



**HIGHLIGHTS**

- **SANTA TERESITA MEDICAL CENTER**
- High image, 5-story professional building in the Heart of Duarte
- **Ideal for medical and office use**
- Move-in ready suites with efficient layouts
- Upgraded lobby entrance & elevator served
- On-site pharmacy & chapel
- Ample surface parking
- Directly adjacent to assisted living & skilled nursing facilities
- Easy access to 210, 605 & 10 freeways
- Minutes away from City of Hope, Arcadia Methodist Hospital & Citrus Valley Medical Center
- Ample surface parking
- Monrovia Memorial Hospital is 1.3 miles away
- Methodist Hospital is 4.7 miles away

RENTAL RATE	\$2.00 PSF/MG/Mo.
SUITE	SQ. FT.
<b>300</b>	<b>1,873</b>
<b>304</b>	<b>1,590</b>
<b>307</b>	<b>1,066</b>



**PROPERTY DETAILS**

Building Size	±52,434 SF
Year Built	1980
Parking	5:1,000
Elevator	Yes

For more information please contact:

**CHRISTOPHER LARIMORE**

Founding Principal

D • 626.240.2788

E • clarimore@lee-associates.com

LICENSE ID #01314464

**VINCENT MOLITOR**

Founding Principal

D • 626.240.2787

E • vmolitor@lee-associates.com

LICENSE ID #01295360

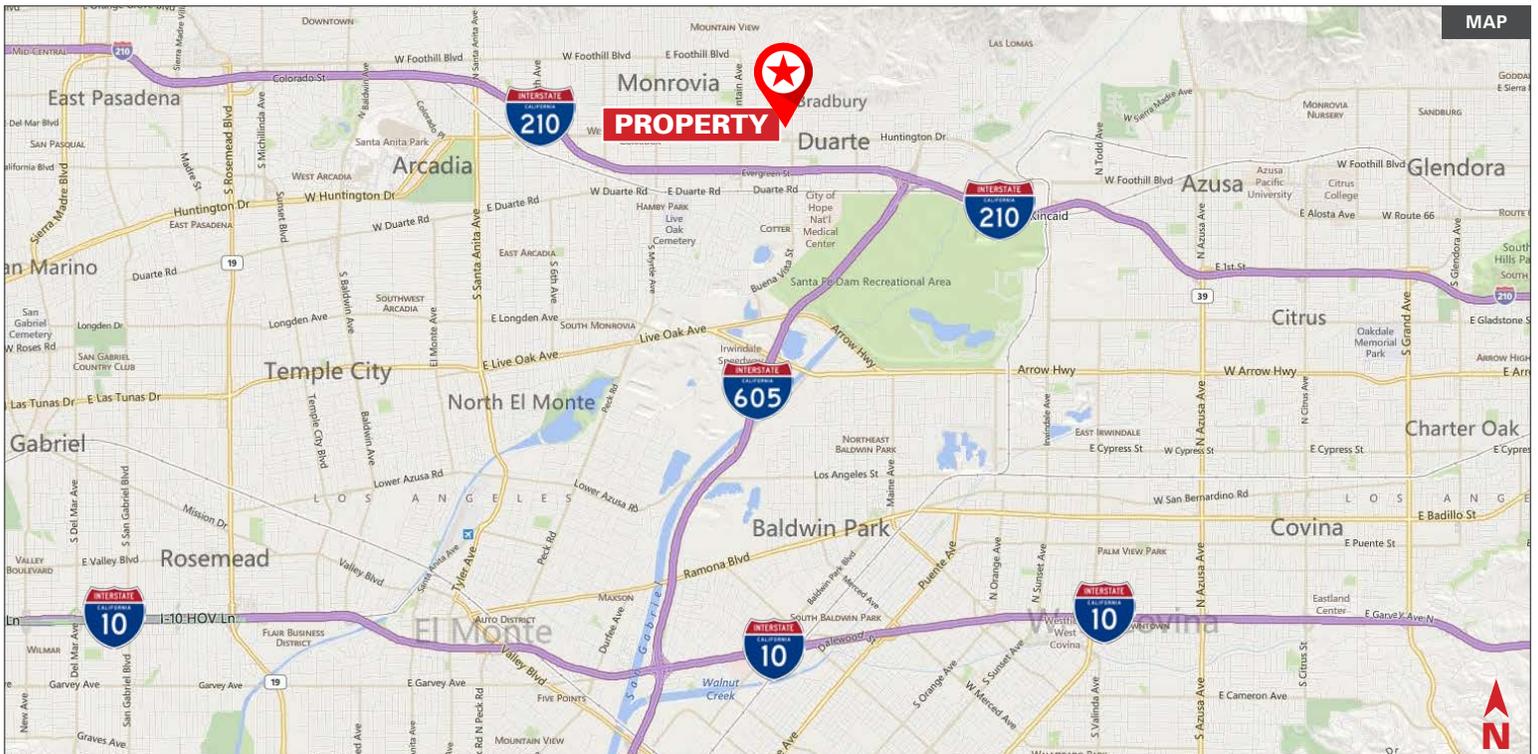
LEE & ASSOCIATES - PASADENA, INC.

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

Corporate ID 02059558

lee-pasadena.com



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