



COLDWELL BANKER  
COMMERCIAL  
REALTY

# 612 W DUARTE RD, Arcadia, CA 91007

## LEASE RATE:

\$2.65 SF/month (Full Service)

## AVAILABLE SPACES:

652 SF - 1,917 SF

**\$2.00 PSF BROKER BONUS**



## OFFICE

**Robert Ip**  
626 394 2527  
[robert.ip@cbcnrt.com](mailto:robert.ip@cbcnrt.com)  
CalDRE #01876261

COLDWELL BANKER COMMERCIAL  
REALTY  
388 S Lake Ave, Pasadena, CA 91101  
626.584.0050

FOR LEASE

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

# LEASE

## SIX TWELVE MEDICAL CENTER

612 W Duarte Rd, Arcadia, CA 91007



### PROPERTY DESCRIPTION

Coldwell Banker Commercial is proud to represent the high-profile Six Twelve Medical Center for leasing. As one of only two 8 story buildings in the city of Arcadia, Six Twelve Medical Center stands out as not only one of the largest and easily noticeable buildings in the area, but also the highest renowned, being regarded as the most prestigious building on the Duarte Road Corridor.

Views of the upscale, picturesque neighborhood of Arcadia are available from every office window, with the majority being able to see the majestic and inspiring San Gabriel mountain range. In addition to spectacular views, the city of Arcadia offers a variety of popular, well-known, and even historic destinations including the vast amenities of the Westfield Santa Anita Mall, the relaxing environment of the Los Angeles County Arboretum, and the grandeur of the Santa Anita Race Track.

### PROPERTY HIGHLIGHTS

- High-profile medical office space in Downtown Arcadia
- Wide variety of local amenities and destinations
- Spectacular views
- Nearby access to the 210 Freeway on Baldwin Ave

### OFFERING SUMMARY

Lease Rate:	\$2.65 SF/month (Full Service)
Available SF:	652 SF - 1,917 SF
Building Size:	57,653 SF
Property Usage:	Office
Parking Ratio:	193 Surface Parking Spaces

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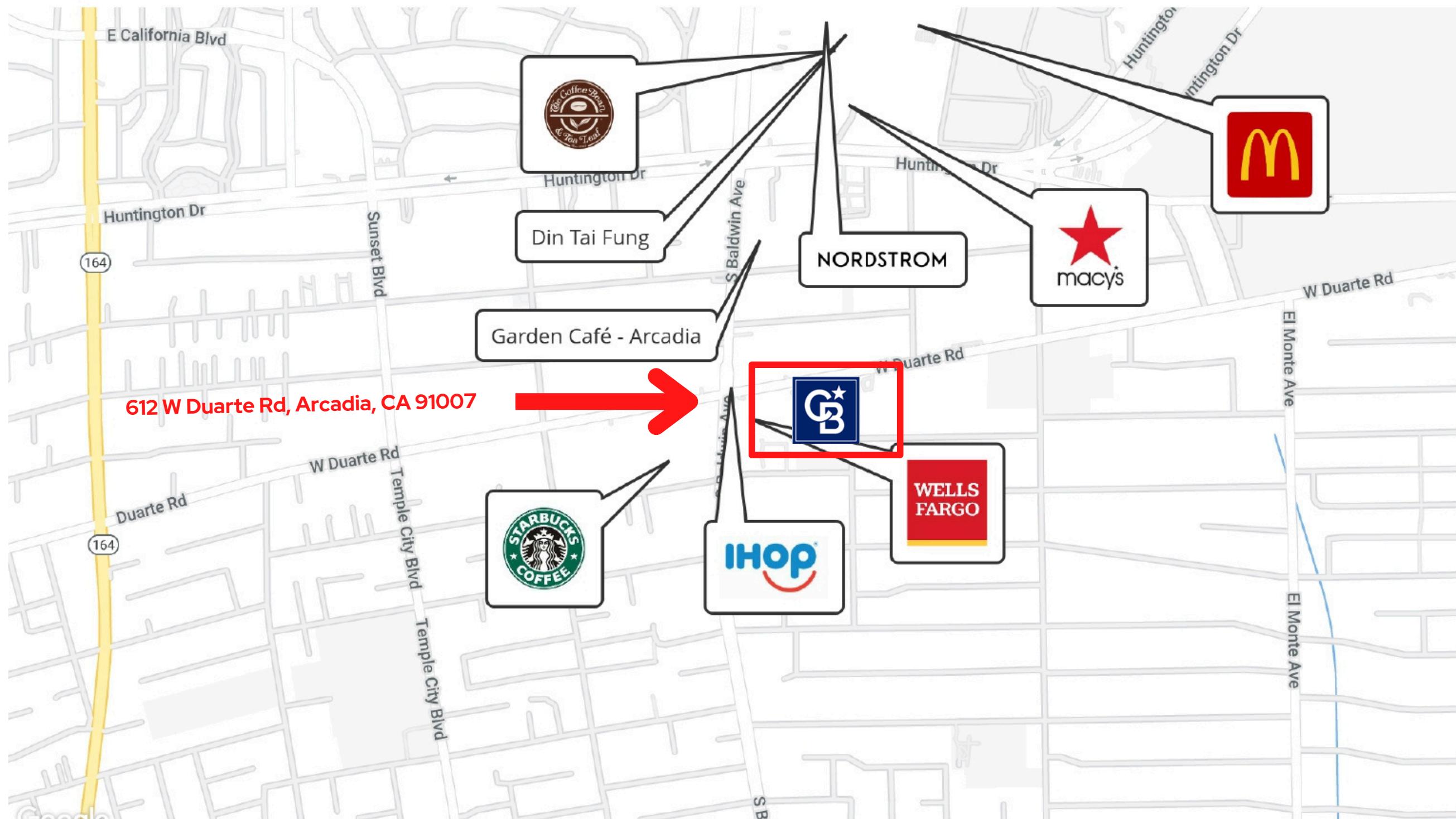


