

MEDICAL OFFICE BUILDING ("MOB")



FOR LEASE

AVAILABLE SPACES:

- Suite 310:** 2,812 SF
- Suite 340:** 1,767 SF
- Suite 210:** 2,586 SF
- Suite 220:** 2,328 SF
- Suite 230:** 1,755 SF
- Suite 250:** 2,858 SF

Exclusively Listed by:

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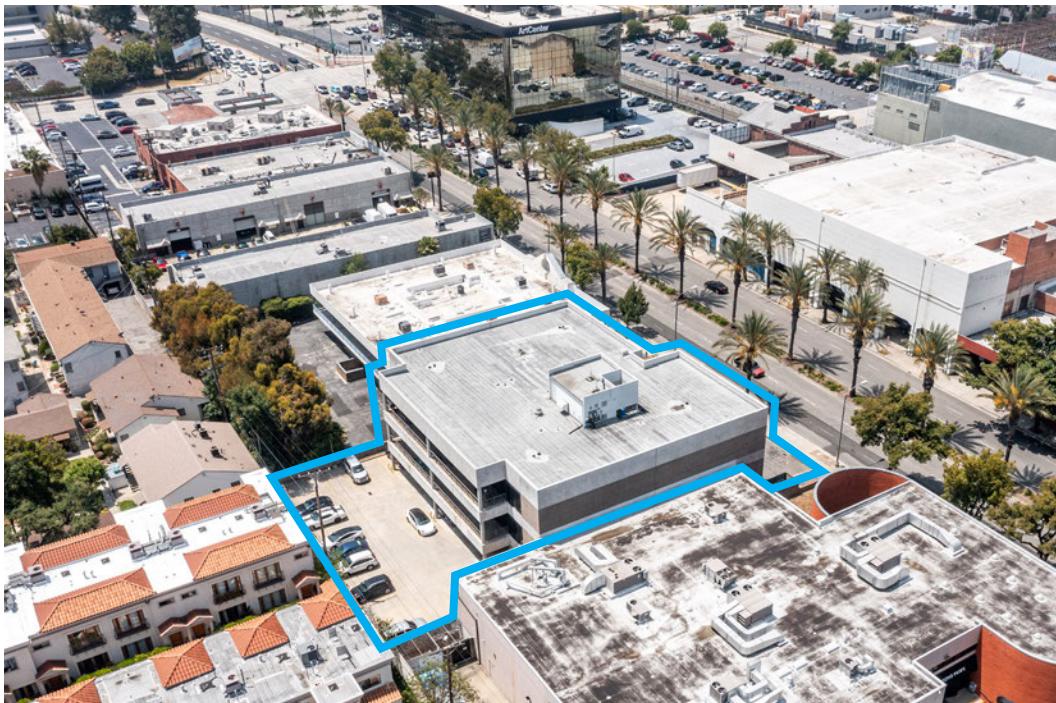
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

naicapital.com

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

NAI Capital Commercial, Inc. is pleased to present "Space For Lease" at the Class "A" Medical Office Building ("MOB") located at 950 S. Arroyo Parkway, Pasadena CA. There are (3) three contiguous suits vacant on the 2nd floor of approximately 2,586, 2,328 and 1,755 sqft totaling approximately 6,669 sqft, which is newly built-out and ready for immediate occupancy. The property is located on the south entrance to west Pasadena via Arroyo Parkway and is only 1.3 miles away from the renowned Huntington Memorial Hospital. The property has highly built out medical office space with balconies allowing users to take advantage of Pasadena's great climate and picturesque vies of the San Gabriel Mountains and surrounding San Gabriel Valley area. Given its location at the south entrance to Pasadena and its proximity to the Foothill 210 and Ventura 134 Freeways, ingress and egress to and from the property is surpassed by no other.

