

Join Cedars Sinai at: 625 FAIR OAKS AVENUE

ON-SITE CAFE COMING SOON



WORLD-CLASS LOCATION

- 91,000 SF Medical/ Office Building
- Prime Class A 3-story office building in South Pasadena
- Many updated suites available
- Common areas feature free WiFi, furniture and landscape to promote a flexible and collaborative work environment for tenants
- Great Ownership/Property Management
- Excellent retail amenities nearby
- WalkScore of 94 (Walker's Paradise)
- 1/2 mile from South Pasadena Metro Gold Line Station
- High Speed Fiber Ready (AT&T) and Level 3
- Keyless entry on all doors
- Competitive parking rates

* Tease rate for first year.
Medical rate - Negotiable.

For Information, Please Contact:

Tina LaMonica, SIOR NAI Capital Pasadena

Executive Vice President 225 South Lake Avenue,
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tlamonica@naicapital.com Pasadena, CA 91101
CA DRE Lic #01841057

Medical/Office Space Available For Lease

*Asking Lease Rate: \$2.99 per SF/ FSG

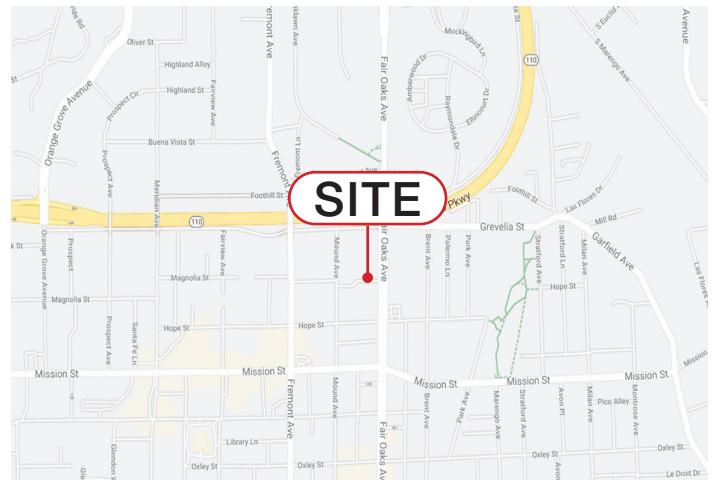
Floor 1: 4,845 SF

Floor 2: 1,069 SF - 3,404 SF

Floor 3: 1,629 SF - 1,730 SF

Parking: Unreserved/Uncovered @ \$85.00/month

Reserved/Covered: @ \$120.00/month



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Available Space Floor 1

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
1st	158	Office/Medical	4,845 SF	4,845 SF	* \$2.99 / SF/ FSG	September, 2026	2 - 5 Yrs

Available Space Floor 2

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
2nd	231	Office/Medical	3,404 SF	3,404 SF	* \$2.99 / SF/ FSG	Available Now	2 - 5 Yrs
2nd	280	Office/Medical	1,069 SF	1,069 SF	* \$2.99 / SF/ FSG	Available Now	2 - 5 Yrs

Available Space Floor 3

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
3rd	348	Office/Medical	1,730 SF	1,730 SF	* \$2.99 / SF/ FSG	Available Now	2 - 5 Yrs
3rd	355	Office/Medical	1,629 SF	1,629 SF	* \$2.99 / SF/ FSG	Available Now	2 - 5 Yrs

