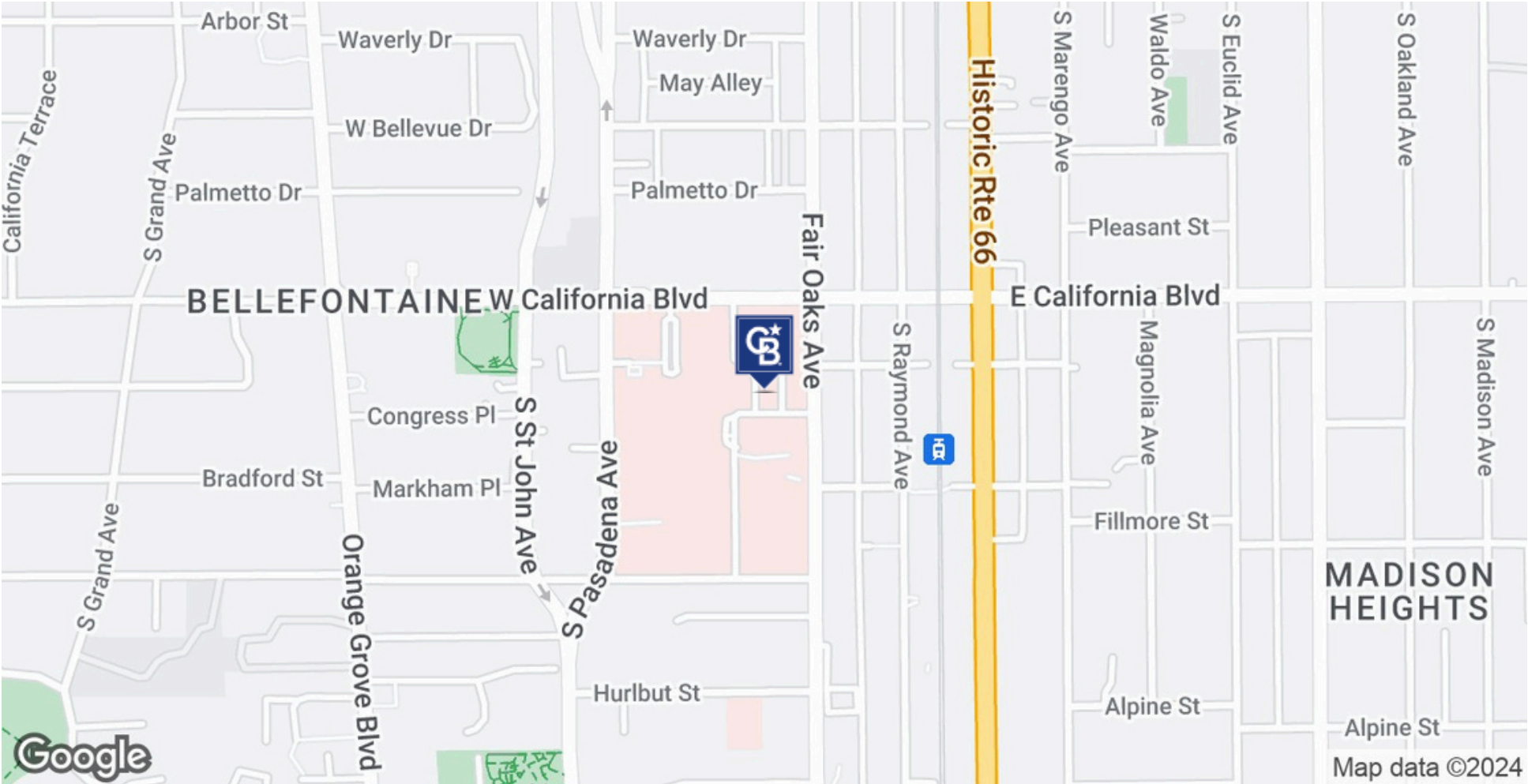
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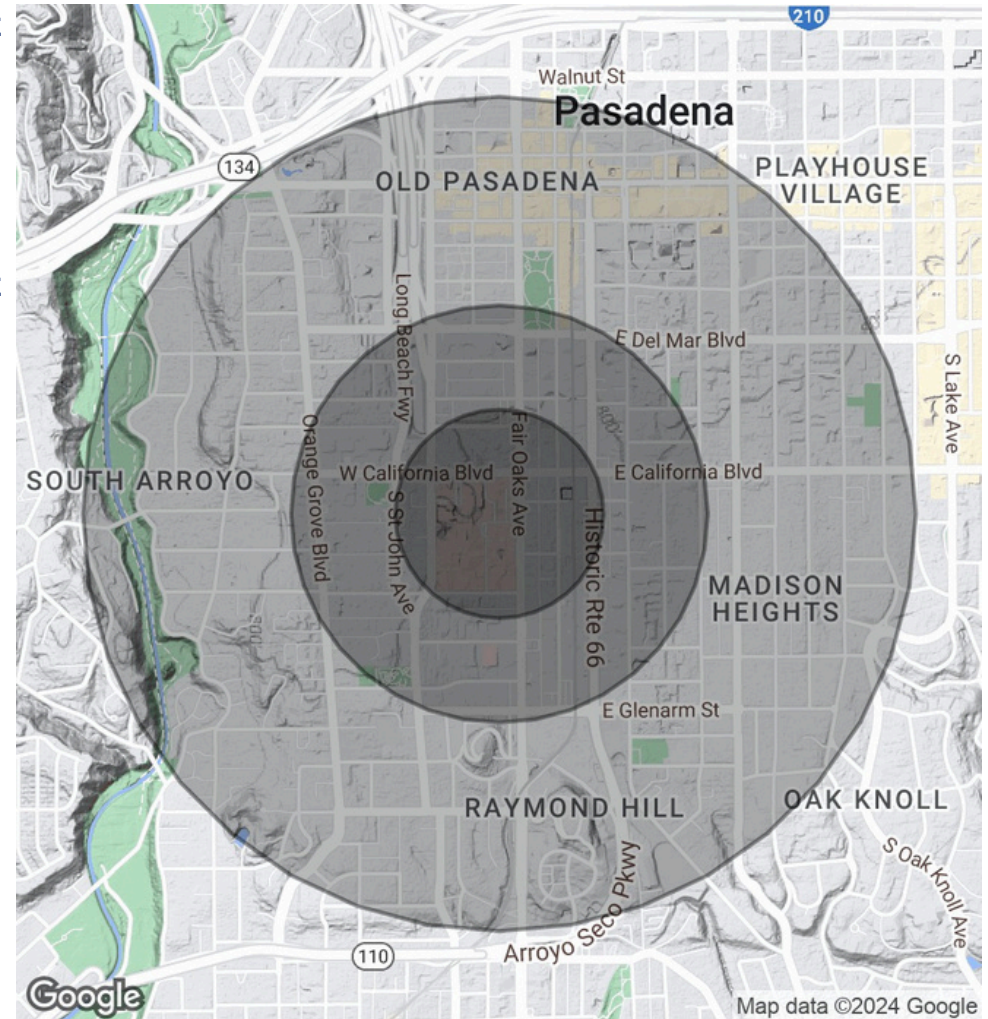
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,141	5,490	24,224
Average Age	44.8	41.7	40.2
Average Age (Male)	44.2	40.4	39.1
Average Age (Female)	45.8	43.2	42.5

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,992	13,628
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$110,118	\$115,286	\$118,677
Average House Value	\$851,457	\$792,367	\$809,248

\* Demographic data derived from 2020 ACS - US Census



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