

OFFICE SPACE ADJACENT TO HUNTINGTON HOSPITAL IN PASADENA



PRIME SIGNALIZED CORNER LOCATION
OFFICE / CREATIVE OFFICE SPACE AVAILABLE
+/- 3,719 SF

837 S. Fair Oaks Ave. | Pasadena, CA 91105

BILL UKROPINA, CRE

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626.844.2200
CalDRE # 00820557

KATHI CONSTANZO, CCIM, SIOR

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626.898.2308
CalDRE # 02067397

Coldwell Banker Commercial NRT

388 S. Lake Avenue
Pasadena, CA 91101



Property Description

837 S. Fair Oaks Ave.

Pasadena, CA 91105

Specifications:

Lease Rate:	\$2.45 PSF / month plus electricity
Total Available:	+/- 3,719 SF
Parking:	4:1,000 SF
	Covered @ \$95/Month
	Uncovered @ \$60/Month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
SUITE #200	Available	+/- 3,719 SF	Modified Gross	\$2.45 PSF / month + Electricity	Beautiful, newly renovated suite Exclusive for Office Use AVAILABLE FOR IMMEDIATE OCCUPANCY

Features:

- Office space available adjacent to Huntington Memorial Hospital
- Excellent surface and covered parking
- Abundant retail amenities along the Fair Oaks corridor
- Excellent access to the I-210, CA-134 and CA-110 freeways.
- Short walk to the Metro Gold Line Fillmore Station.
- All access to this second floor office space from outdoor stairwell only

Walk Score®
www.walkscore.com



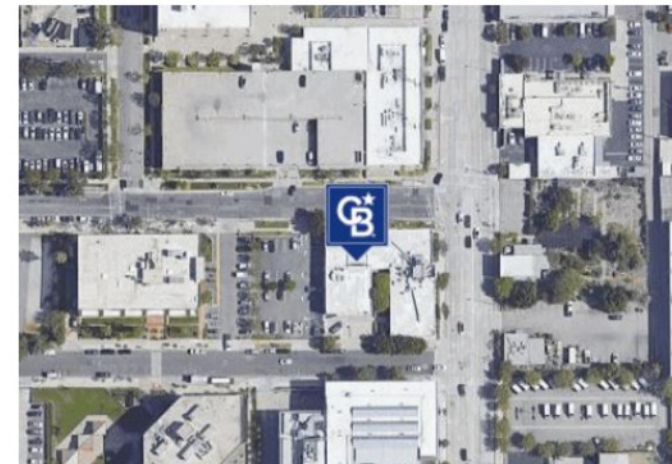
Very Walkable
Most errands can be accomplished on foot.



Very Bikeable
Flat as a pancake, minimal bike lanes.



Good Transit
Many nearby public transportation options.



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Photographs

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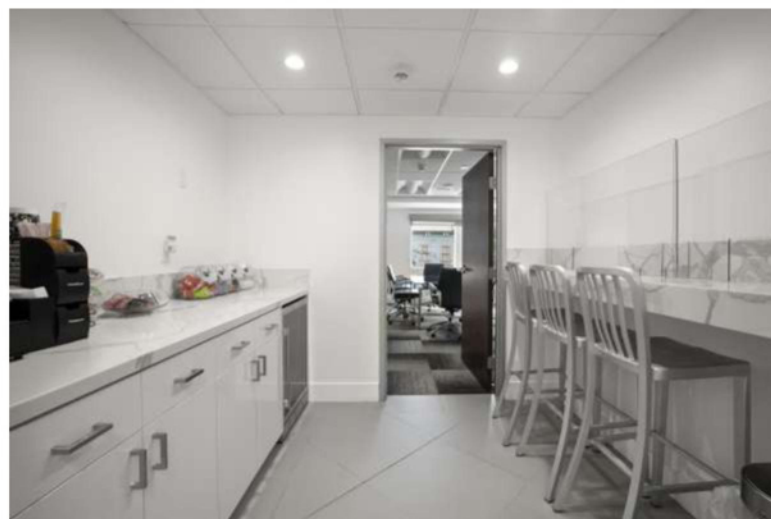
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Suite 200

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Suite 200

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837 S Fair Oaks Ave, Suite 200, Pasadena, CA 921105

3,719 Square Feet



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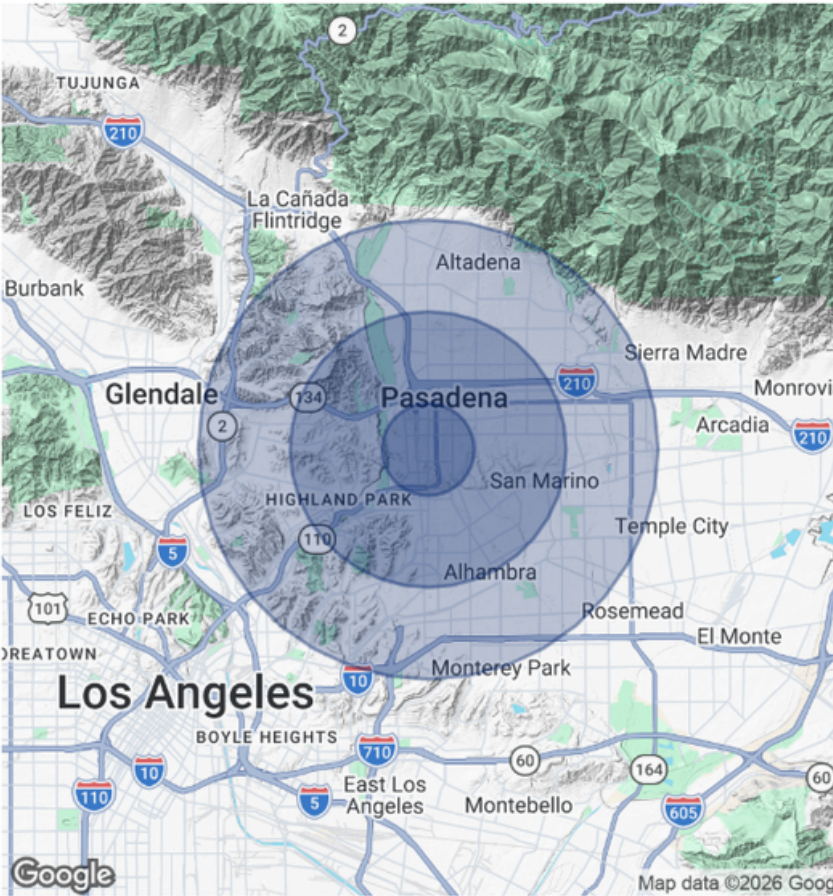
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Retail and Demographic Maps

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,871	211,372	530,552
Average Age	44	42	43
Average Age (Male)	43	41	41
Average Age (Female)	45	43	44

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