

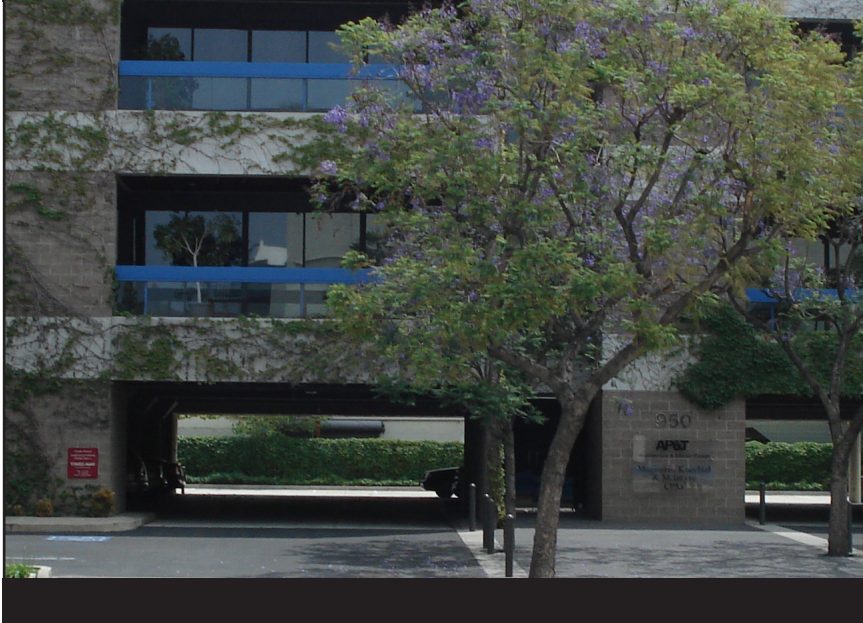
Medical/Office Building for Sale or Lease



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950 South Arroyo Parkway Bvd, Pasadena



Property Features

- For Sale or Lease
- Balconies on both East and West sides of suites
- Built in 1982
- Entire 2nd floor available (previously occupied by accounting firm)
- Third floor medical office with common waiting room.
- Goldline Stateion nearby. Easy access to 210 and 110 freeways.
- 54 Parking spaces included

For Sale - \$10,000,000

18,900 square feet on 20,996 square feet of land.
Owner's would like to lease back 3rd floor at \$2.40 NNN - 10,000 sq ft.

For Lease

Suite 200 (Office)	10,000 sq ft	\$2.40 NNN
3rd Floor (Medical)	5,400 sq ft	\$2.40 NNN

4 doctor's offices, 7 exam rooms, 2 private restrooms, procedure room, file room, reception and business office.
Doctor's offices have amazing balconies. Free parking. Shared waiting room.

87 North Raymond Avenue, Suite 320 • Pasadena, CA 91103 • (t) 626.583.8400 • (f) 626.583.8423

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