



#### HIGHLIGHTS

- MOVE IN CONDITION
- Each office suite includes a private restroom
- Major street frontage on Rosemead Blvd.
- Professionally managed
- Exterior freshly painted
- Located in East Pasadena near Arcadia
- Immediate 210 freeway access
- Landlord pays all water and trash

SUITE	SQ. FT.	MONTHLY RENT PSF
424	2,000	\$1.30 MG
426	1,040	\$1.60 MG

#### PROPERTY DETAILS

Building Size	±9,306 SF
Year Built	1965
Parking	1.5/1,000
Daily Traffic Count @ Rosemead/ Del Mar	10,589



For more information please contact: .....

CHRISTOPHER LARIMORE

President

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LICENSE ID #01314464

VINCENT MOLITOR

Principal

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LICENSE ID #01295360

CLIENT FOCUSED. PERFORMANCE DRIVEN.



LEE & ASSOCIATES - PASADENA

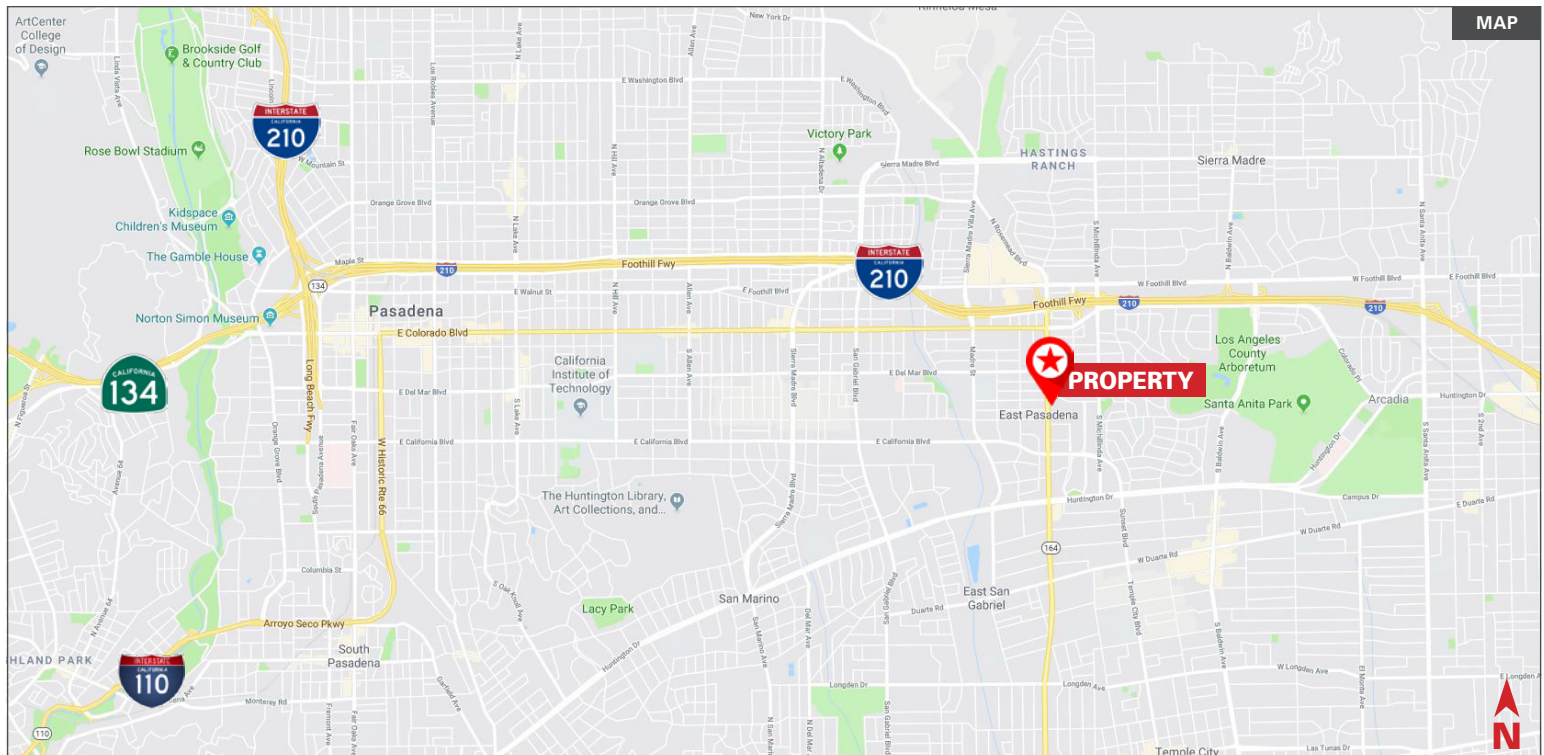
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