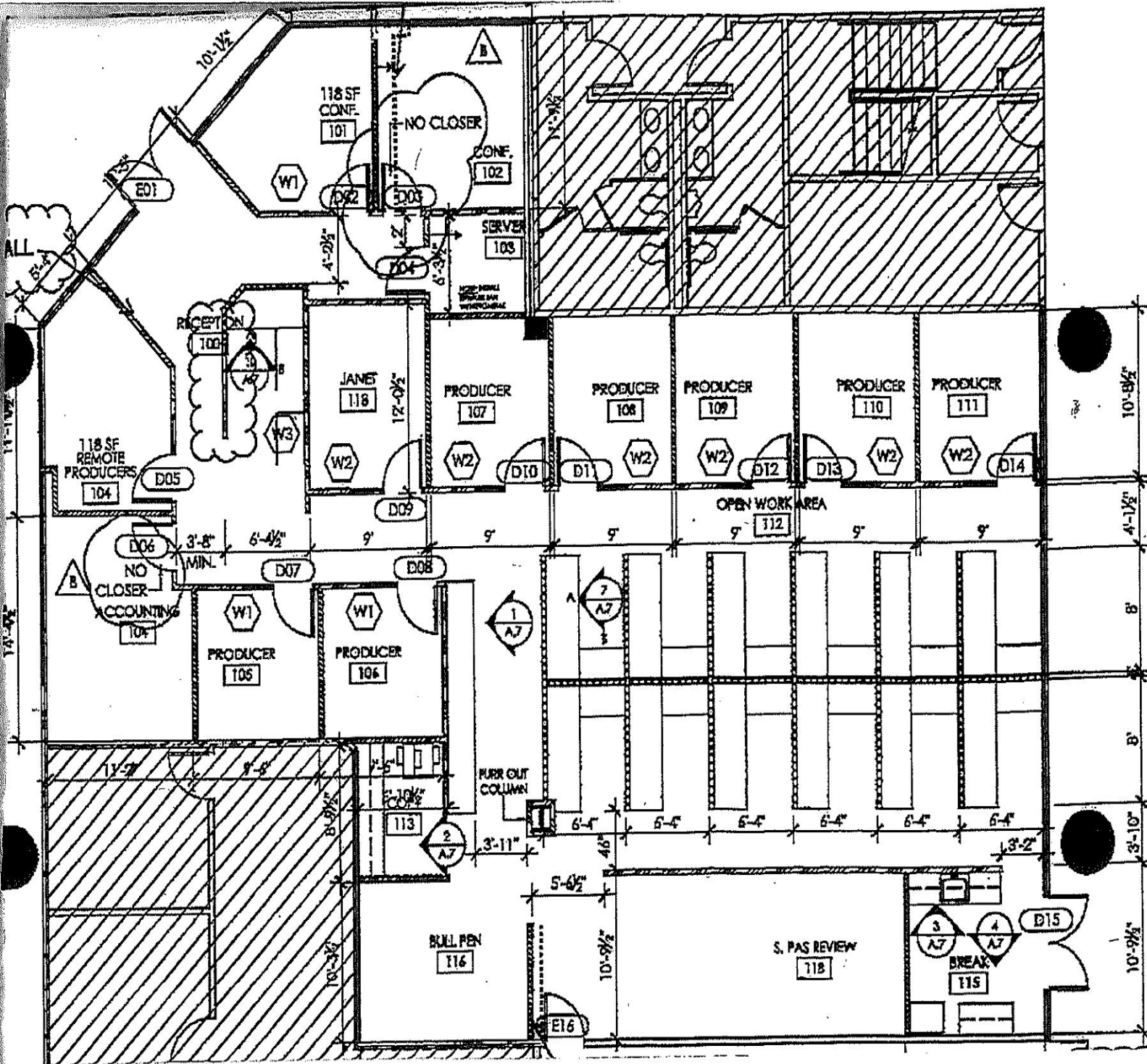
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