

Join Cedars Sinai at 625 Fair Oaks

South Pasadena, CA | 91030



Onsite Cafe Coming Soon!

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Medical/Office Space Available For Lease



***Asking Lease Rate:**
\$2.99 per SF/ FSG



Floor 1:
4,845 SF - 7,721 SF



Floor 2:
3,404 SF



Floor 3:
1,426 SF



Parking:
Unreserved/Uncovered
@ \$85.00/month



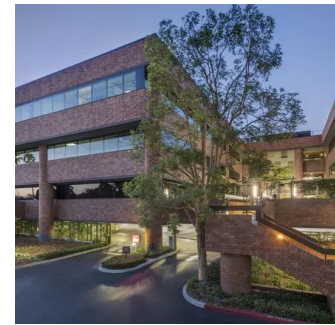
Reserved/Covered:
@ \$120.00/month





WORLD-CLASS LOCATION

- 91,000 SF Medical & Office Building
- Prime Class A 3-story office building in South Pasadena
- Updated suites available
- Common areas feature free WiFi, furniture and landscaping
- Great Ownership/Property Management
- Excellent retail amenities nearby
- WalkScore of 94 (Walker's Paradise)
- 1/2 mile from South Pasadena Metro Gold Line Station
- High Speed Fiber Ready (AT&T) and Level 3
- Keyless entry on all doors
- Competitive parking rates





Available Space Floor 1

Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
158	Office/Medical	4,845 SF	4,845 SF	*\$2.99/SF/FSG	Sept. 2026	2-5 Yrs
175	Medical	7,721 SF	7,721 SF	Negotiable	Sept. 2027	2-5 Yrs

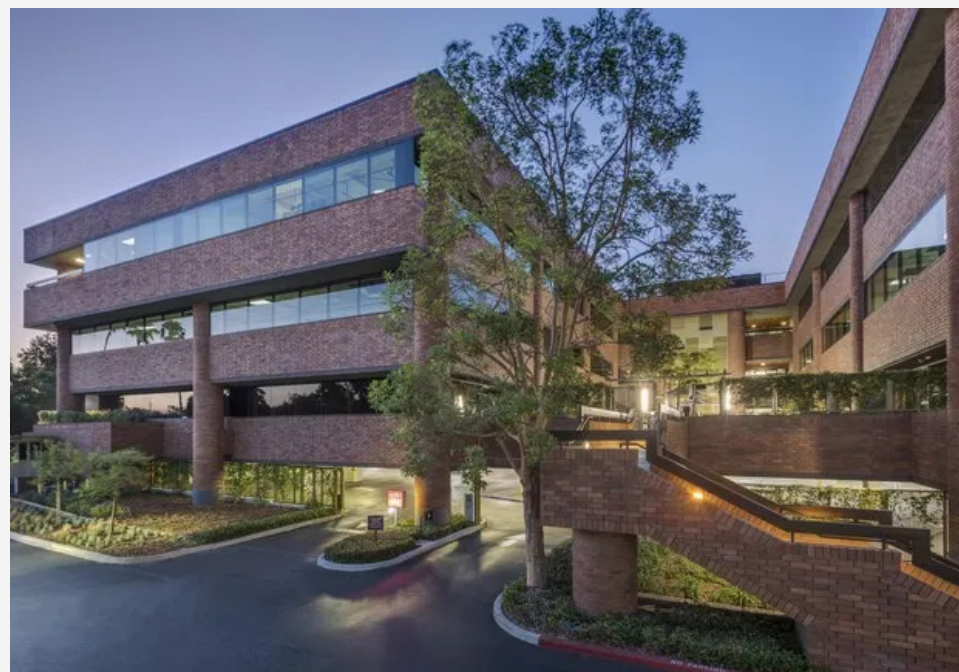
Available Space Floor 2

Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
231	Office/Medical	3,404 SF	3,404 SF	*\$2.99/SF/FSG	Available Now	2-5 Yrs

