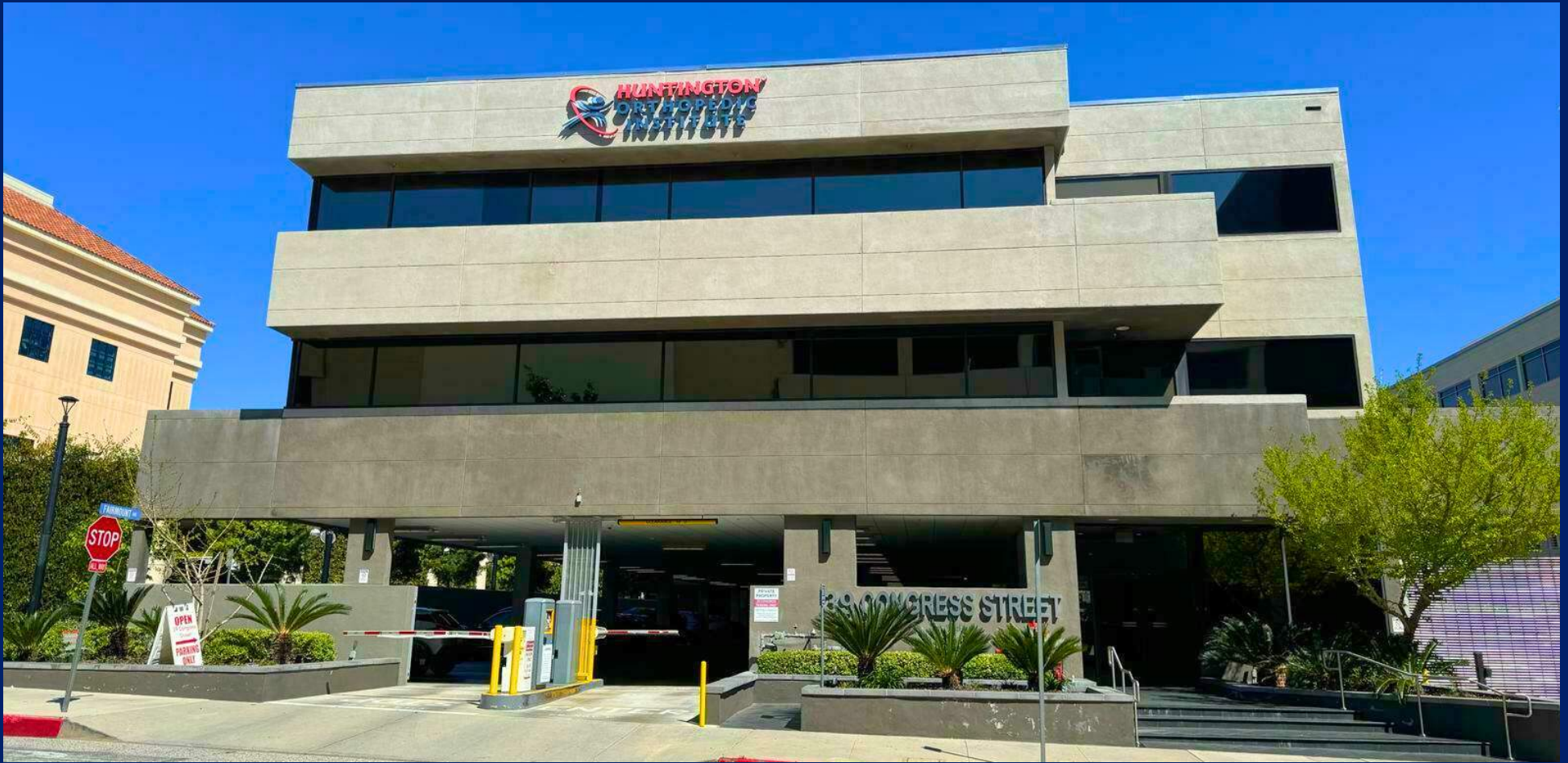


# FOR LEASE

**39 CONGRESS STREET, SUITE 302**  
Pasadena, CA 91105



**AVAILABLE SPACE:** - +/- 1,748 SF  
**LEASE RATE:** \$4.49 SF/month + janitorial only  
**PREFERRED TERM:** 5 -10 Years