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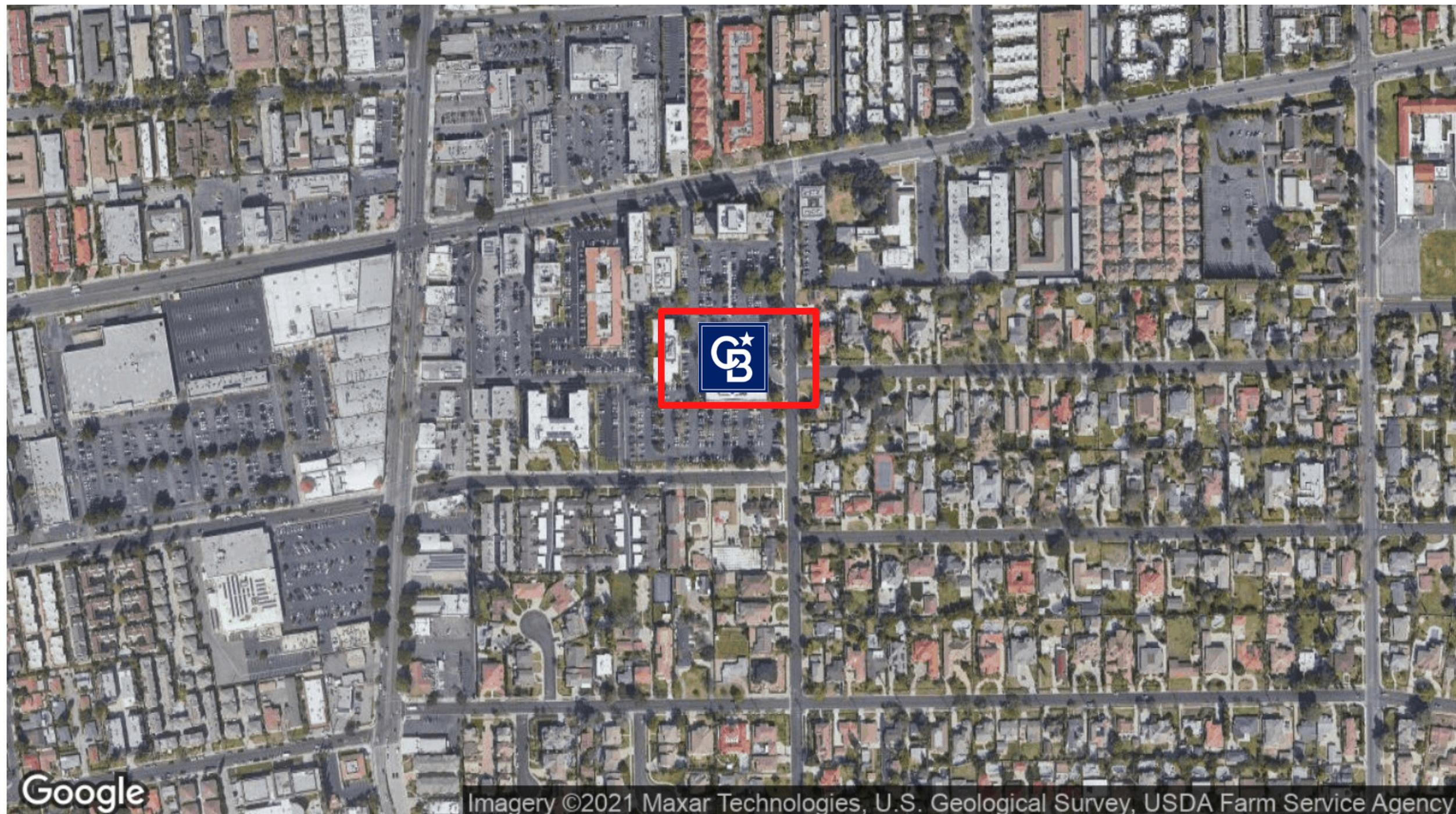
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# LEASE