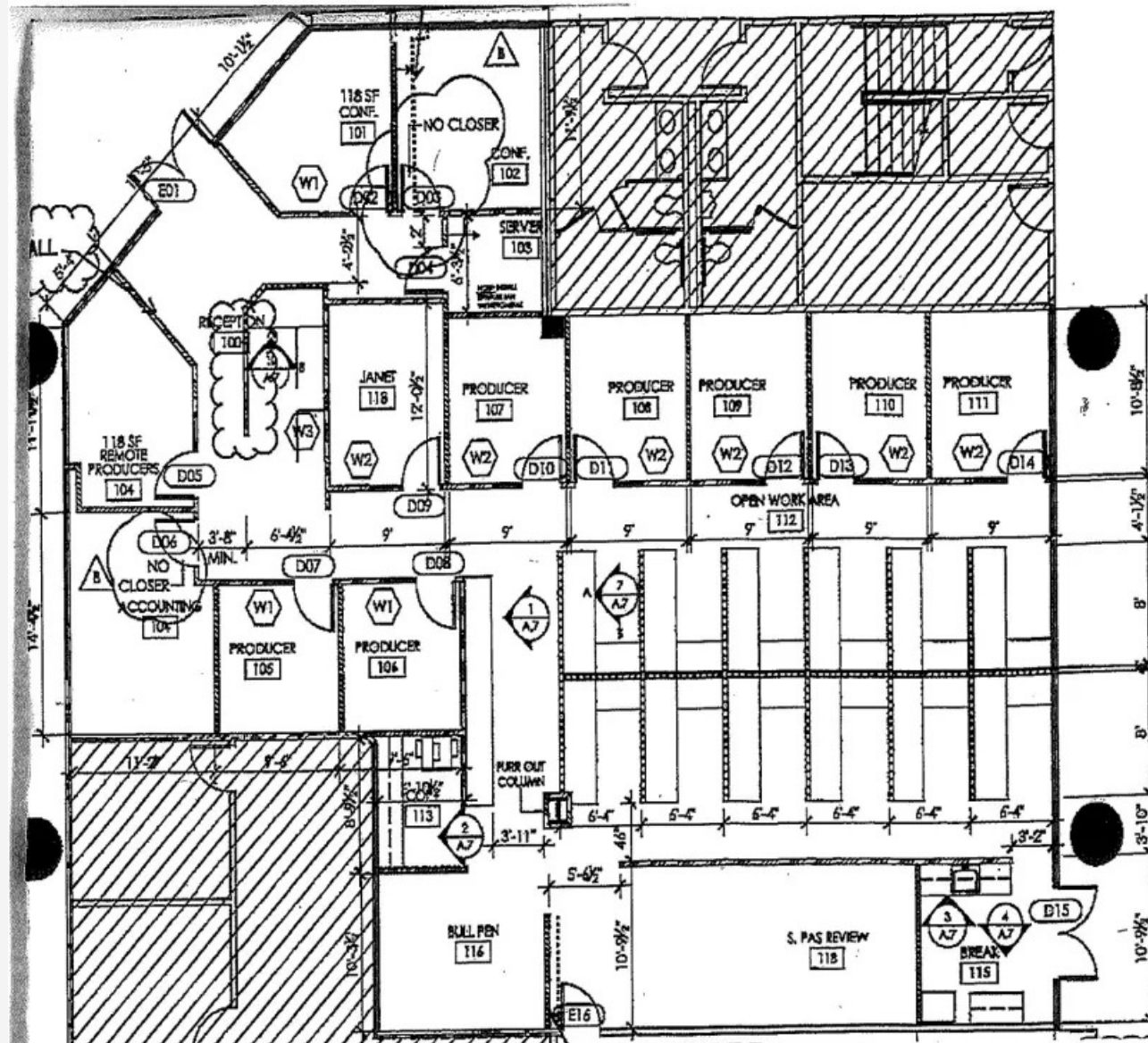
Available Space Floor 3

Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
377	Office/Medical	1,426 SF	1,426 SF	*\$2.99/SF/FSG	Available Now	2-5 Yrs

