

Office / Medical Space Adjacent to Huntington Hospital in Pasadena



PRIME, SIGNALIZED CORNER LOCATION

EYEBROW SIGNAGE AVAILABLE

1,082 / 3,099 / 4,969 SQUARE FEET (\$1.95 - \$3.00/SF + Electricity)

837 S. Fair Oaks Ave. | Pasadena, CA 91105-2619

Bill Ukropina

626.844.2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

Kathi Constanzo

626.898.2308

kathi.constanzo@cbcnrt.com

CalDRE #02067397

Coldwell Banker Commercial NRT

388 S. Lake Avenue

Pasadena, CA 91101



Property Description

837 S. Fair Oaks Ave.

Pasadena, CA 91105-2619

Specifications:

Lease Rate:	\$1.95 - \$3.00 PSF + Electricity
Total Available:	1,082 / 3,099 / 4,969 SF
Parking:	32+ Parking Spaces Available at 94 Alessandro Place
	Covered @ \$95/Month
	Uncovered @ \$60/Month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
837 S. Fair Oaks Avenue # 200	Available	3,099 SF	Modified Gross	\$3.00 PSF/ month	Beautiful, newly renovated suite Exclusive for Office Use
837 S. Fair Oaks Avenue # 201	Available	4,969 SF	Modified Gross	\$2.85 PSF/ month	Large, diverse office space with divisions available.
838 S. Fair Oaks Avenue # 205	Available	1,082 SF	Modified Gross	\$1.95 PSF/ month	Ideal suite for a creative loft or small office. Build to suit available

Features:

- Office and/or Medical space available adjacent to Huntington Memorial Hospital
- Elevator served
- 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.

Walk Score®
www.walkscore.com



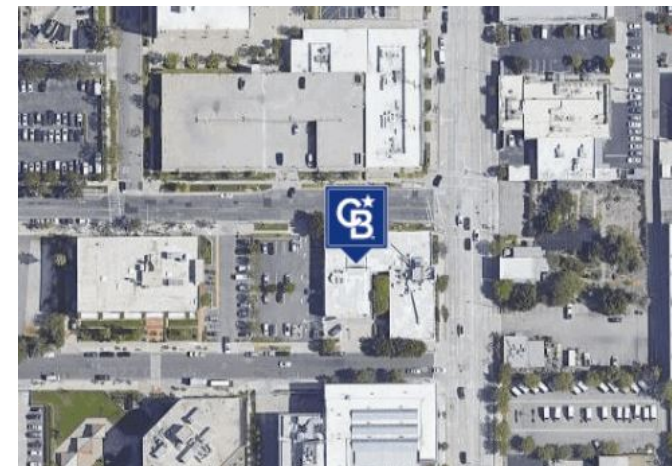
Very Walkable
Most errands can be accomplished on foot.