**Bill Ukropina**  
626 844 2200  
Bill.Ukropina@cbcncrt.com  
CalDRE #00820557

**Kathi Constanzo**  
626 898 2308  
Kathi.Constanzo@cbcncrt.com  
CalDRE #02067397

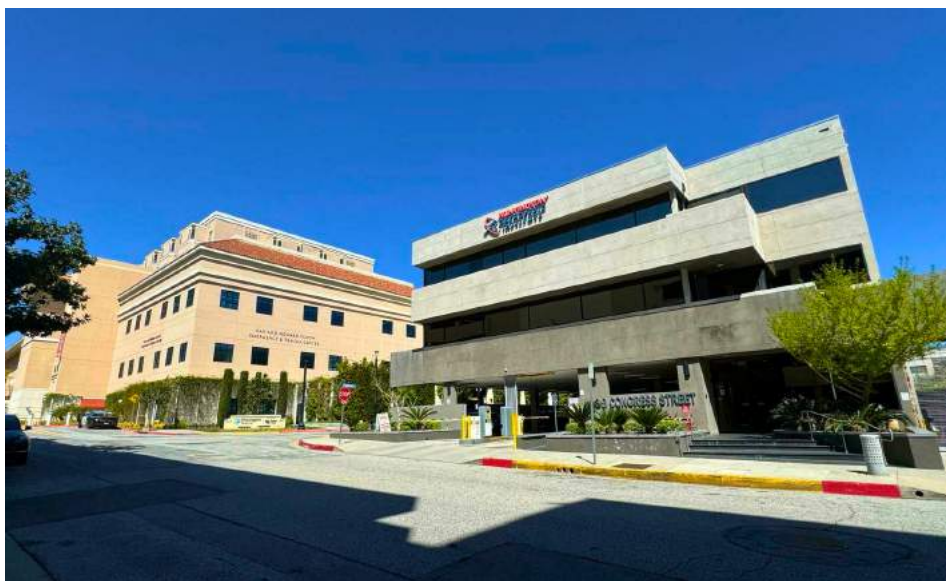


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# FOR LEASE

## 39 CONGRESS STREET, SUITE 302

Pasadena, CA 91105



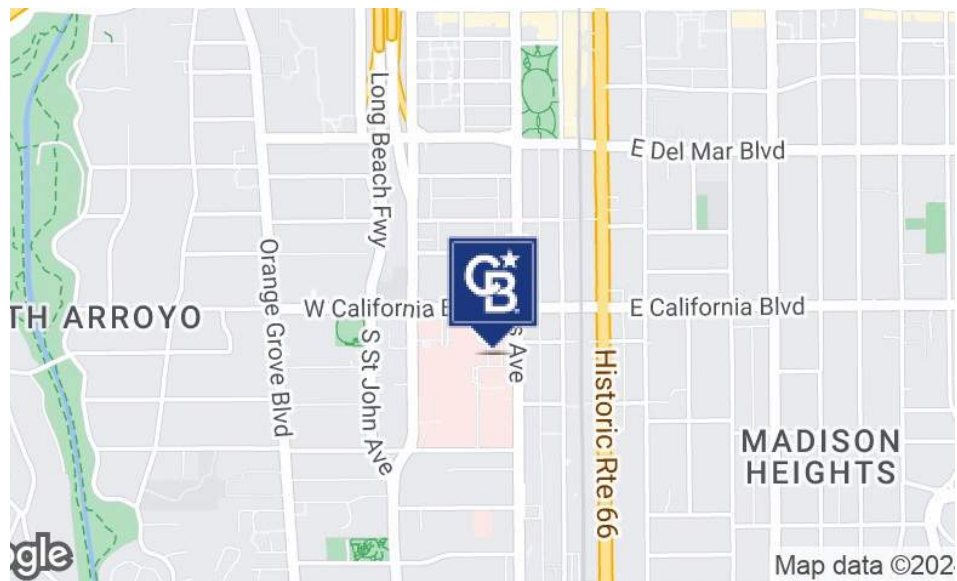
### PROPERTY DESCRIPTION

Team Ukropina is proud to introduce 39 Congress Street, Suite 302, Pasadena – an unparalleled leasing opportunity directly adjacent to Huntington Hospital. This +/-1,748 SF space offers versatility and convenience, perfect for medical professionals. With a lease rate of \$4.49/SF plus janitorial services only, it presents a great medical office rate next to the hospital.

