

FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

MEDICAL OFFICE SPACE IN CENTRAL PASADENA

ONE SHORT BLOCK EAST OF LAKE AVENUE

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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SUITE INFORMATION

MONTHLY RENTAL RATE / SF / FSG

Medical Office

Call Broker

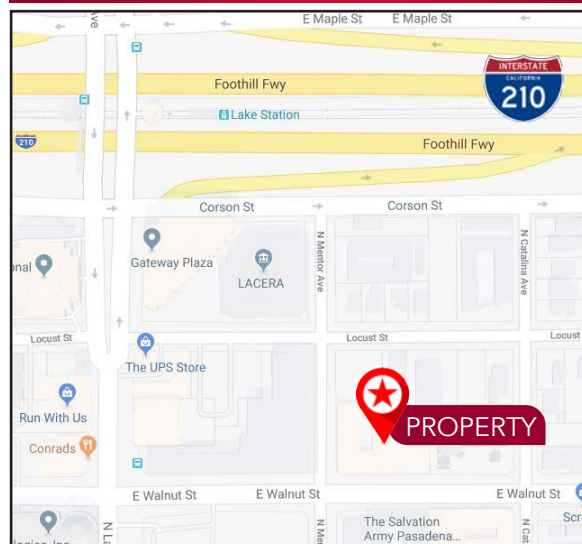
AVAILABLE SUITE

*240

RSF

±1,500 – 3,123

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





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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence.



FLOOR PLAN

SUITE 240

±1,500 - 3,123 RSF

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