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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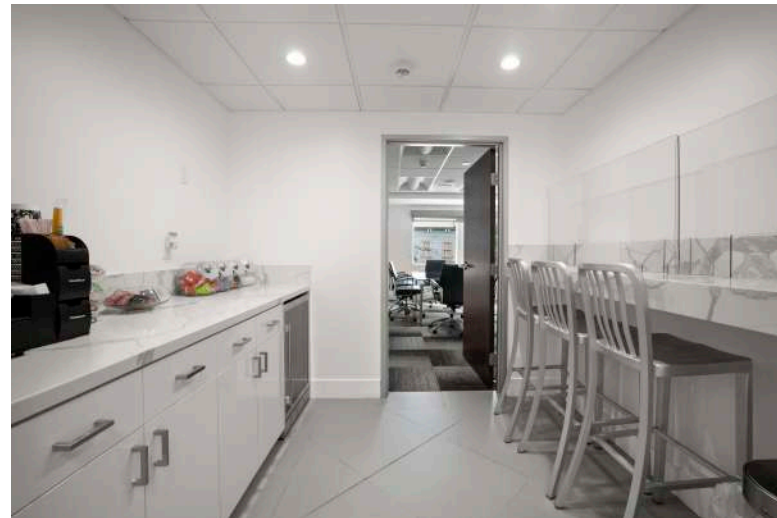
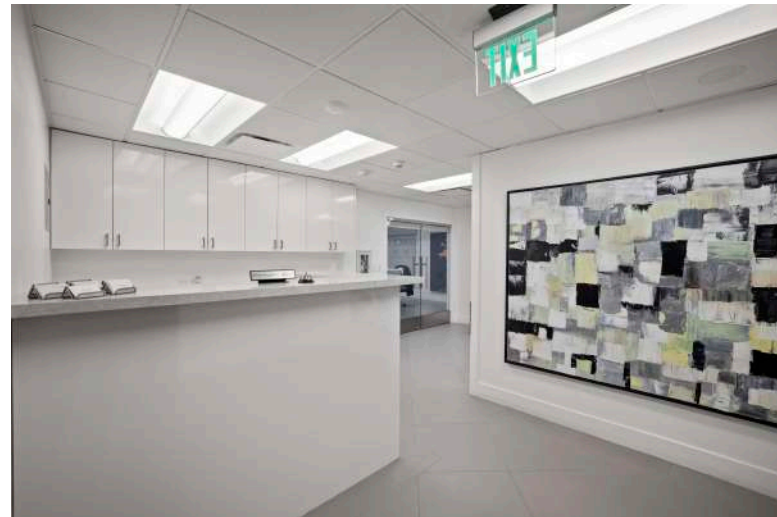
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