The landlord prefers a 10 year term, but will go as low as a 5 year term. Its strategic location offers direct walking access to the hospital and convenient subterranean parking. Don't miss the chance to establish your presence in this prime location, offering both functionality and prestige.

**Bill Ukropina**  
626 844 2200  
Bill.Ukropina@cbcncr.com  
CalDRE #00820557

**Kathi Constanzo**  
626 898 2308  
Kathi.Constanzo@cbcncr.com  
CalDRE #02067397



### OFFERING SUMMARY

Lease Rate:	\$4.49 SF/month (+ janitorial only)
Available SF:	+/- 1,748 SF
Lot Size:	0.526 Acres
Building Size:	35,167 SF
Parking:	3 covered spaces at \$95/month per space plus visitor parking at going rate

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,992	13,628
Total Population	1,141	5,490	24,224



# FOR LEASE

39 CONGRESS STREET, SUITE 302  
Pasadena, CA 91105

## LEASE INFORMATION

Lease Type:	+ janitorial only
Total Space:	+/- 1,748 SF

Preferred Term:	5 -10 Years
Lease Rate:	\$4.49 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	1,748 SF	+ janitorial	\$4.49	Medical Office

**Bill Ukropina**  
626 844 2200  
Bill.Ukropina@cbcnrt.com  
CalDRE #00820557

**Kathi Constanzo**  
626 898 2308  
Kathi.Constanzo@cbcnrt.com  
CalDRE #02067397







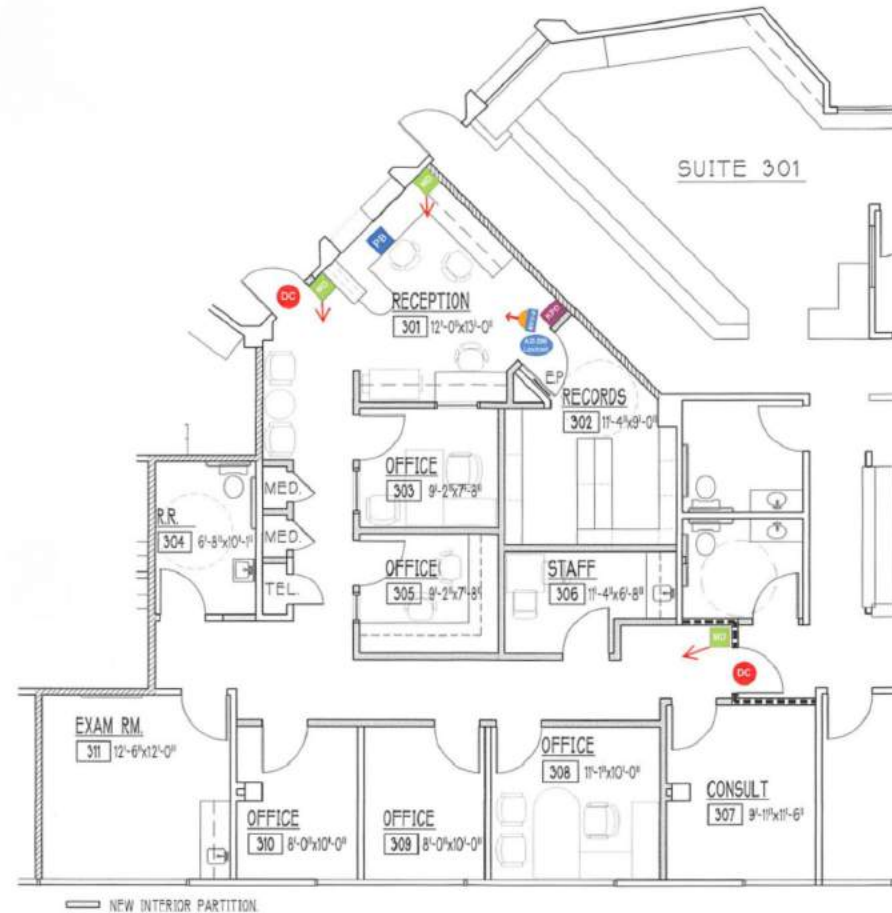




# FOR LEASE

39 CONGRESS STREET, SUITE 302

Pasadena, CA 91105



FLOOR PLAN - \*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

**Bill Ukropina**

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

**Kathi Constanzo**

626 898 2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397

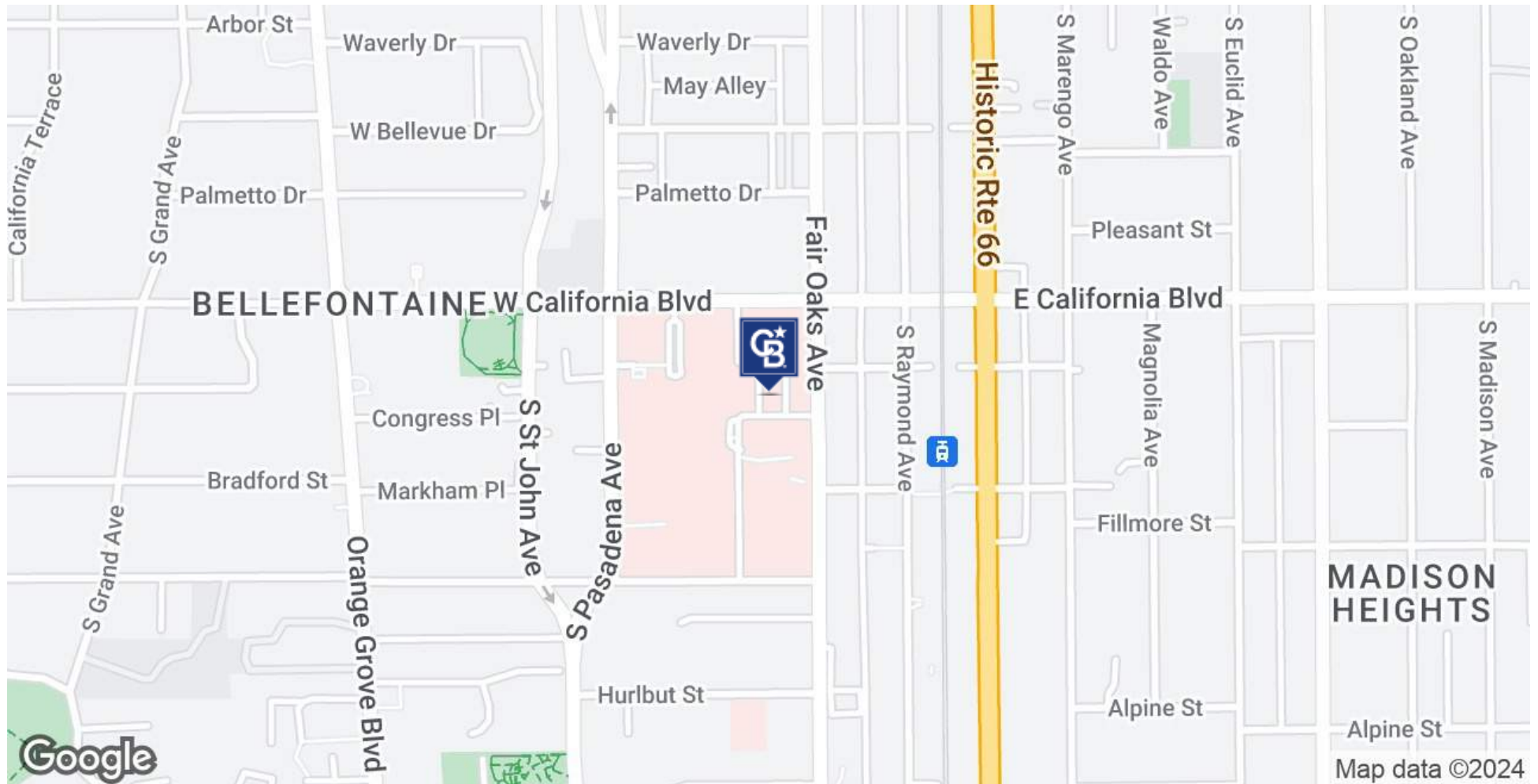


**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# FOR LEASE

**39 CONGRESS STREET, SUITE 302**

Pasadena, CA 91105



**Bill Ukropina**

626 844 2200

Bill.Ukropina@cbcncr.com

