

# FOR LEASE



## MEDICAL OFFICE SPACE IN CENTRAL PASADENA ONE SHORT BLOCK EAST OF LAKE

## 959 E. Walnut St. Pasadena, CA 91106

### PROPERTY HIGHLIGHTS

- Newly renovated, beautiful atrium-style medical office building.
- Space can be customized to tenant's needs.
- All tenant improvements completed by ownership.
- Elevator Served.
- Building features include open air courtyard, common kitchen and secure environment requiring key card access after business hours.
- Two blocks from Lake Avenue Goldline station and one block from retail amenities on Lake Avenue.
- 3 surface lots offering abundant parking.
- Valet Attended Surface Parking. Monthly Parking at \$65/Space unreserved and \$90/space Reserved.

FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Leveen**

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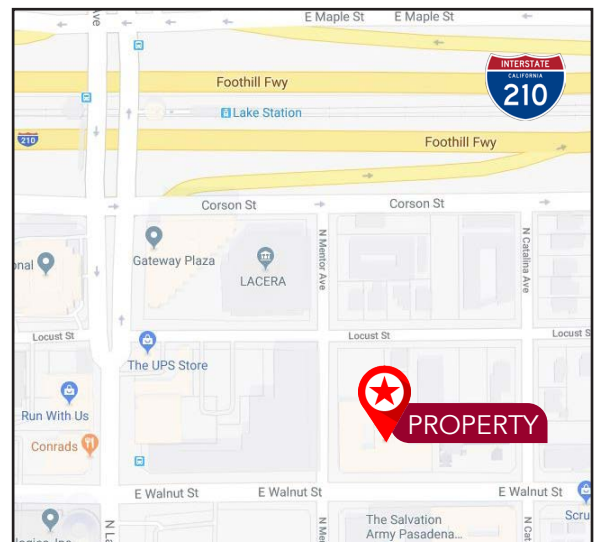
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Lee & Associates-Pasadena • Corporate ID 02059558  
1055 E. Colorado Blvd., Suite 330 • Pasadena, CA 91106  
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### SUITE INFORMATION

| MONTHLY RENTAL RATE / SF / FSG |             |
|--------------------------------|-------------|
| Medical Office                 | Call Broker |

| AVAILABLE SUITE              | RSF       |
|------------------------------|-----------|
| 114<br>Available May 1, 2026 | ±1,030 SF |

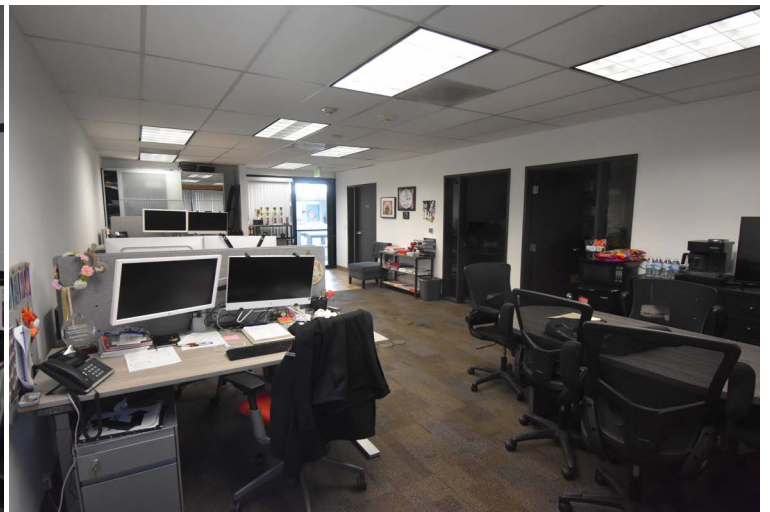
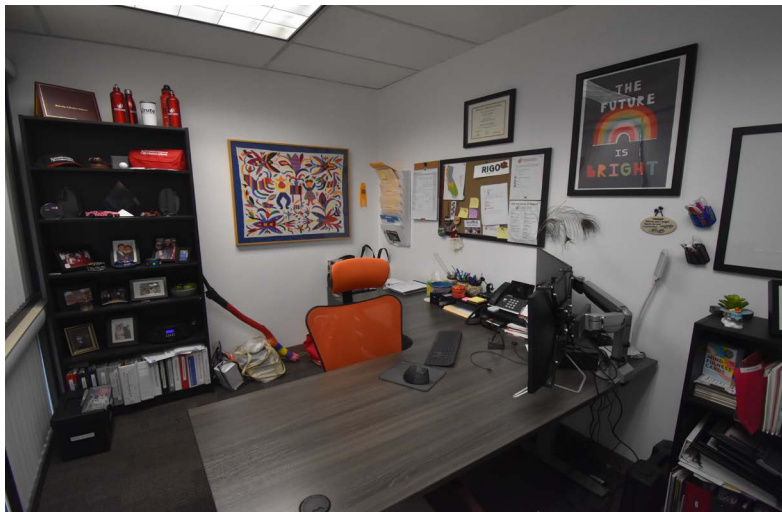




LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

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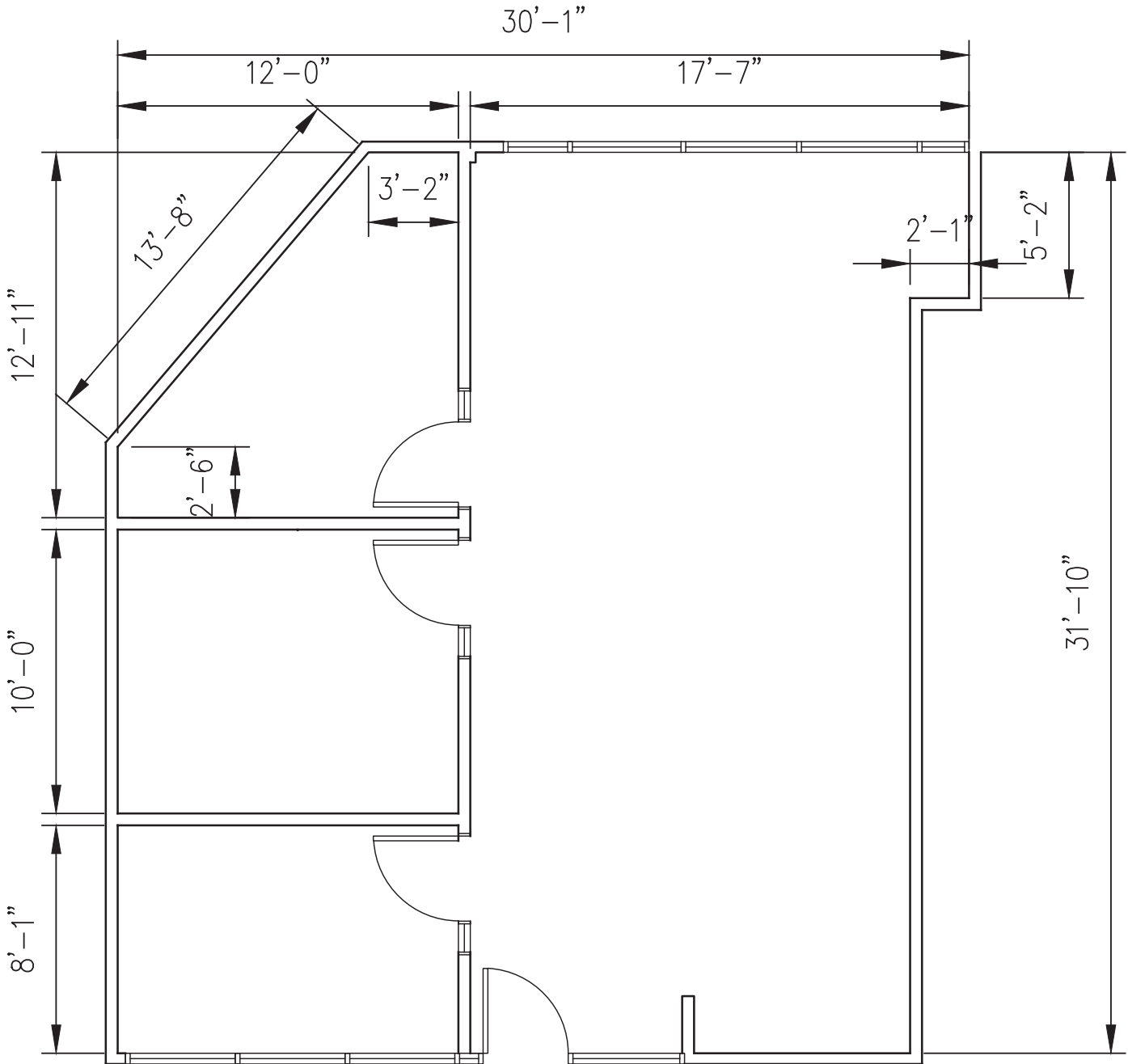
This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence.



# FLOOR PLAN

## SUITE 114

±1,030 SF



TYPICAL CEILING HEIGHT 8'-6"