



**● HIGHLIGHTS**

- Freestanding, two-story office building
- Attached courtyard & elevator served
- Part of a campus-style complex
- Free surface parking
- Immediate access to 60 & 605 freeways
- Professionally managed
- Dual freeway visibility
- Heavy traffic exposure on Durfee Avenue

**RENTAL RATE**

**\$2.25 PSF/FSG**

**SUITE**

**SQ. FT.**

**250**

**986**

- Do Not Disturb Tenant

**● PROPERTY DETAILS**

**Building Size**

**±36,861 SF**

**Year Built**

**1982**

**Parking**

**3.7:1,000**

**Elevator**

**Yes (1)**



For more information please contact: .....

**CHRISTOPHER LARIMORE**

Founding Principal

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LICENSE ID 01314464

**VINCENT MOLITOR**

Founding Principal

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**LEE & ASSOCIATES - PASADENA, INC.**

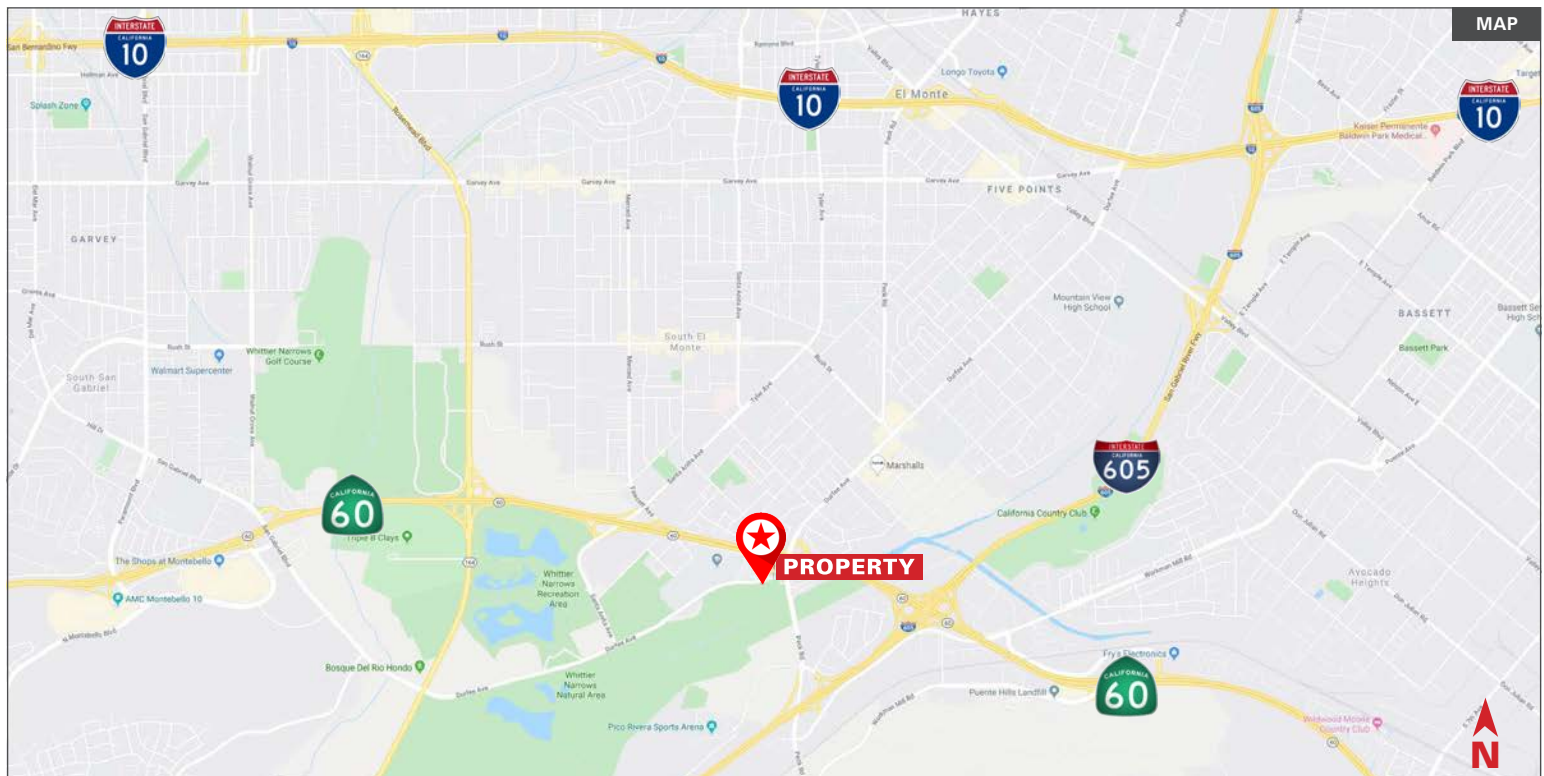
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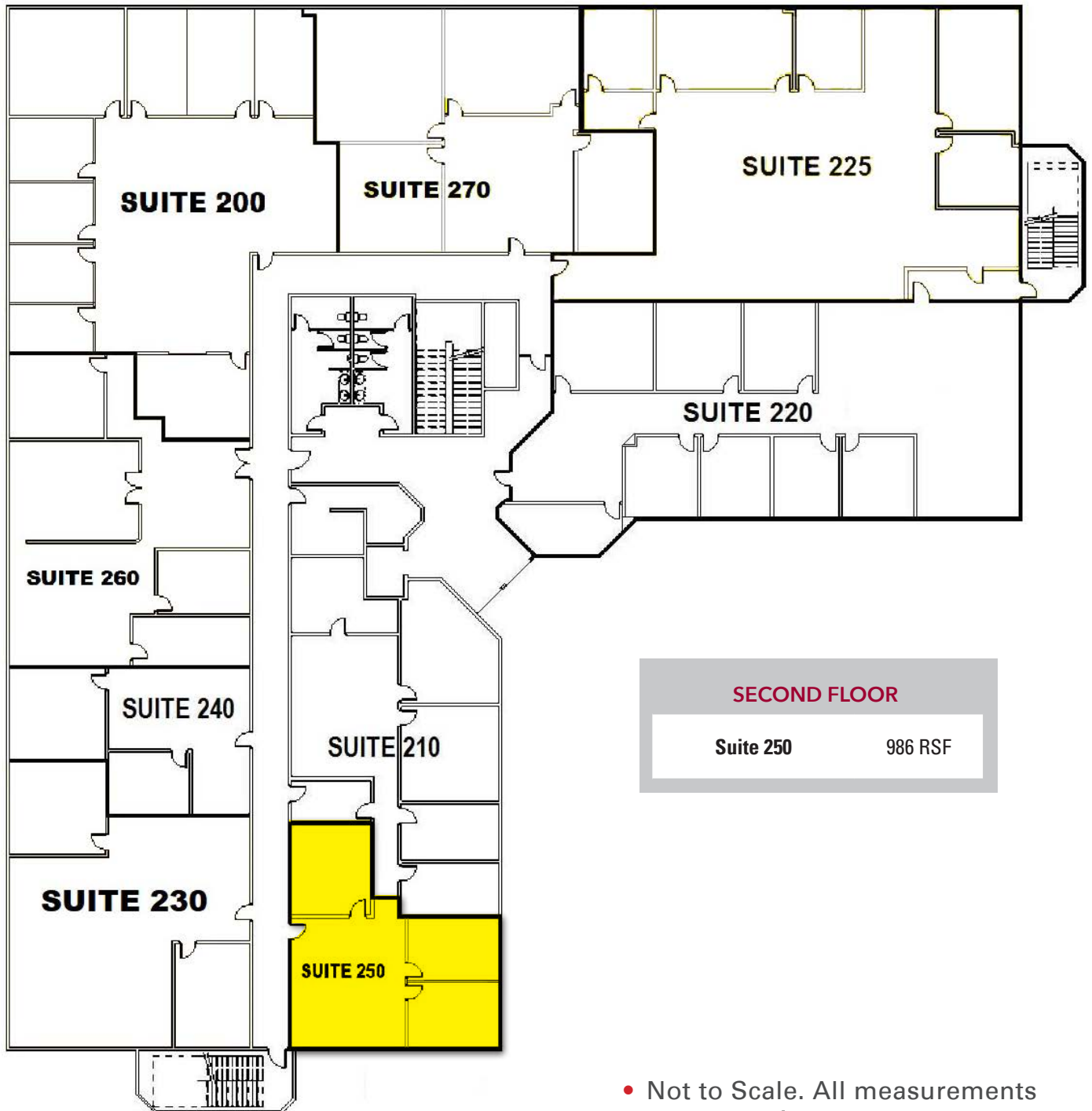
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- Not to Scale. All measurements are approximate

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