



OFFICE/MEDICAL SPACE FOR LEASE

HIGHLIGHTS:

- Professionally managed and maintained office property
- Convenient access to 110 Freeway
- Valet parking provided
- Located along the recently remodeled stretch of Arroyo Parkway.
- Walking distance to the Fillmore Goldline Station
- 4 Story Medical Office totaling 31,112 RSF



675 S. Arroyo Parkway, Pasadena, CA

"Parkway Plaza Building" Space Availability			
Suite	Square Footage	Rental Rate	Comments
410	2,358	\$2.25/SF FSG	Medical reception perimeter offices surrounding a central medical station with East views
420	2,020	\$2.25/SF FSG	Currently build-out with medical finishes. With West views



Commercial Real Estate Services, Worldwide.

R. Scott Martin
Executive Vice President, SIOR
DRE# 00992387
626.564.4800 x 110
smartin@naicapital.com

John Martin
Senior Vice President
DRE# 01280892
626.564.4800 x107
jmartin@naicapital.com

225 South Lake Ave., Suite 1170
Pasadena CA 91101
Tel 626.564.4800
Fax 626.564.4846

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.