



• 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



For more information please contact:

CHRISTOPHER LARIMORE

President

p. 626.240.2788

e. clarimore@lee-associates.com

LICENSE ID #01314464

VINCENT MOLITOR

Principal

p. 626.240.2787

e. vmolitor@lee-associates.com

LICENSE ID #01295360

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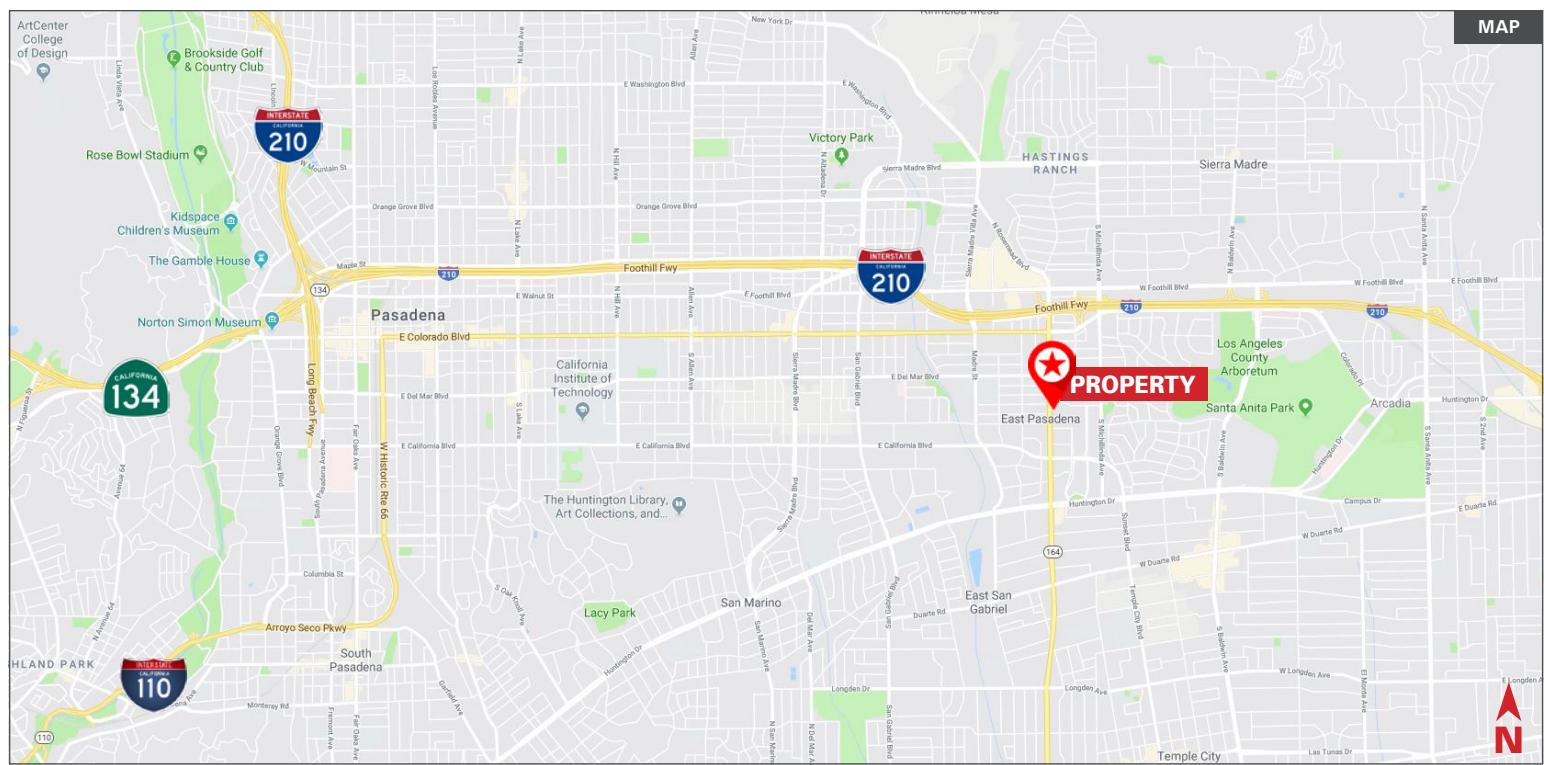
SUITE	SQ. FT.	MONTHLY RENT PSF
424	2,000	\$1.30 MG
426	1,040	\$1.60 MG

• PROPERTY DETAILS

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

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

**LEE & ASSOCIATES - PASADENA**  
155 N. Lake Avenue, Suite 430  
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