

MEDICAL OFFICE SUITES FOR LEASE

RENTAL RATE:
\$2.40-3.50 FULL SERVICE GROSS

WHAT'S NEW

- New proactive ownership
- New turnkey/move-in ready spec suites
- New common area upgrades
- New amenities:
 - Tenant only lounge/break room
 - Monthly on-site car wash
 - On-site dry cleaning drop off/pick-up
 - Monthly tenant appreciation morning pastries
 - Weekly tenant appreciation coffee hours

BUILDING FEATURES

- The premier medical office building in Pasadena's South Lake Avenue District.
- Offering doctors, medical professionals and their patients a fully supported medical center environment in an iconic building with meticulous landscaped courtyards, wood paneled common areas and first class amenities.
- Conveniently located within walking distance of more than 700 restaurants and retailers.

PLEASE CONTACT:

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THATCHER MEDICAL CENTER

960 East Green Street / Pasadena, California



2 Year Introductory Rate for minimum 5 year lease:
Lower Level - \$1.79 Effective / Floors 1, 2 & 3 - \$1.99 Effective*

AVAILABLE SUITES

SUITE	RSF	RATE	Available
L-1	670	\$2.60	✓
L-6**	2,381	\$2.40	✓
L-7**	751	\$2.60	✓
L-70	1,622	\$1.50 (storage space)	✓
L-75	2,301	\$2.60	✓
152	1,656	\$3.50	✓
262	1,421	\$3.20	✓
280	1,951	\$3.20	✓
302	1,152	\$3.10	✓

*** 2 Year introductory rate for minimum 5 year lease, as-is condition (excluding spec suites)**

**** L-6 & L-7 can be combined for 3,132 RSF**

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