

MEDICAL OFFICE
FOR LEASE

55

EAST CALIFORNIA BOULEVARD
PASADENA, CALIFORNIA



Charles Dunn

DENNIS J. SLATTERY
EXECUTIVE MANAGING DIRECTOR
Dir: 818.550.8200 Ext.104
License #: 00542281
dslattery@charlesdunn.com

SCOTT UNGER
MANAGING DIRECTOR
Dir: 818.550.8200 Ext.103
License #: 01855517
sunger@charlesdunn.com

CHARLES DUNN COMPANY, INC.
100 West Broadway, Suite 510
Glendale, California 91210
Lic. #01201641
www.charlesdunn.com

■ DESCRIPTION & HIGHLIGHTS



55 East California Boulevard is a three story medical office building situated amongst the highly desirable Pasadena medical office community.

- Located one block from Huntington Memorial Hospital
- Professional ownership and management
- Convenient access to the 110, 210 and 134 freeways
- Parking ratio of 3.10/1,000 at \$65.00 per unreserved space per month
- Direct building access from parking structure

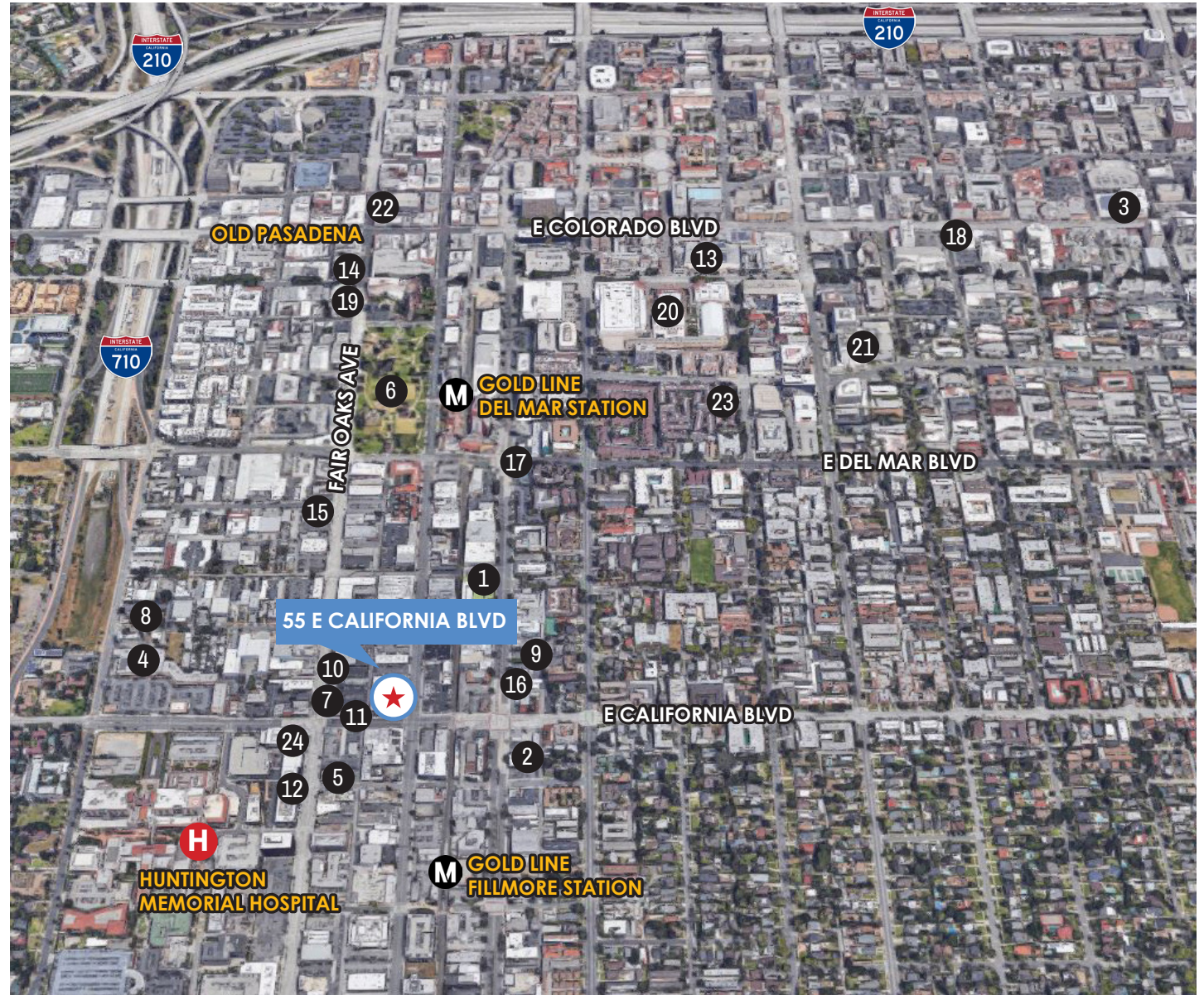
SUITE	RSF	RENTAL RATE	DESCRIPTION
104	3,731	\$3.45 per RSF per month FSG	Ground floor medical office space with waiting area/reception, eight exam rooms, procedure room, three offices, interior restrooms and full fusion area with separate lab and nurse's station. Suite is divisible.