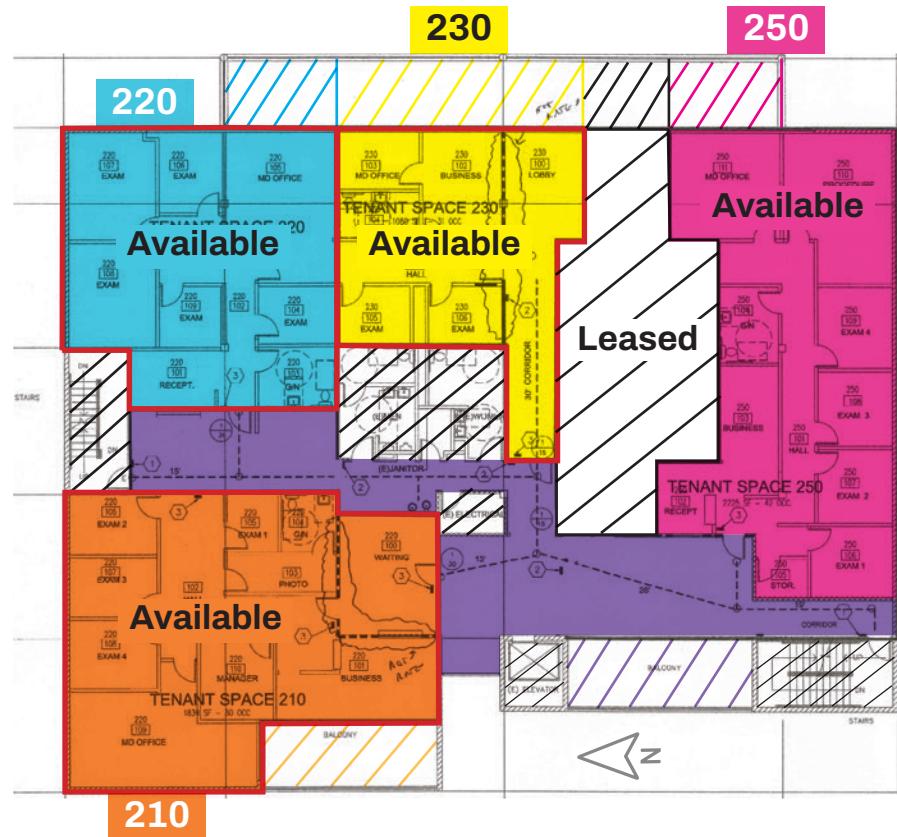
PROPERTY SUMMARY

| | |
|----------------------------|---|
| Location: | 950 S Arroyo Pkwy., Pasadena CA 91105 |
| Building: | ±21,876 SF |
| Land: | ±20,909 SF (±0.48 Acres) |
| Parking: | 2.33/1,000 SF (52 covered & uncovered at grade level stalls) |
| APN: | 5720-017-037 |
| Zoning: | SFO-MU-C |
| Year Built: | 1981 (All spaces all recently built-out) |
| Asking Rental Rate: | \$3.50 NNN |

FLOOR PLANS

950 S Arroyo Pkwy., Pasadena, CA 91105

2nd Floor

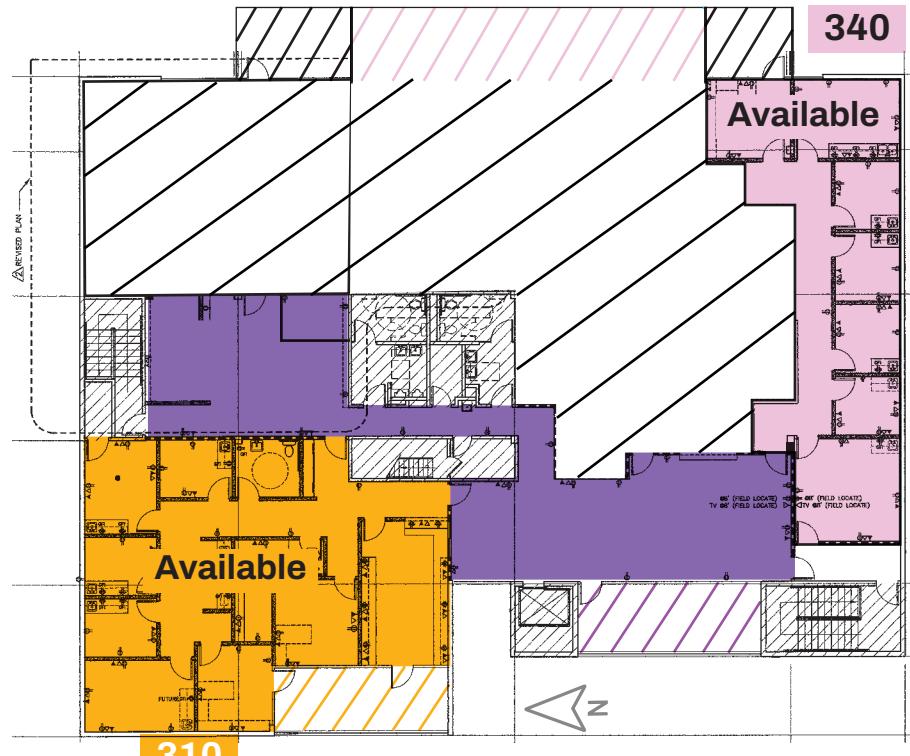


Available Spaces 2nd Floor

| SUITE | SQ. FT. |
|-------|---------|
| 210* | 2,586 |
| 220* | 2,328 |
| 230* | 1,755 |
| 250 | 2,858 |

*Contiguous Space

3rd Floor



Available Spaces 3rd Floor

| SUITE | SQ. FT. |
|-------|---------|
| 310 | 2,812 |
| 340 | 1,767 |

AMENITIES MAP