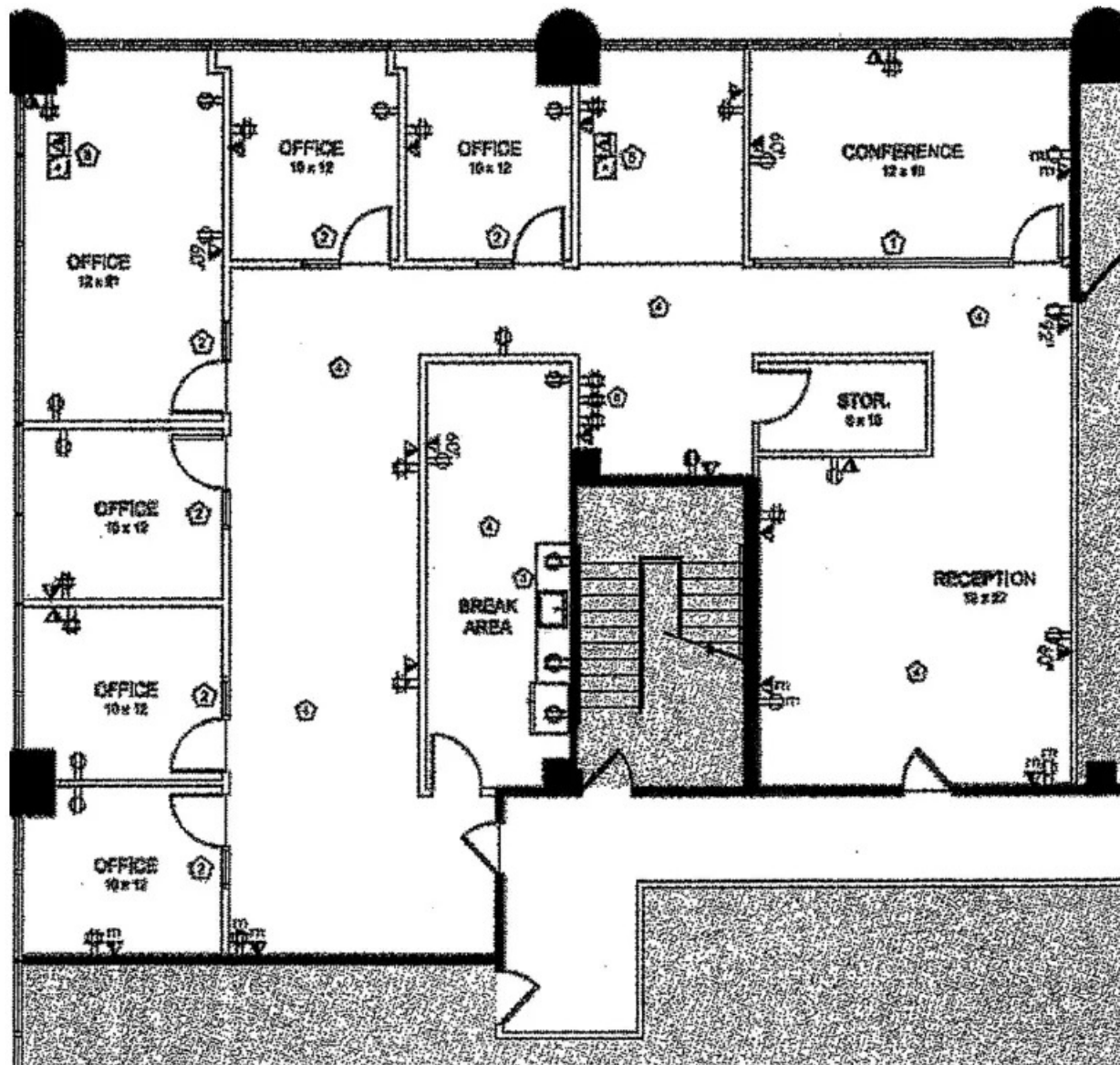
* Teaser Rate for 1st year and for office use only.
Medical rate - Negotiable.

