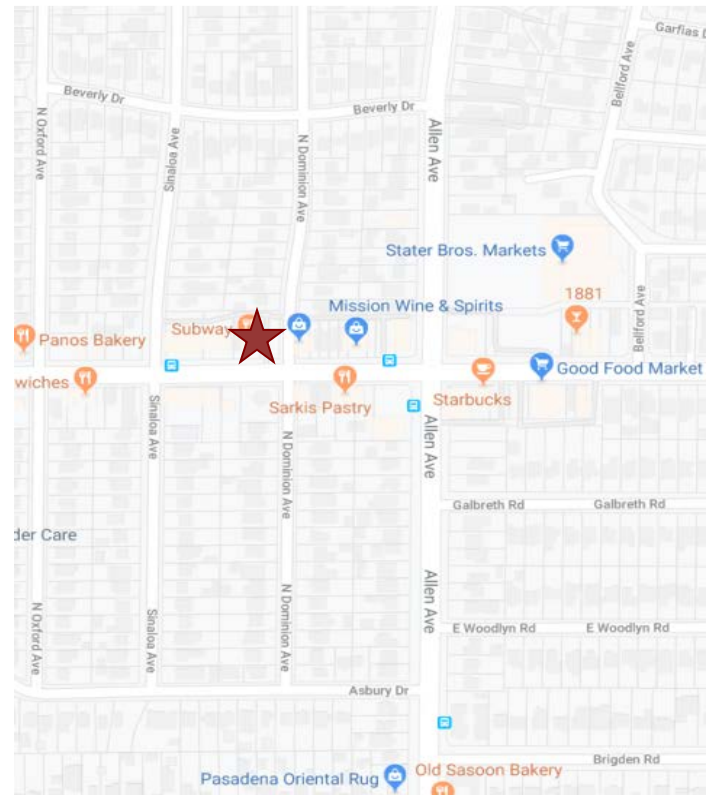


# MEDICAL OFFICE SPACE FOR LEASE



## 1741 E. WASHINGTON BOULEVARD, PASADENA, CA

- AVAILABLE SPACE:** Approximately 1,500 sq. ft.
- LEASE RATE:** \$2.40 per sq. ft., Modified Gross
- Tenant pays utilities, janitorial, water and liability insurance.
- Landlord pays taxes and fire insurance on the building.
- AVAILABLE:** Immediately.
- PARKING:** 3/1,000 Free of charge next to building.
- AMENITIES:**
- \* Medical office consisting of five (5) exam rooms, two (2) restrooms, waiting room and storage.
  - \* Along busy Washington Boulevard corridor.
  - \* Signage potential on existing monument.



For more Information, Contact:

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**(626) 795-2255**

**PLEASE CALL FOR MORE INFORMATION  
AND A TOUR OF THE BUILDING**

FOR LEASE

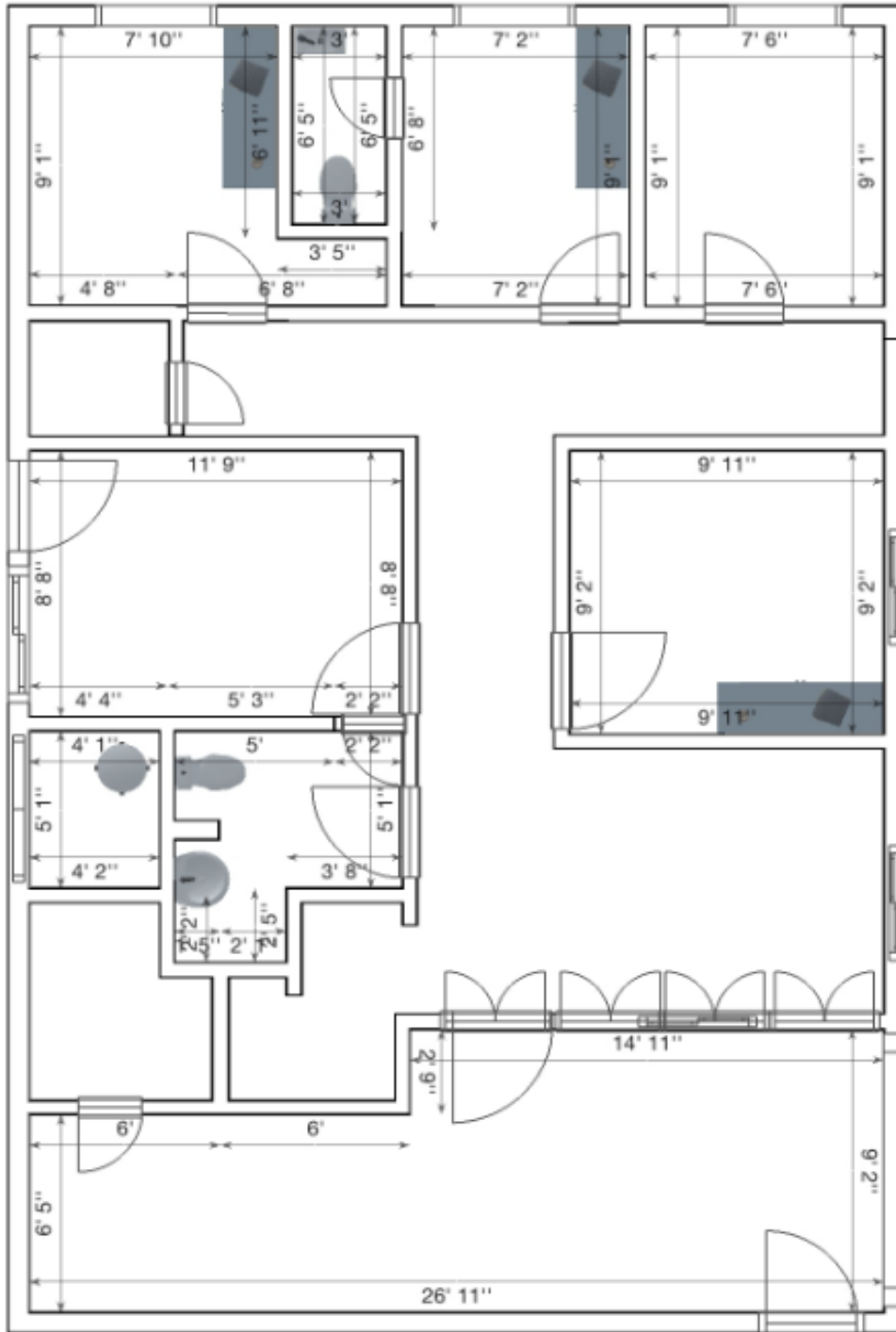


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# 1741 E. WASHINGTON BOULEVARD



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