## SIX TWELVE MEDICAL CENTER

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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	3-10 Years
Total Space:	652 SF - 1,917 SF	Lease Rate:	\$2.65 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor, Suite 204	Available	1,196 SF	Full Service	\$2.65 /SF/MO
2nd Floor, Suite 205	Available	1,196 SF	Full Service	\$2.65 /SF/MO
3rd Floor, Suite 303	Available	1,482 SF	Full Service	\$2.65 /SF/MO
4th Floor, Suite 402	Available	1,178 SF	Full Service	\$2.65 /SF/MO
5th Floor, Suite 505	Available	1,014 SF	Full Service	\$2.65 /SF/MO
6th Floor, Suite 603	Available	1,458 SF	Full Service	\$2.65 /SF/MO
7th Floor, Suite 707	Available	652 SF	Full Service	\$2.65 /SF/MO
8th Floor, Suite 801	Available	1,065 SF	Full Service	\$2.65 /SF/MO
8th Floor, Suite 803	Available	1,917 SF	Full Service	\$2.65 /SF/MO

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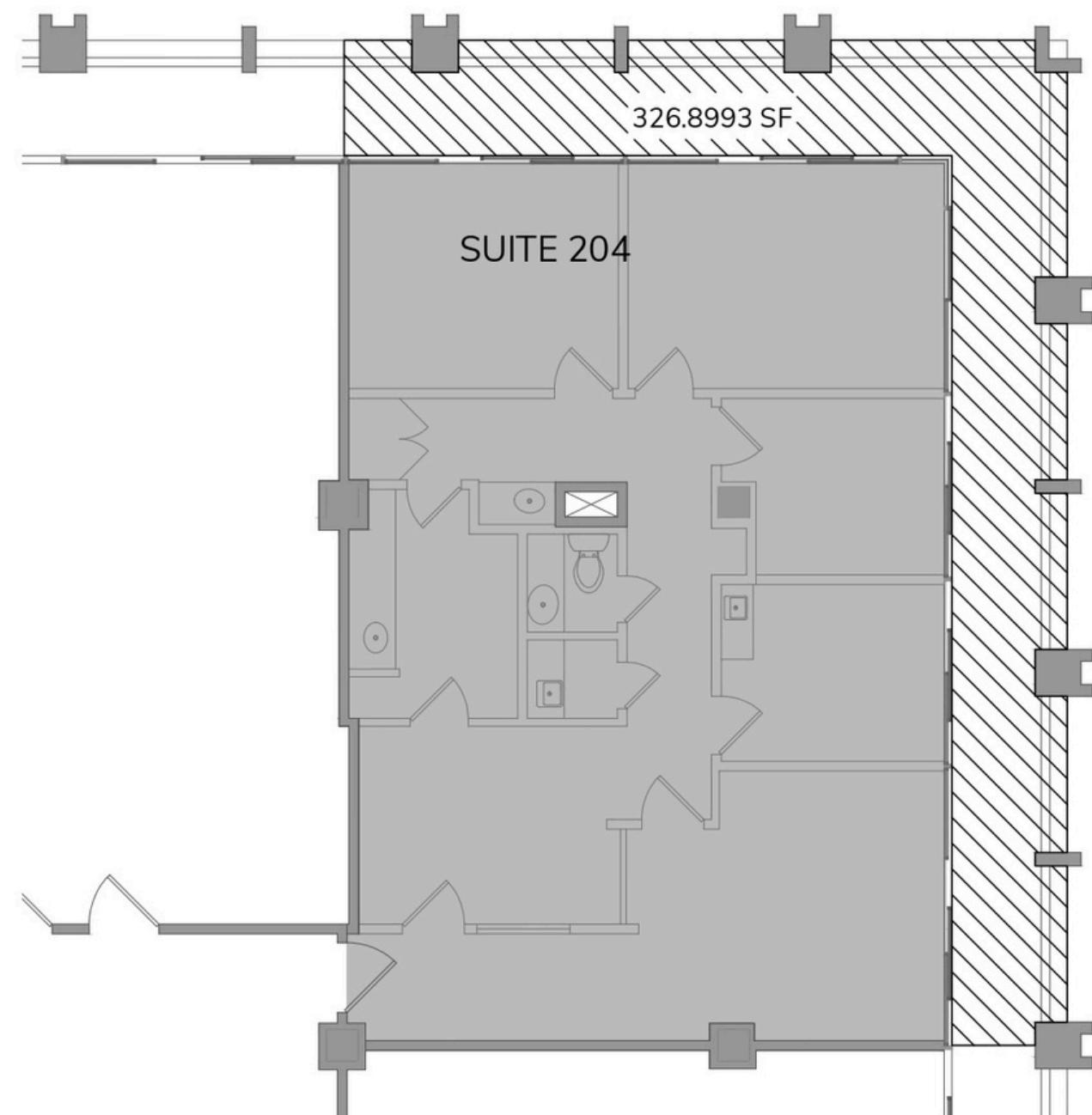
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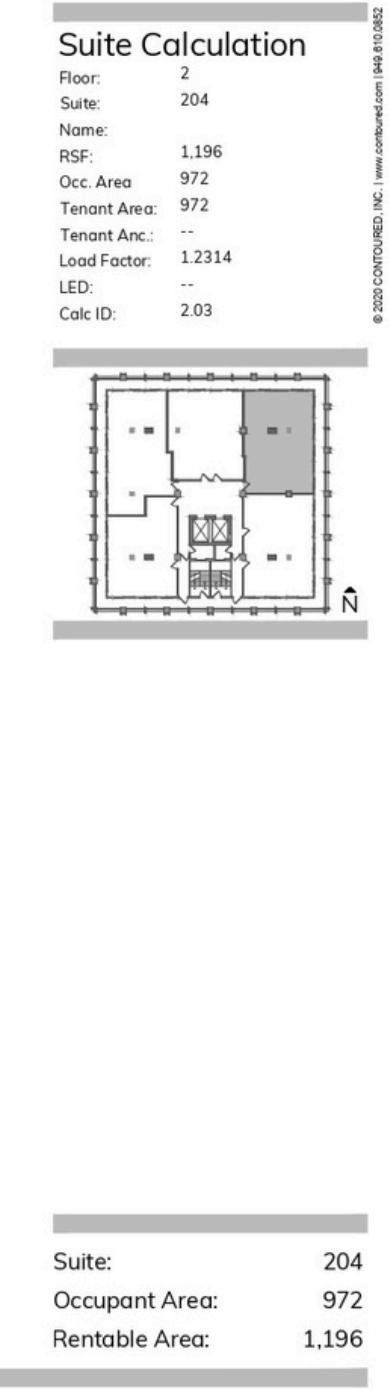
## SIX TWELVE MEDICAL CENTER

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02 612 W. Duarte Road  
Arcadia, CA 91007