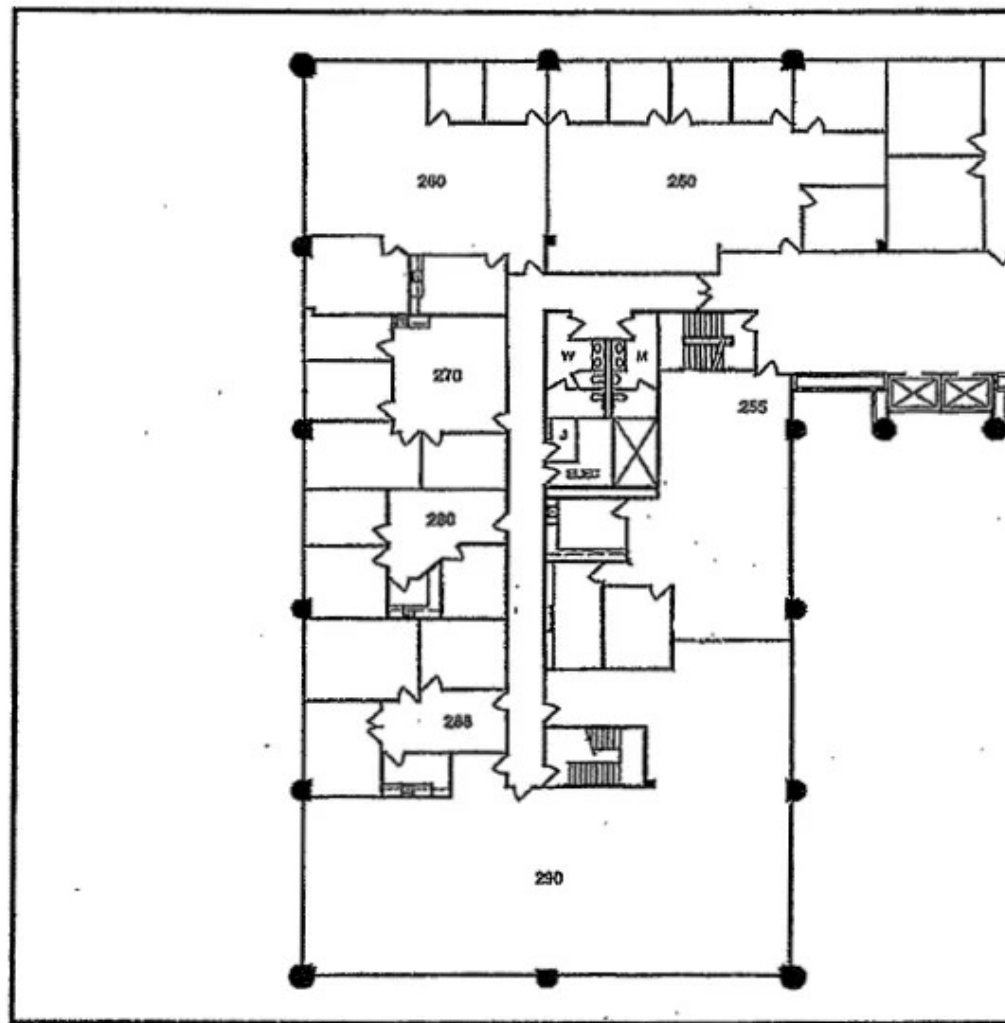


Suite 158



Suite 231

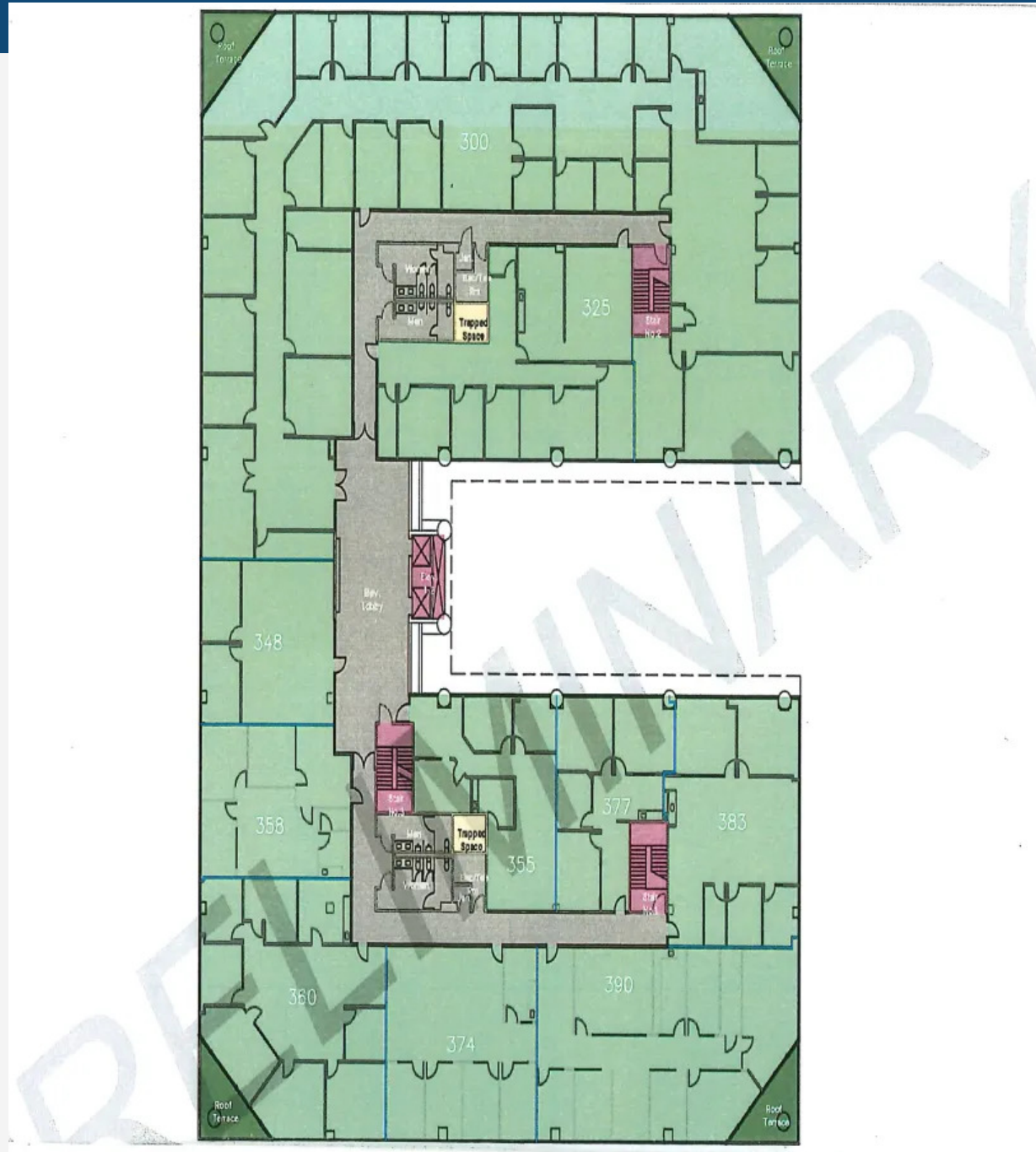




AB2 AS-BUILT

SIX25 SOUTH PASADENA
 625 FAIR OAKS AVENUE | SECOND FLOOR
 SOUTH PASADENA, CALIFORNIA 91030

ISSUE DATE: 10/10/17 | JOB #: 17-0214 | DRAWN BY: KW



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