



## 115 E. Live Oak Ave.

Arcadia, CA 91006

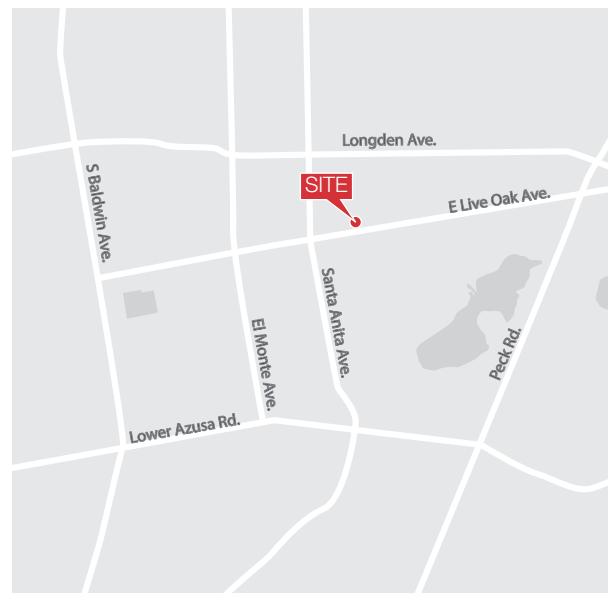
Lovely elevator-served garden style medical building with lush landscaping and 5/1,000 parking. Located conveniently in South Arcadia, just east of Santa Anita Ave. Janitorial is not Included.

### Suite 100: 2,940 ± RSF

- 11 exam rooms
- 2 Offices
- Reception
- Waiting Room
- Back Office
- 3 Restrooms
- Lunch area

### Suite 200: 2,243 RSF

- Waiting Room
- Front Office
- 6 Offices/Exam Rooms
- Bull Pen
- 2 Storage Rooms
- 2 Restrooms (1 Handicap)
- Kitchen
- Breakroom



### Award Winning Broker

- 15 Years Experience
- Acquisitions and Dispositions
- Leasing and Tenant Representation



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