SUITE	RSF	RENTAL RATE	DESCRIPTION
105	2,026	\$3.45 per RSF per month FSG	Ground floor medical office space with waiting area/reception, break room, office area, interior restroom and storage.

SUITE	RSF	RENTAL RATE	DESCRIPTION
350	3,405	\$3.45 per RSF per month FSG	Northeast corner suite with shared waiting area, seven exam rooms, two offices, nurse's station, storage and interior restroom.

AMENITIES

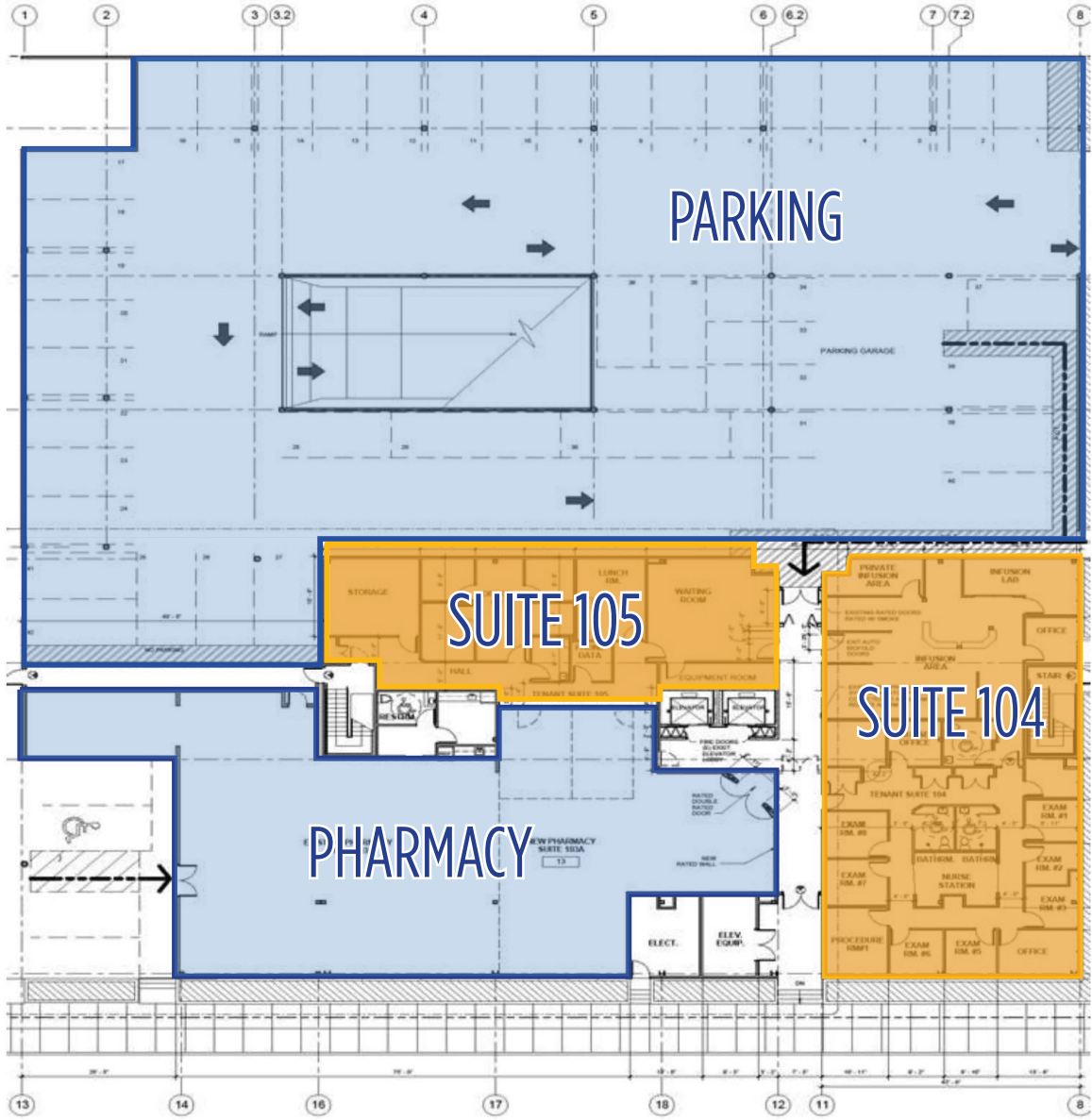
- 1 Whole Foods Market
- 2 Trader Joe's
- 3 Target
- 4 Vons
- 5 Burger King
- 6 Central Park
- 7 The UPS Store
- 8 Mijares Mexican Restaurant
- 9 Parkway Grill
- 10 Starbucks
- 11 Chase Bank
- 12 Subway
- 13 ArcLight Cinema
- 14 85C Bakery Cafe
- 15 Saladang
- 16 Arroyo Chop House
- 17 Houston's
- 18 Urth's Caffe Pasadena
- 19 Boiling Point Concept
- 20 Sheraton Pasadena Hotel
- 21 Hilton Pasadena
- 22 Russell's
- 23 South Lake Medical Center
- 24 Keck Medicine of USC Pasadena



