

# 1108 FREMONT AVE. SOUTH PASADENA, CA



CLASS "A"  
MEDICAL/  
PROFESSIONAL  
OFFICE

FOR SALE  
~~\$1,340,000~~  
\$1,190,000



NAI Capital is pleased to present 1108 Fremont Ave. in South Pasadena. Restored, modernized and expanded in 2006, this 2,136 square foot property is situated in the heart of South Pasadena and ready on day one.

- Free-Standing Building
- Breathtaking Timeless Architecture
- Updated Finishes and Features
- Vaulted Ceilings
- Private Parking and Excellent Street Parking
- Retail Amenities in Immediate Area
- ADA Compliant (Bath, Ramp, Lift)
- Basement and Attic Storage
- Separate Lobby and Conference Areas
- 3 Executive Offices
- 5 Treatment or Professional Offices
- 2 Restrooms
- Kitchen
- Ethernet Networking Throughout
- Central Video/Audio Networking in Many Areas



## NAI Capital

Commercial Real Estate Services, Worldwide.

**The Carmichael Group**  
Serving the San Fernando Valley for Over 20 Years

For More Information, Please Contact:

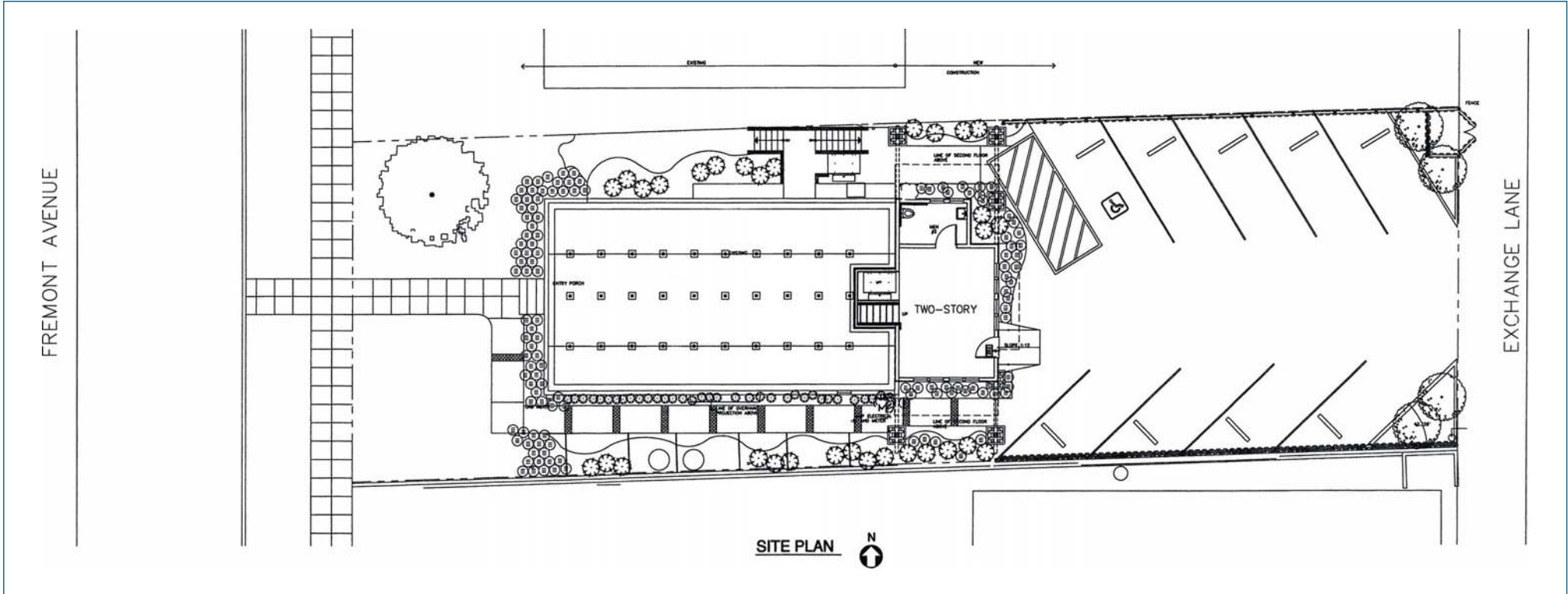
**Chuck Carmichael**  
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## SITE PLAN