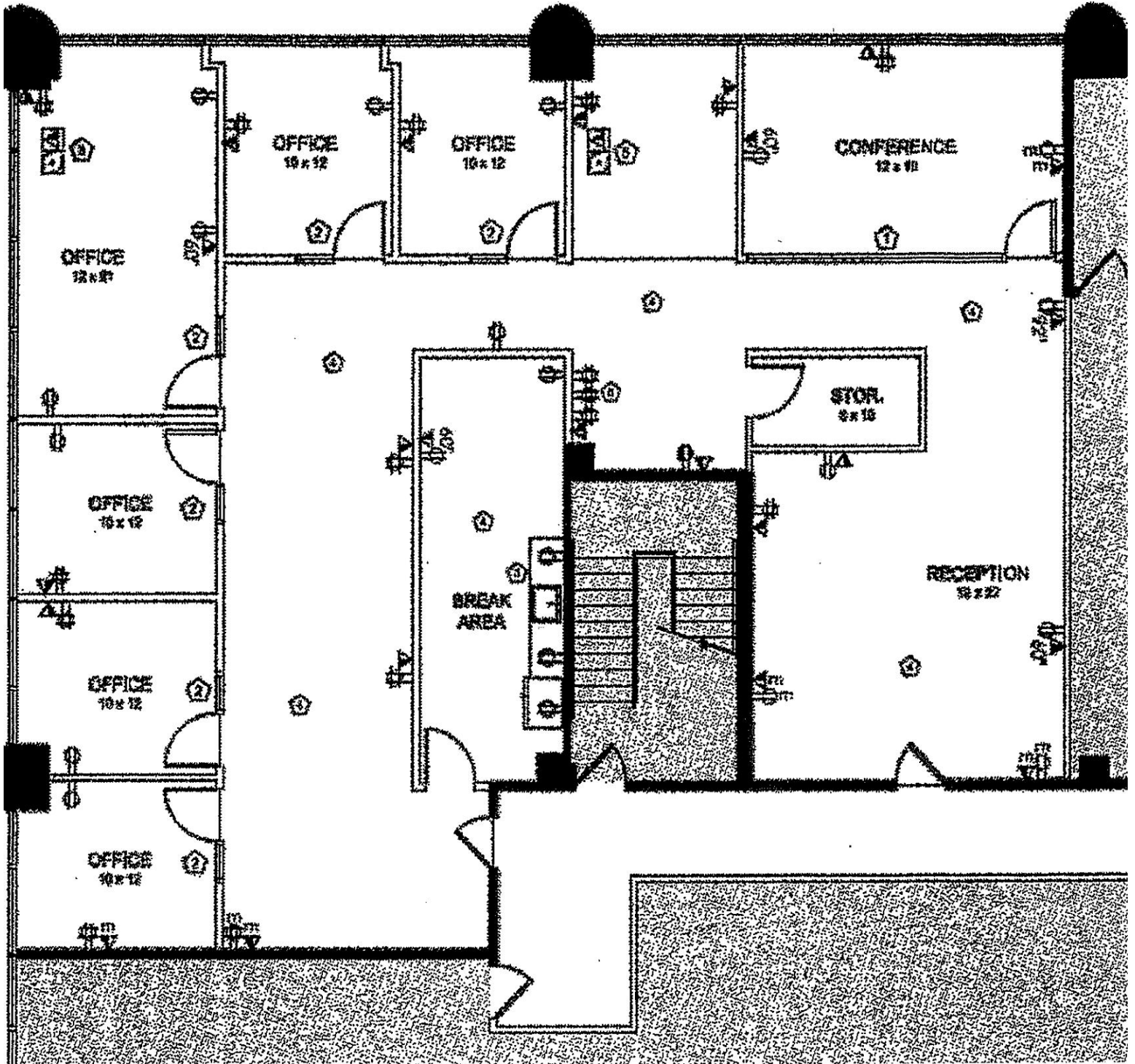
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Suite 158

