



HIGHLIGHTS

- **PACIFIC WESTERN BANK BUILDING**
- Prime 3-story office building located near Downtown Glendora Village
- Immediate 210 freeway access
- Easy connection to 10, 57, 60 & 71 freeways
- Professionally managed
- Medical Use Permitted
- Near Presbyterian Hospital & East Valley Medical Center
- Elevator served with ample free surface parking
- Major street exposure on Grand Avenue
- On-site Pacific Western bank

RENTAL RATE **\$1.85 MG**

SUITE **SQ. FT.**

207 **632 SF**

210 **996 SF**



PROPERTY DETAILS

Building Size ±24,462 SF

Year Built 1980

Parking 4:1,000

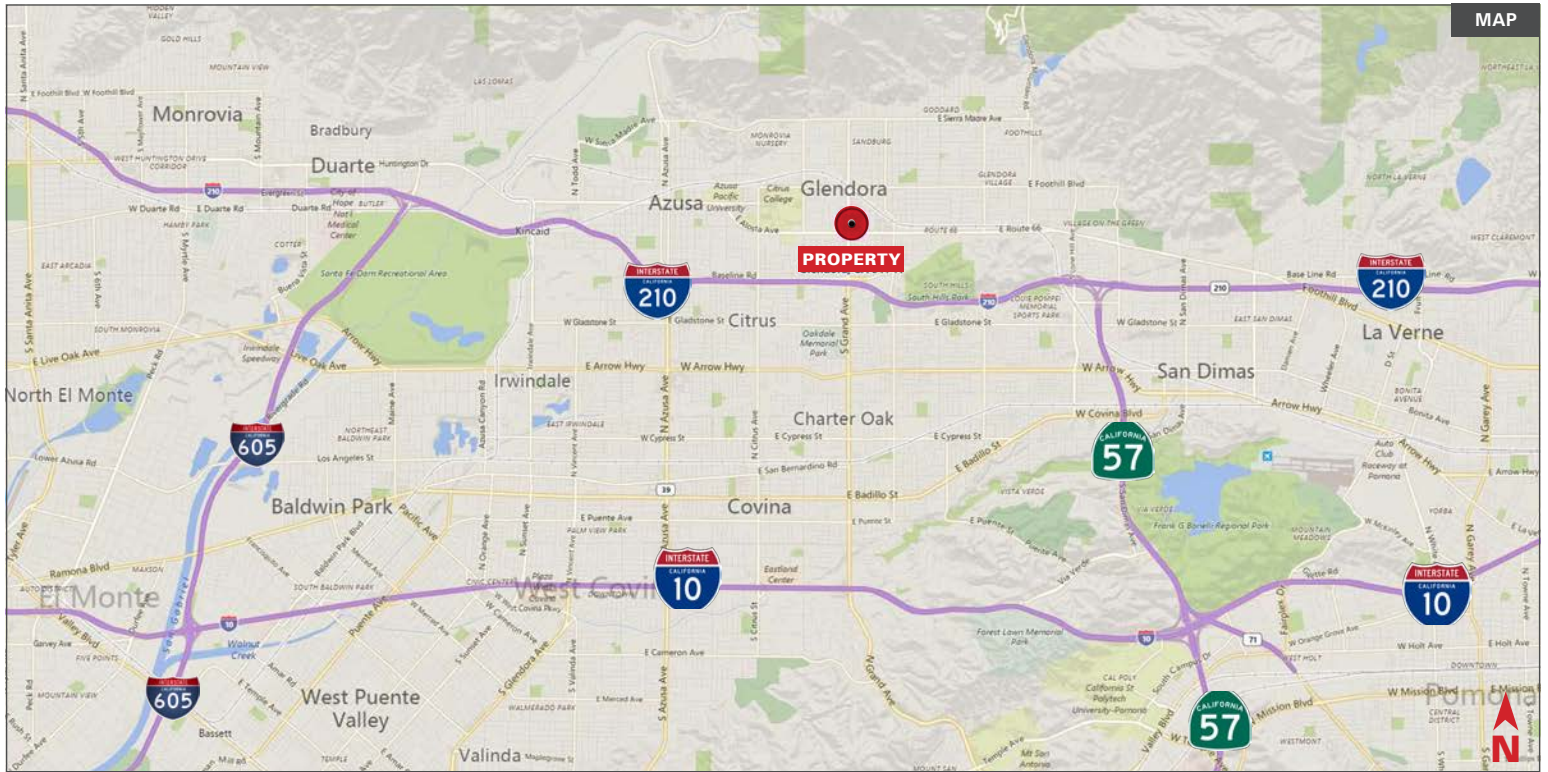
Elevator Yes

For more information please contact:

CHRISTOPHER LARIMORE
Founding Principal
D • 626.240.2788
E • clarimore@lee-associates.com
LICENSE ID 01314464

VINCENT MOLITOR
Founding Principal
D • 626.240.2787
E • vmolitor@lee-associates.com
LICENSE ID 01295360

LEE & ASSOCIATES - PASADENA, INC.
1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106
Corporate ID 02059558
lee-pasadena.com



For more information please contact:

CHRISTOPHER LARIMORE
Founding Principal
D • 626.240.2788
E • clarimore@lee-associates.com
LICENSE ID 01314464

VINCENT MOLITOR
Founding Principal
D • 626.240.2787
E • vmolitor@lee-associates.com
LICENSE ID 01295360

LEE & ASSOCIATES - PASADENA, INC.
1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106
Corporate ID 02059558
lee-pasadena.com