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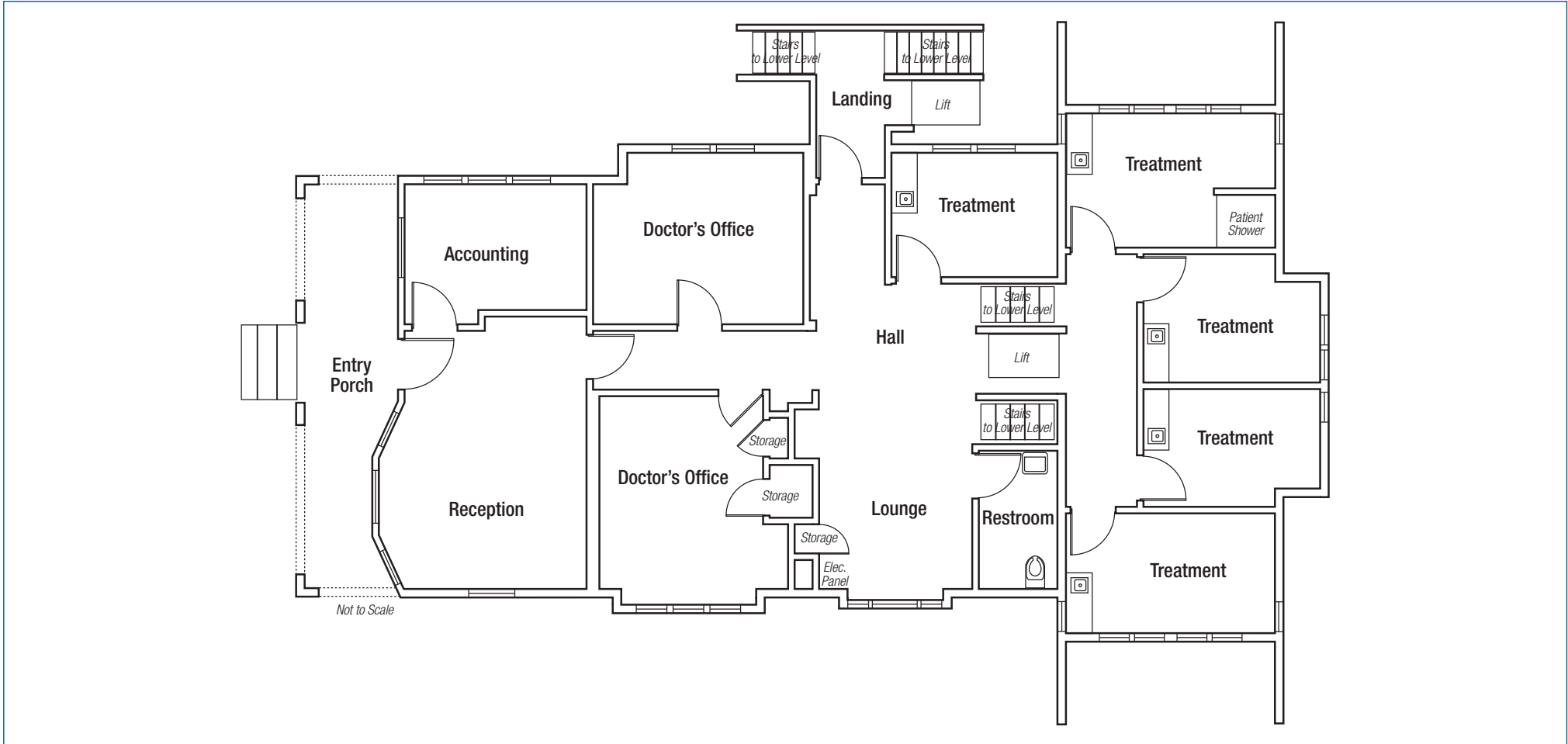
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## FLOOR PLAN - UPPER LEVEL