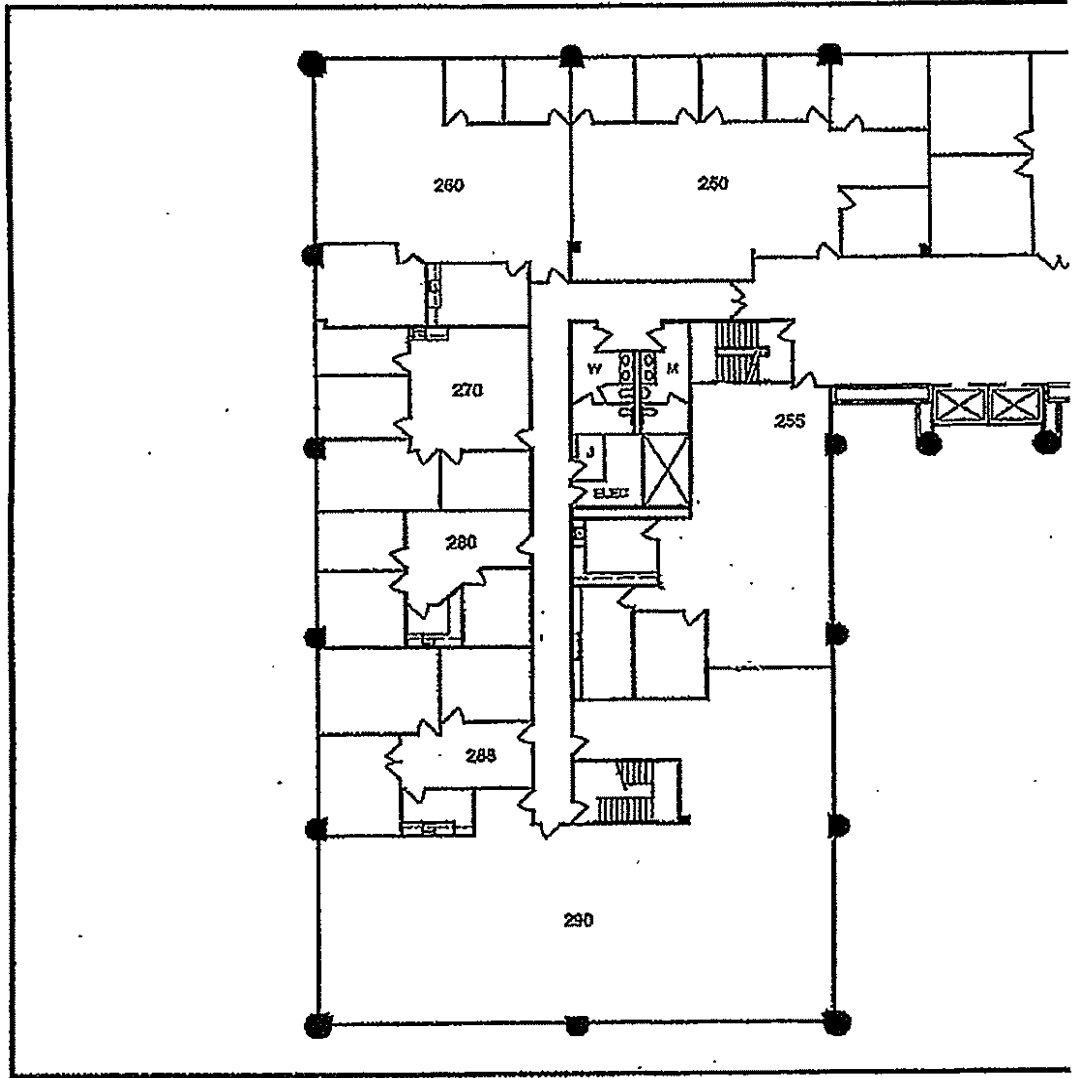


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Suite 231



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AB2

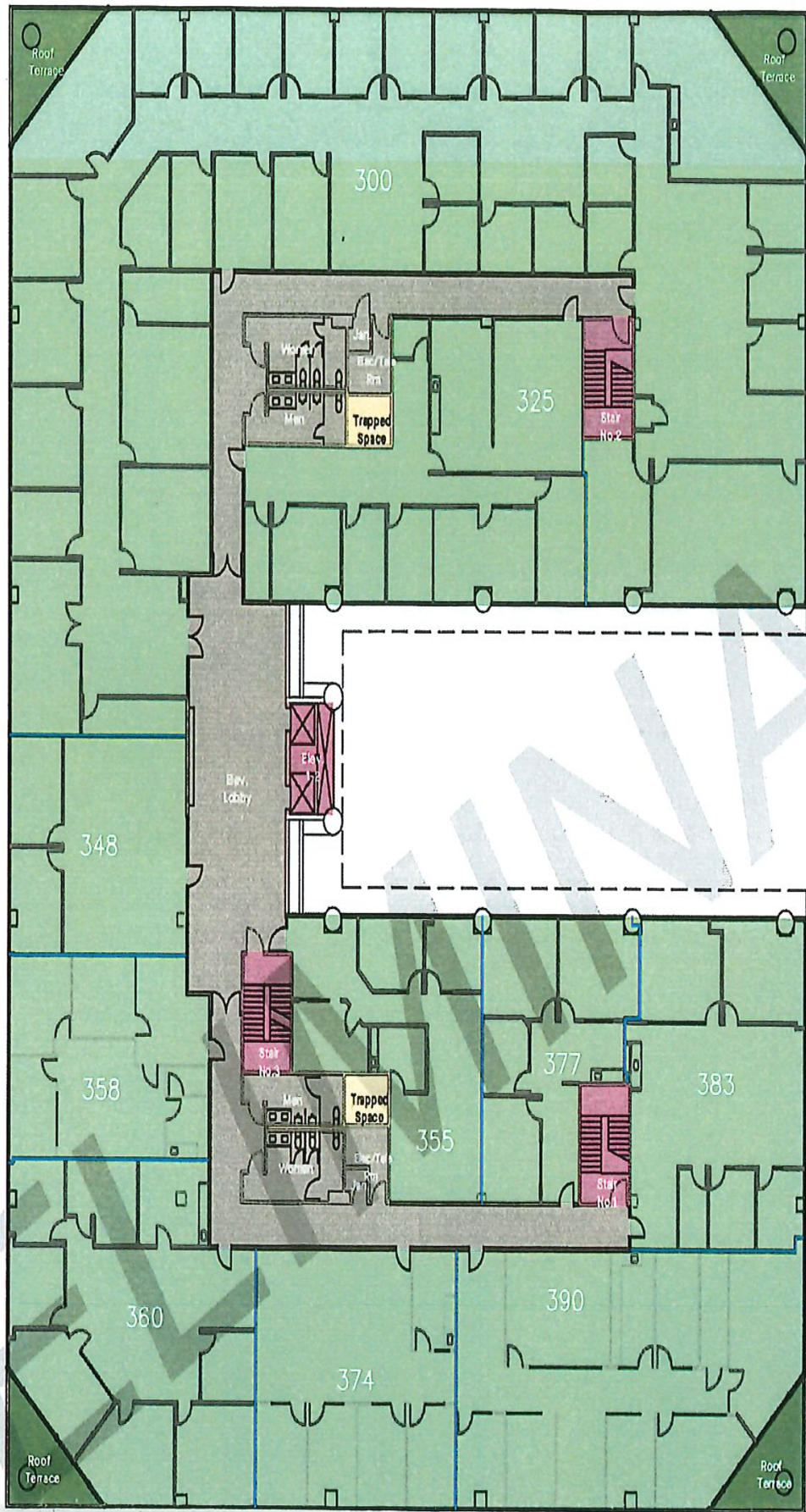
AS-BUILT

**SIX25 SOUTH PASADENA
625 FAIR OAKS AVENUE | SECOND FLOOR
SOUTH PASADENA, CALIFORNIA 91030**

ISSUE DATE: 10/10/17 | JOB #: 17.0214 | DRAWN BY: KW

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