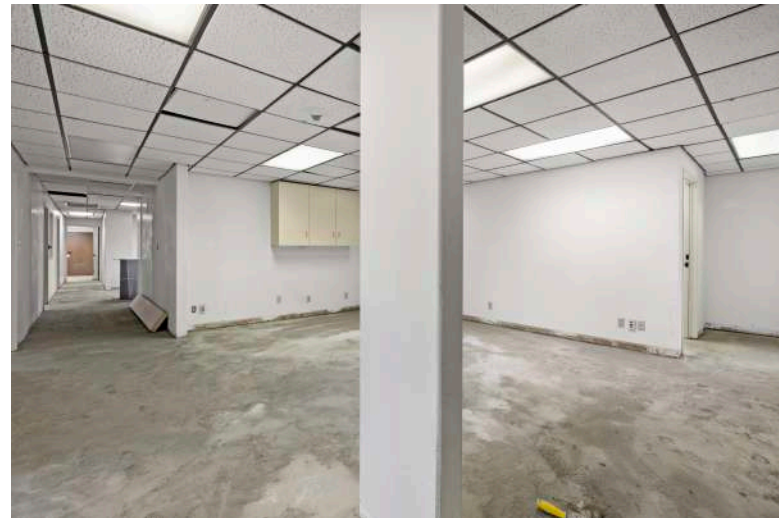
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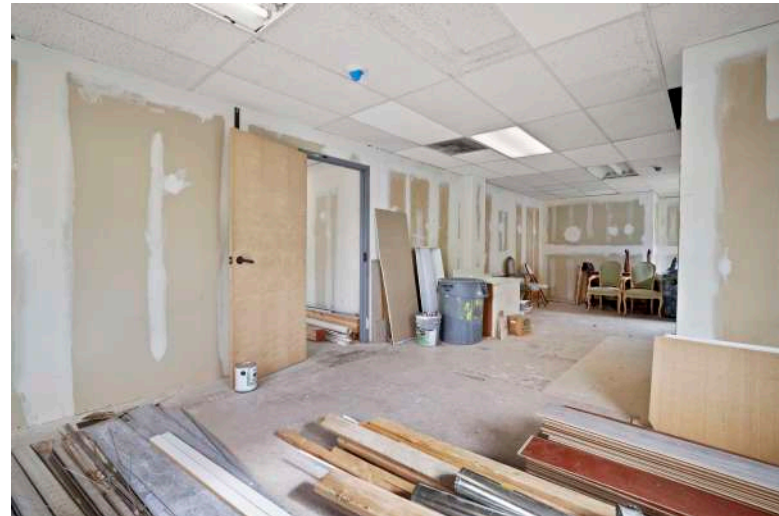
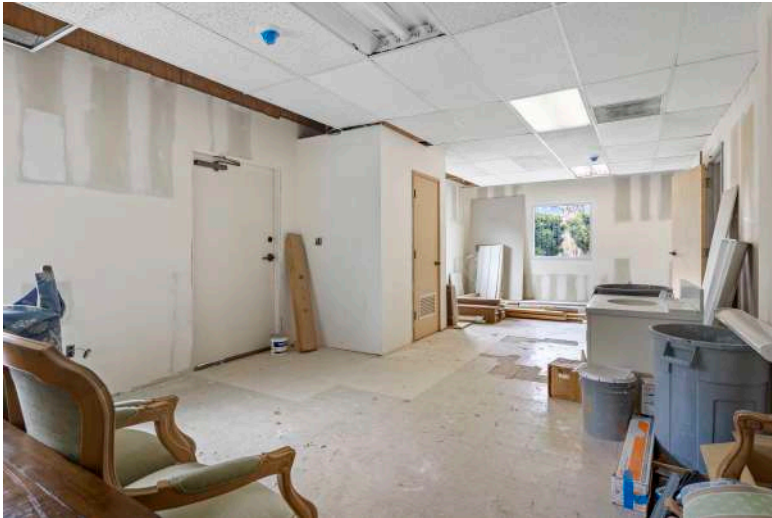
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Suite 200