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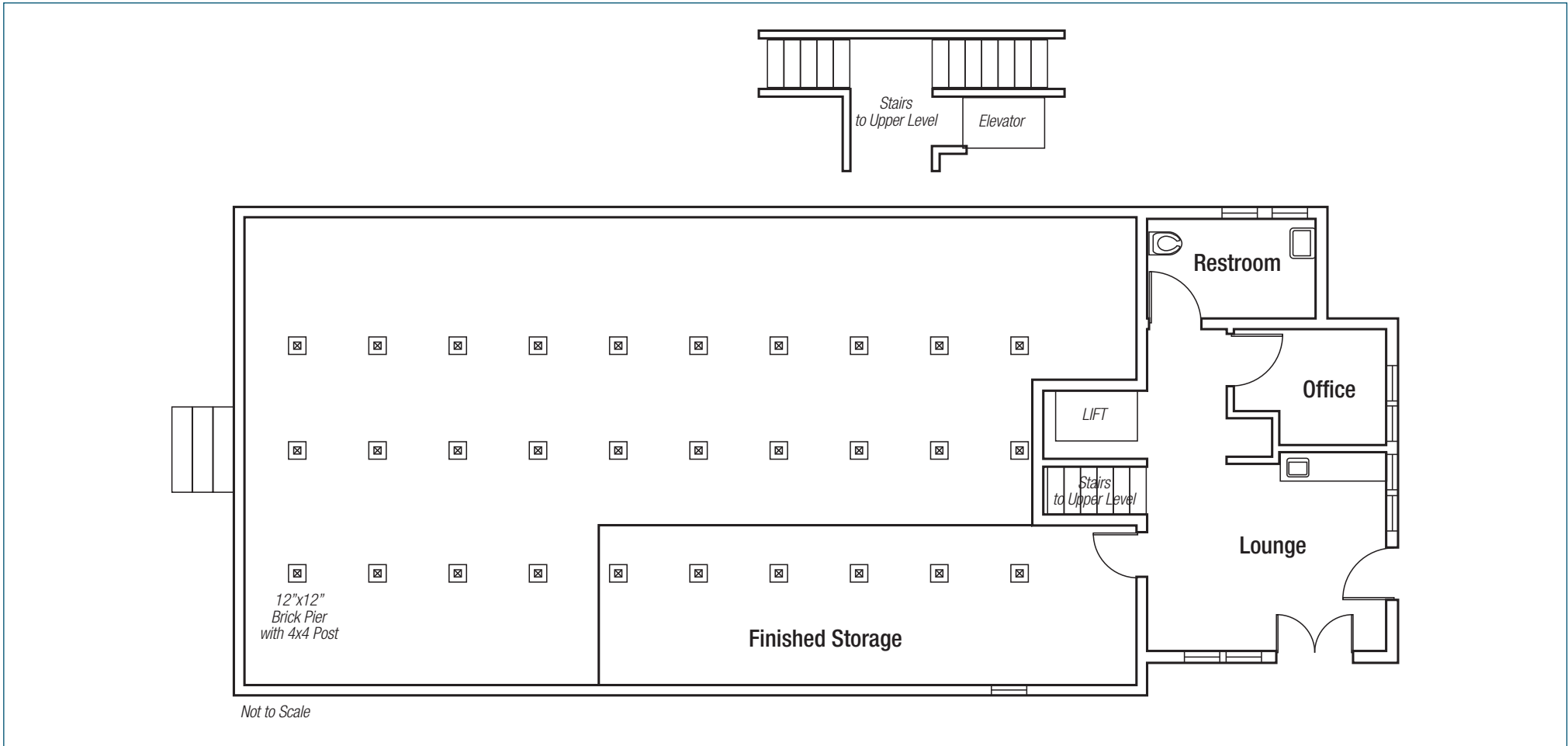
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## FLOOR PLAN - LOWER LEVEL



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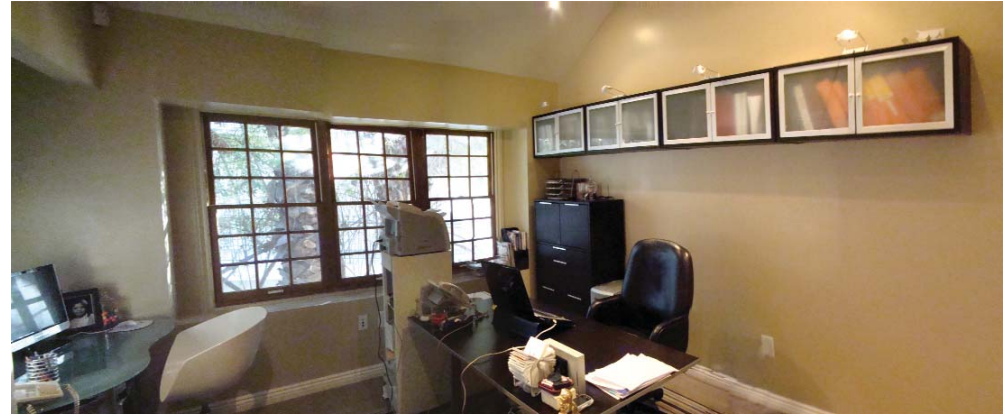
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## PHOTOS



Lobby



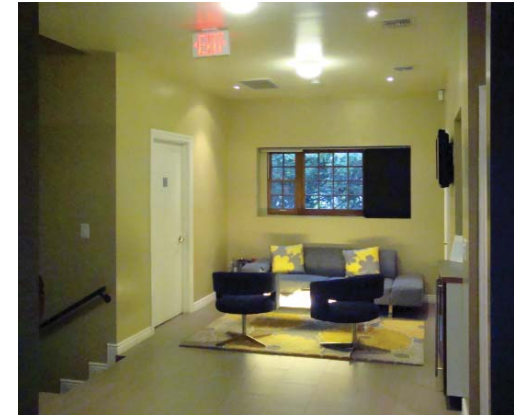
Office



Treatment



Restroom



Lounge

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