PROPERTY PHOTOS



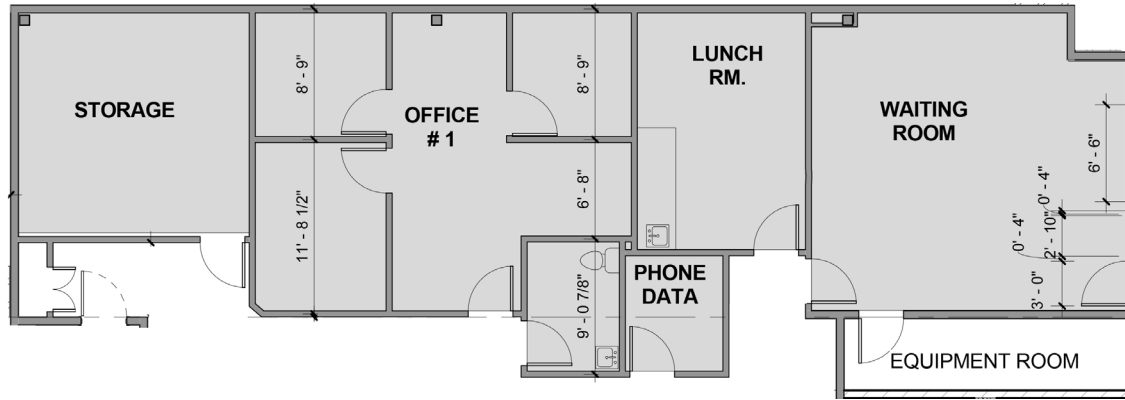
FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SUITES 105 & 104

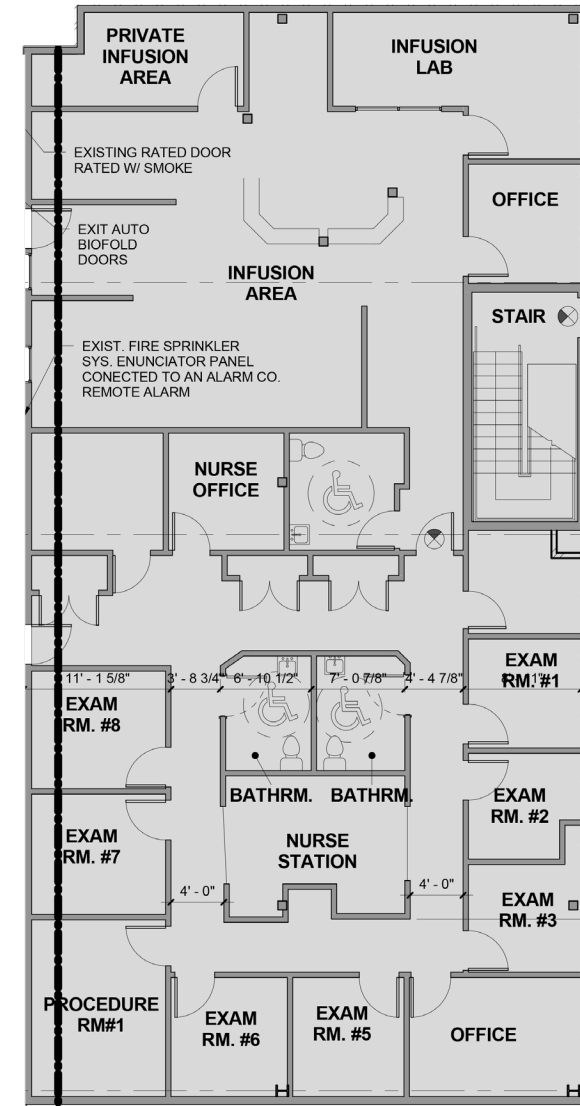
105 2,026 RSF \$3.45 per RSF per month FSG

Ground floor medical office space with waiting area/reception, break room, office area, interior restroom and storage.