SUITE 204



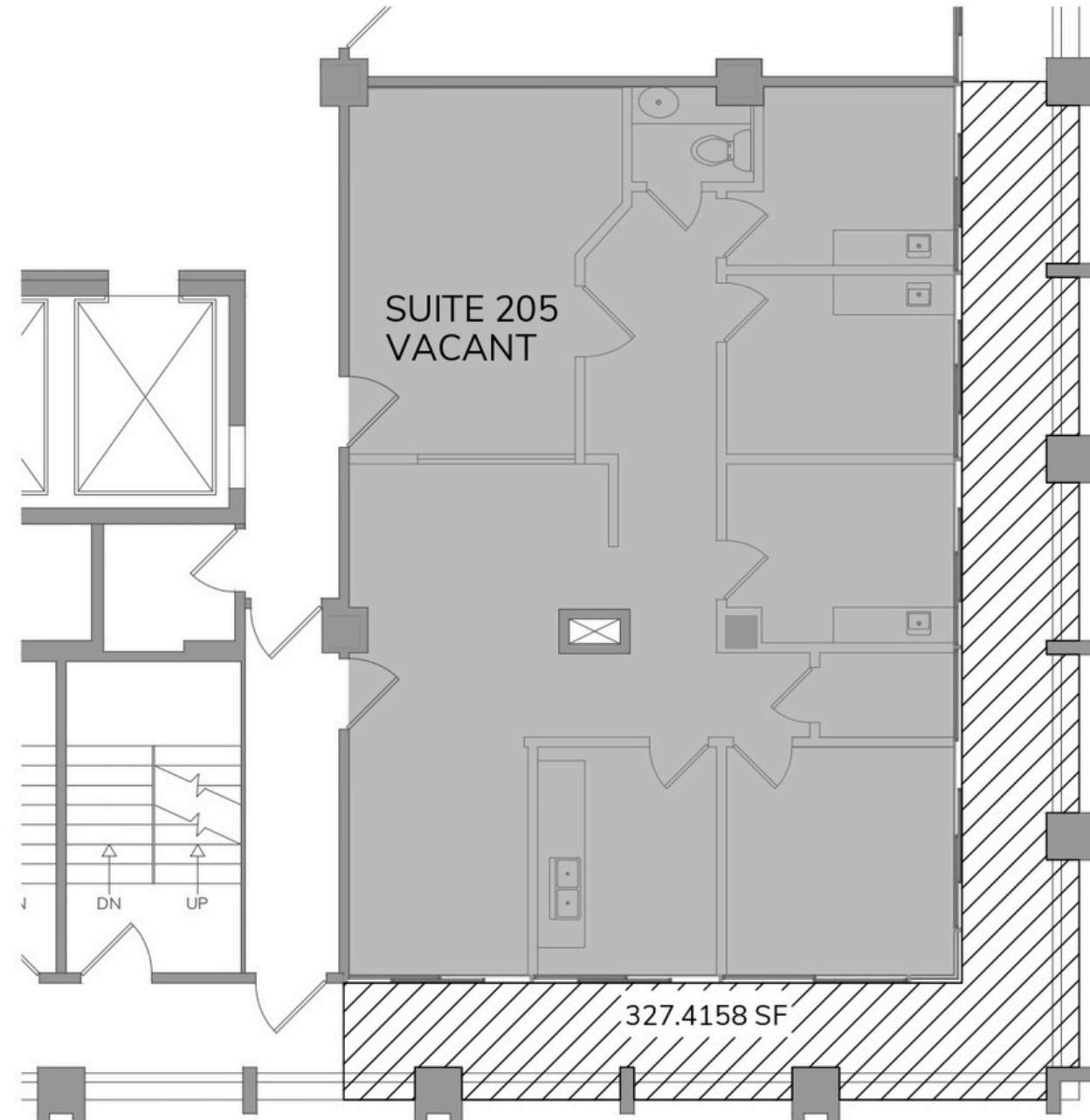
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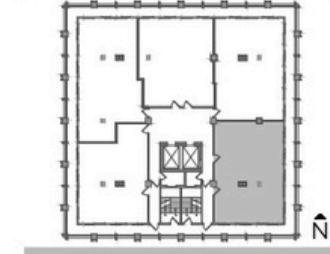