CalDRE #00820557

**Kathi Constanzo**

626 898 2308

Kathi.Constanzo@cbcncr.com

CalDRE #02067397



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# FOR LEASE

**39 CONGRESS STREET, SUITE 302**  
Pasadena, CA 91105



**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  
REALTY**



# FOR LEASE

**39 CONGRESS STREET, SUITE 302**

Pasadena, CA 91105

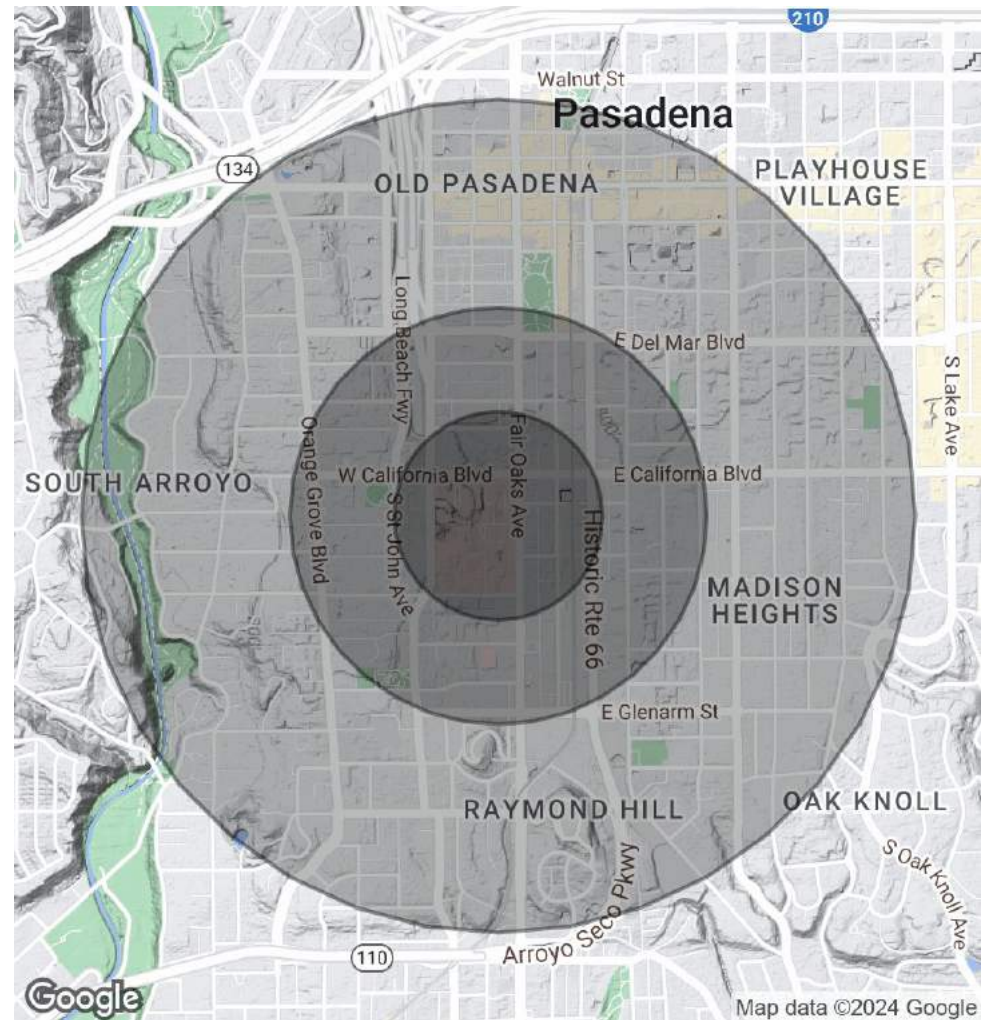
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,141	5,490	24,224
Average Age	44.8	41.7	40.2
Average Age (Male)	44.2	40.4	39.1
Average Age (Female)	45.8	43.2	42.5

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,992	13,628
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$110,118	\$115,286	\$118,677
Average House Value	\$851,457	\$792,367	\$809,248

\* Demographic data derived from 2020 ACS - US Census



**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  
REALTY**