

2693 E. Washington Blvd

FOR LEASE – TROPHY MEDICAL OFFICE IN NORTHEAST PASADENA



PASADENA, CA 91107



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLER WILLIAMS,
COMMERCIAL



COMPASS

PROPERTY SUMMARY

ADDRESS	2693 E Washington Blvd
CITY	Pasadena, CA
BUILDING TYPE	Standalone Medical Office
YEAR BUILT	2005
AVAILABLE SF	±2,000 – 4,967 SF (divisible)
LOT SIZE	±17,687 SF
PARKING	25 spaces
ZONING	Commercial Limited (CL) Tenant to verify

KEY FEATURES

Reception with granite countertop, X-ray room, large open PT room, laundry room, 2 private office suites with bathrooms/shower, conference room, 8 exam rooms with sinks/cabinets, manager's office, staff lounge/kitchen, IT/utility room, 6 renovated restrooms, granite countertops throughout, hallway sink



2693 E. Washington Blvd
±2,000 - 4,967 SF (divisible)



This is a detailed architectural floor plan of the first floor of the Pentagon. The plan shows a complex arrangement of rooms, corridors, and structural elements. Key areas include:

- Entrance and Reception:** Located at the top center, featuring a large circular area and several smaller rooms.
- Offices and Workspaces:** Numerous rectangular rooms of varying sizes, many labeled with room numbers (e.g., 1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A21, 1A22, 1A23, 1A24, 1A25, 1A26, 1A27, 1A28, 1A29, 1A30, 1A31, 1A32, 1A33, 1A34, 1A35, 1A36, 1A37, 1A38, 1A39, 1A40, 1A41, 1A42, 1A43, 1A44, 1A45, 1A46, 1A47, 1A48, 1A49, 1A50, 1A51, 1A52, 1A53, 1A54, 1A55, 1A56, 1A57, 1A58, 1A59, 1A60, 1A61, 1A62, 1A63, 1A64, 1A65, 1A66, 1A67, 1A68, 1A69, 1A70, 1A71, 1A72, 1A73, 1A74, 1A75, 1A76, 1A77, 1A78, 1A79, 1A80, 1A81, 1A82, 1A83, 1A84, 1A85, 1A86, 1A87, 1A88, 1A89, 1A90, 1A91, 1A92, 1A93, 1A94, 1A95, 1A96, 1A97, 1A98, 1A99, 1A100).
- Corridors and Stairwells:** A network of corridors and stairwells connecting the various rooms.
- Structural Elements:** Walls, doors, windows, and other architectural details are clearly marked.
- Orientation:** The plan includes a north arrow and a scale bar for reference.

The drawing is a black and white line drawing, typical of architectural blueprints. It provides a comprehensive view of the first floor's layout and structure.

PROPERTY

Overview

CHANG INVESTMENT GROUP and DENG REALTY GROUP are proud to exclusively present the opportunity to lease this standalone trophy medical office at 2693 E Washington Blvd, in northeast Pasadena. This newer 2005 construction property is located adjacent to other medical and wellness facilities such as Pasadena Park Healthcare & Wellness Center, DaVita Dialysis Center, 986 Pharmacy, acupuncture, and other various doctors and surgeons.

The property is in Pasadena's Commercial Limited (CL) Zoning District, which according to Pasadena's Code of Ordinances: "To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district" (Tenant to verify with the city).

The building offers $\pm 2,000$ -4,967 of rentable SF (will divide), features: large $\pm 17,687$ SF lot with (25) parking spaces, large reception with granite countertop, X-ray room, large open room with high ceiling (previously used as a physical therapy room), laundry room, (2) large private office suites with its own bathroom with shower, conference room, (8) exam rooms with sinks and cabinets, manager's office, staff lounge/kitchen, IT/utility room, a total of (6) beautifully renovated public and private restrooms, granite countertops throughout the building, and an additional sink in the hallway. Tenant to verify all information herein including building permits and square footage, Broker/Agent and Owner does not guarantee its accuracy.

PROPERTY HIGHLIGHTS

Standalone Trophy Medical Office in Northeast Pasadena

Adjacent to Medical and Wellness Facilities such as Pasadena Park Healthcare & Wellness Center, DaVita Dialysis Center, 986 Pharmacy, and Various Doctor/Surgeon's Offices

Pasadena's Commercial Limited (CL) Zoning District

$\pm 2,000$ -4,967 of Rentable SF (will divide)

Features: Large $\pm 17,687$ SF lot with (25) Parking Spaces, Large Reception, X-Ray Room, Large Room with High Ceiling (former PT room), Laundry Room, (2) Large Private Office Suites with its own Bathroom with Shower, Conference Room, (8) Exam Rooms with Sinks and Cabinets, Manager's Office, Staff Lounge/Kitchen, IT/Utility Room, Total of (6) Beautifully Renovated Public & Private Restrooms, Granite Countertops throughout, Additional Sink in the Hallway





PASADENA CALIFORNIA

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.



2693 E. Washington Blvd

PASADENA, CA 91107



STEVE CHANG

Founder & Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

ANNIE DENG

Broker Associate

626.833.8880 Mobile

anniedeng@compass.com

CA DRE #02016963



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLERWILLIAMS.
COMMERCIAL



COMPASS

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams & Compass and should not be made available to any other person or entity without the written consent of Keller Williams & Compass. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams & Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams & Compass has not verified, and will not verify, any of the information contained herein, nor has Keller Williams & Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams & Compass makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Keller Williams & Compass is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Keller Williams & Compass, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams & Compass, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.