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[Click Icon for Virtual Tour](#)

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

3.099 Square Feet



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4,969 Square Feet

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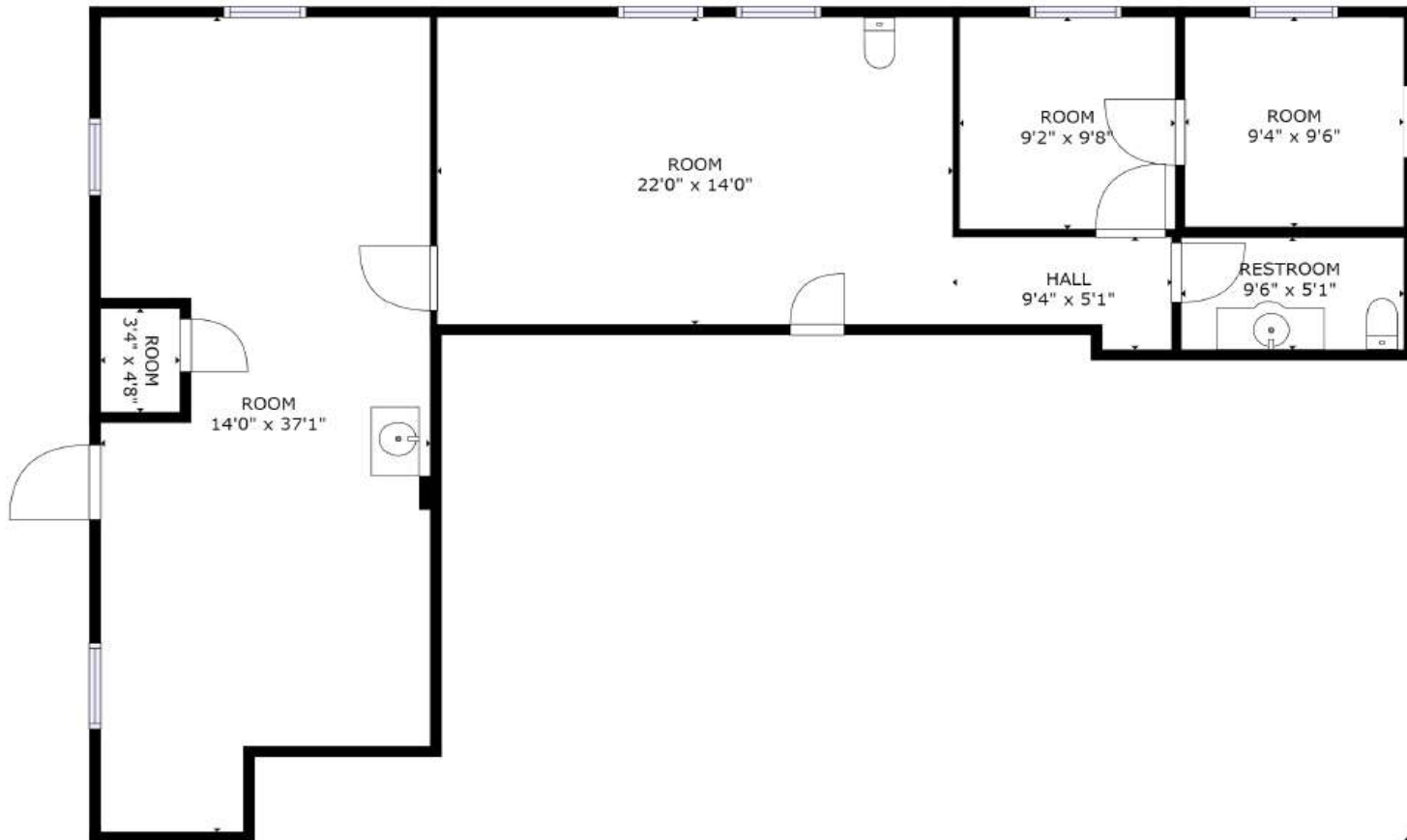
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Suite 205