02 612 W. Duarte Road  
Arcadia, CA 91007

SUITE 205

Suite Calculation	
Floor:	2
Suite:	205
Name:	VACANT
RSF:	1,196
Occ. Area:	971
Tenant Area:	971
Tenant Acre:	--
Load Factor:	1.2314
LED:	--
Calc ID:	2.04

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Suite: 205  
Occupant Area: 971  
Rentable Area: 1,196

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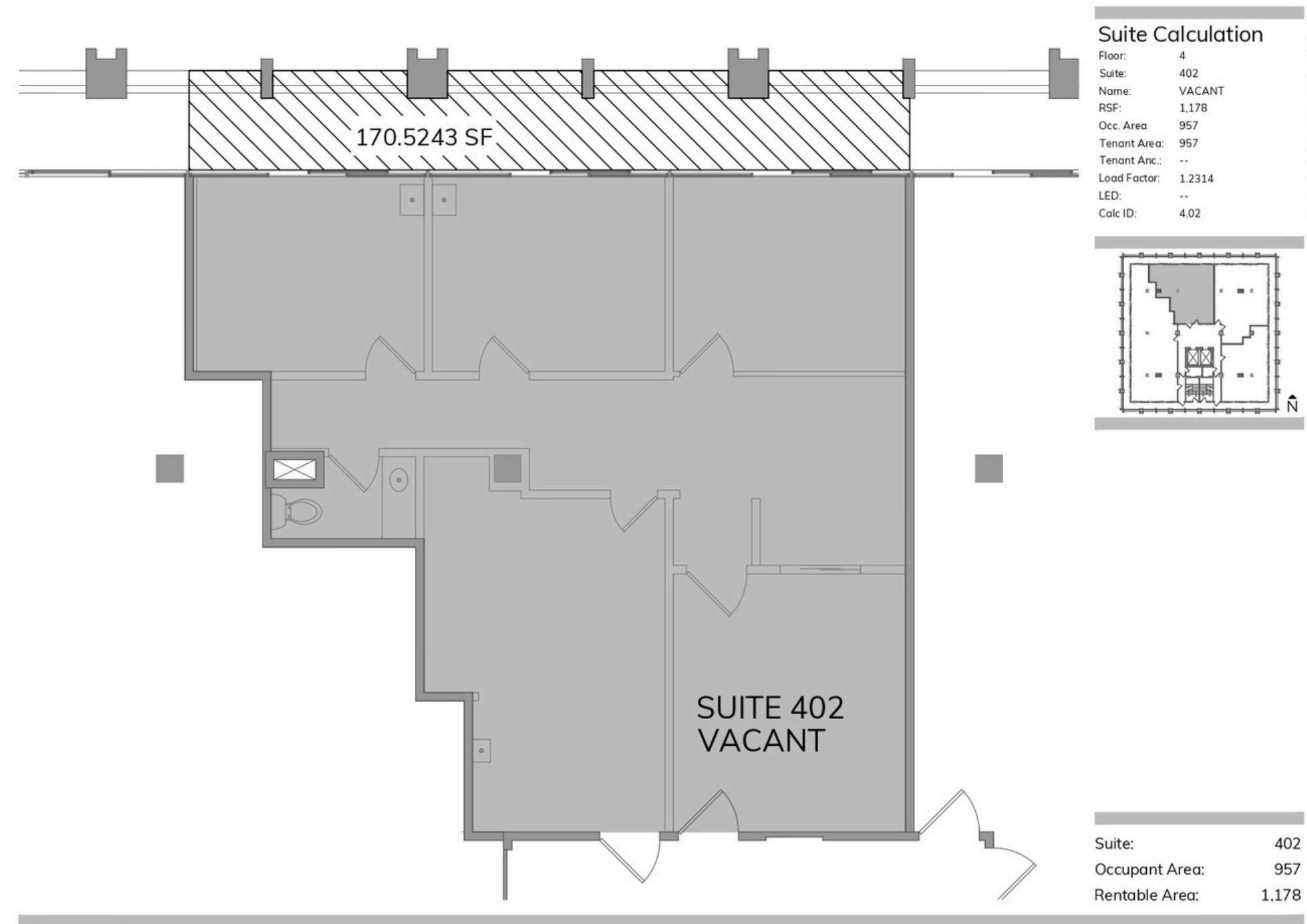


