

FOR LEASE



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

959 E. Walnut St. Pasadena, CA 91106

PROPERTY HIGHLIGHTS

- Newly renovated, beautiful atrium-style medical office building.
- Space can be customized to tenant's needs.
- All tenant improvements completed by ownership.
- Elevator Served.
- Building features include open air courtyard, common kitchen and secure environment requiring key card access after business hours.
- Two blocks from Lake Avenue Goldline station and one block from retail amenities on Lake Avenue.
- 3 surface lots offering abundant parking.
- Valet Attended Surface Parking. Monthly Parking at \$65/Space unreserved and \$90/space Reserved.

FOR MORE INFORMATION, PLEASE CONTACT:

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MEDICAL OFFICE SPACE IN CENTRAL PASADENA

ONE SHORT BLOCK EAST OF LAKE AVENUE

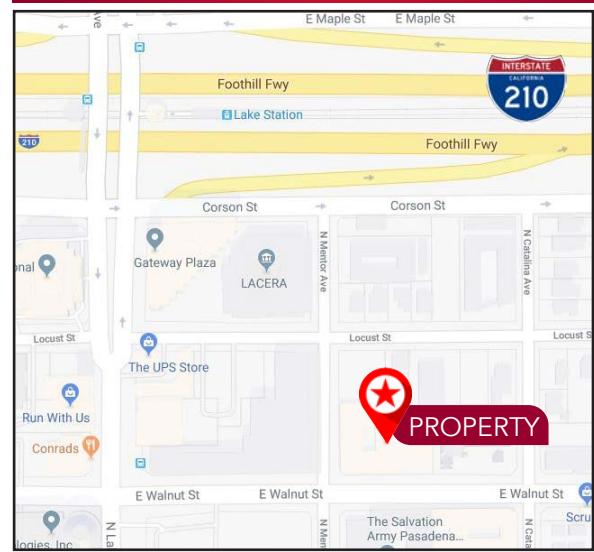
SUITE INFORMATION

MONTHLY RENTAL RATE / SF / FSG

Medical Office	Call Broker
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AVAILABLE SUITE	RSF
*240	±1,500 – 3,123

★ The suite can be demised into two separate suites, as it has a front and rear entrance.







FLOOR PLAN

SUITE 240

$\pm 1,500 - 3,123$ RSF

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