104 3,731 RSF \$3.45 per RSF per month FSG

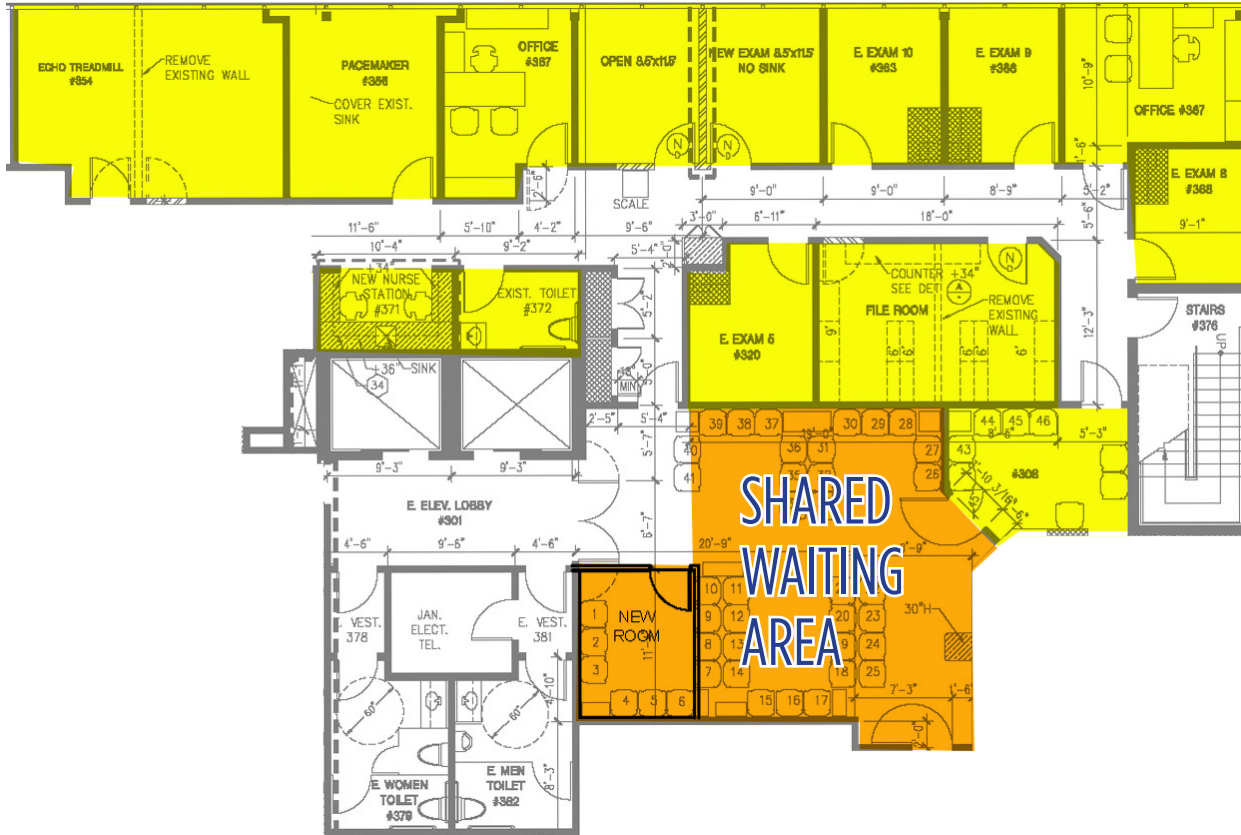
Ground floor medical office space with waiting area/reception, eight exam rooms, procedure room, three offices, interior restrooms and full fusion area with separate lab and nurse's station. Suite is divisible.



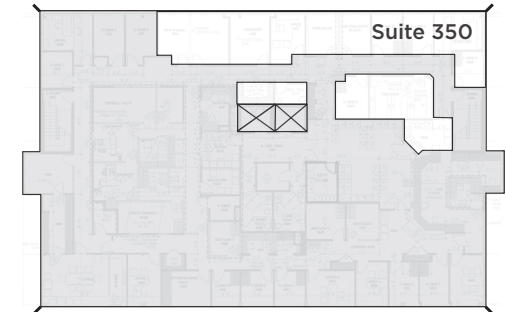
FLOOR PLAN - SUITE 350

350 3,405 RSF \$3.45 per RSF per month FSG

Northeast corner suite with shared waiting area, seven exam rooms, two offices, nurse's station, storage and interior restroom.



Floor Location Key



Charles Dunn Company, Inc. These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by the Charles Dunn Company or its personnel, and all interested parties must independently verify its accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.