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04 612 W. Duarte Road  
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SUITE 402

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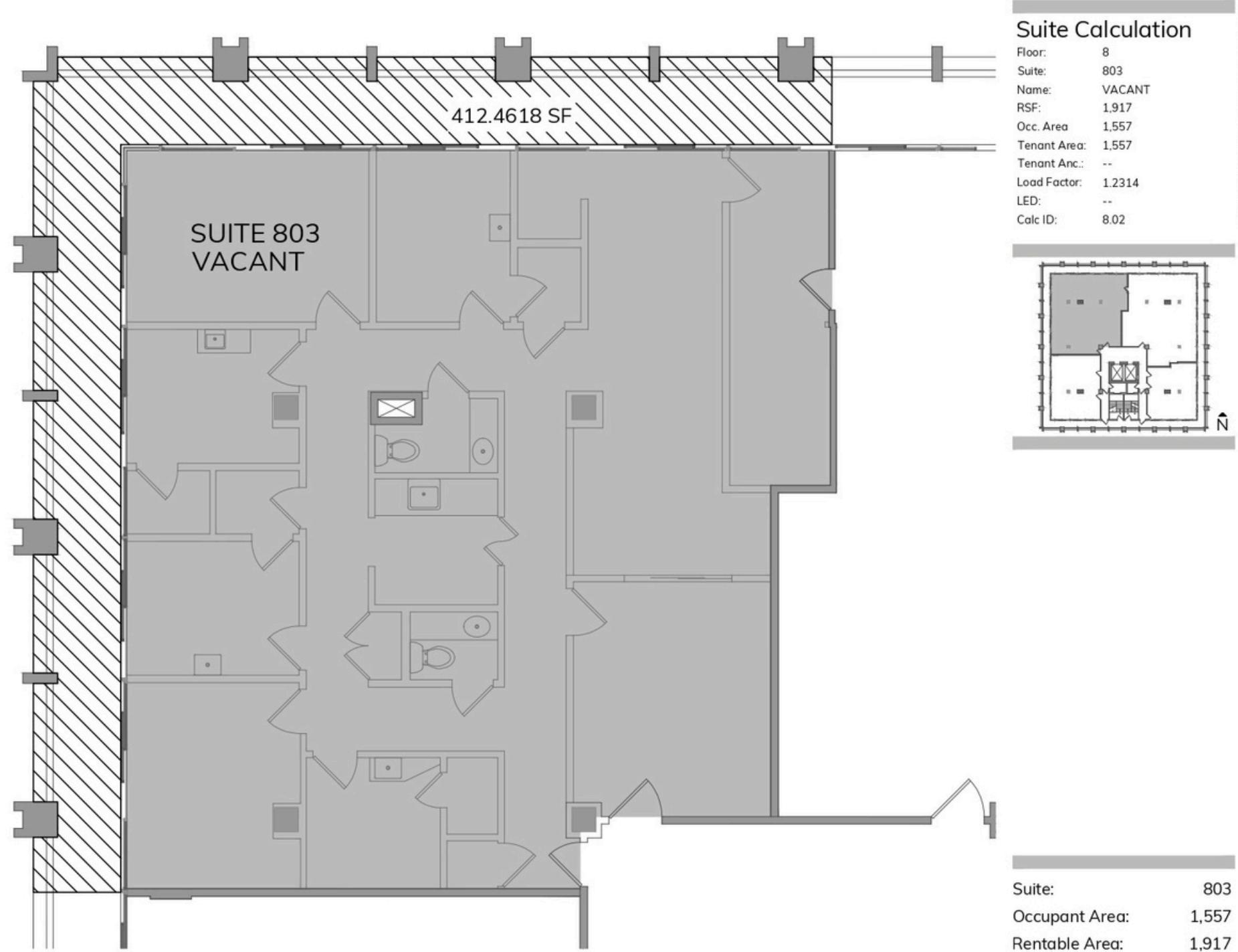


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08 612 W. Duarte Road  
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**SUITE 803**

**contoured**

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