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1,082 Square Feet



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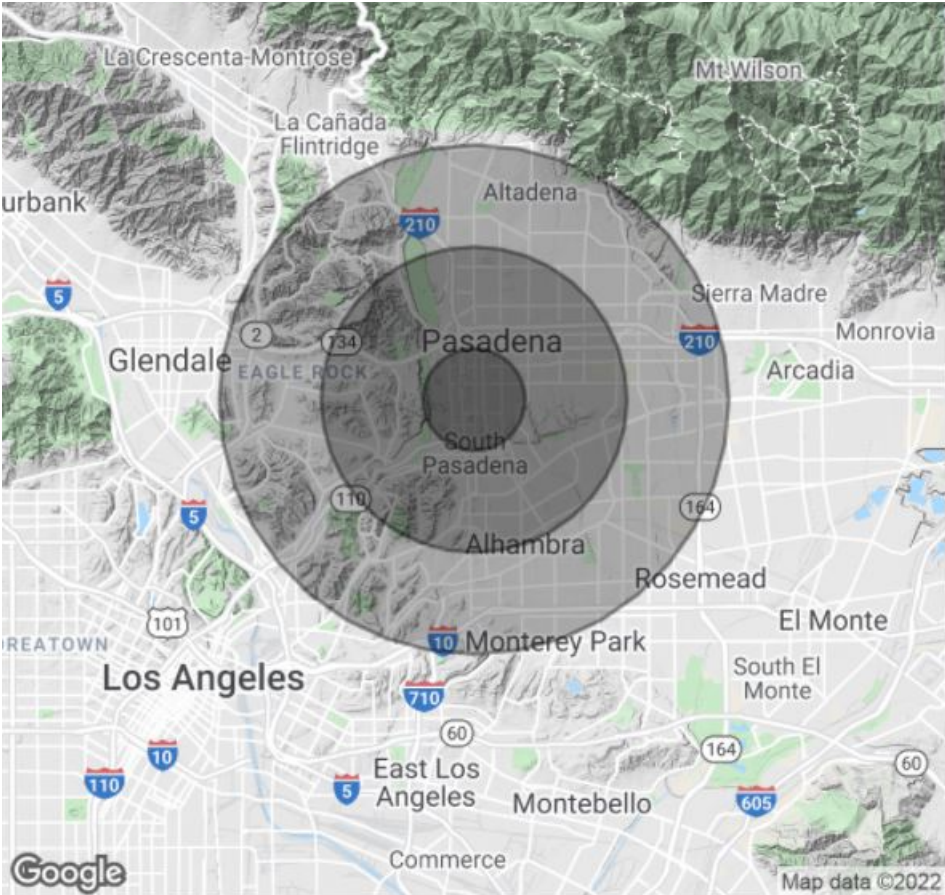
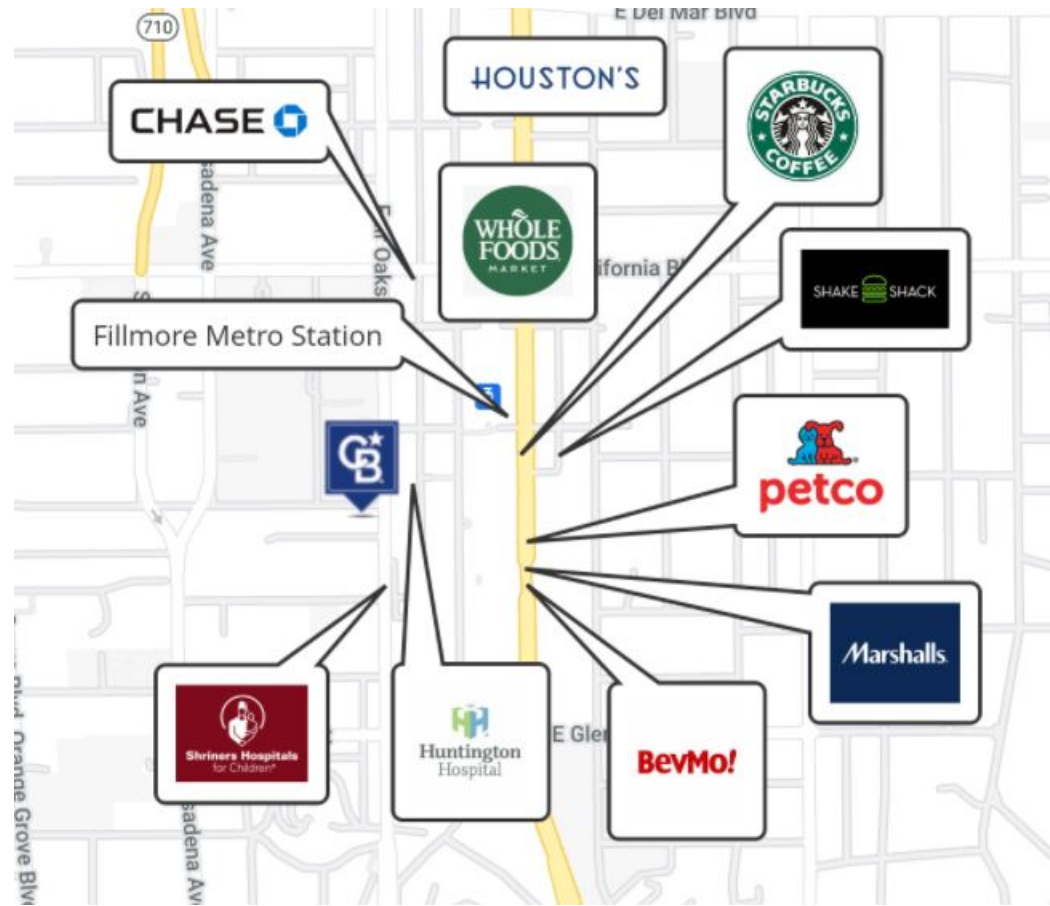
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Retail and Demographic Maps

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,721	222,839	594,558
Average Age	39.6	36.9	37.3
Average Age (Male)	39.9	36.0	36.2
Average Age (Female)	39.5	37.5	38.4

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