



● HIGHLIGHTS

- **SANTA TERESITA MEDICAL CENTER**
- High image, 5-story professional building in the Heart of Duarte
- **Ideal for medical and office use**
- Move-in ready suites with efficient layouts
- Upgraded lobby entrance & elevator served
- On-site pharmacy & chapel
- Directly adjacent to assisted living & skilled nursing facilities
- Easy access to 210, 605 & 10 freeways
- Minutes away from City of Hope, Arcadia Methodist Hospital & Citrus Valley Medical Center
- Ample surface parking

SUITE	SQ. FT.	RATE/SF/Mo.
107 <i>Former Surgery Center with dedicated electric meter</i>	4,444	\$1.85 MG
207 <i>Former Surgery Center with dedicated electric meter</i>	13,100	\$1.85 MG
300	1,873	\$1.85 FSG
501	1,528	\$1.85 FSG



● PROPERTY DETAILS

Building Size	±52,434 SF
Year Built	1980
Parking	5:1,000
Elevator	Yes

For more information please contact:

CHRISTOPHER LARIMORE

President

D • 626.240.2788

E • clarimore@lee-associates.com

LICENSE ID #01314464

VINCENT MOLITOR

Principal

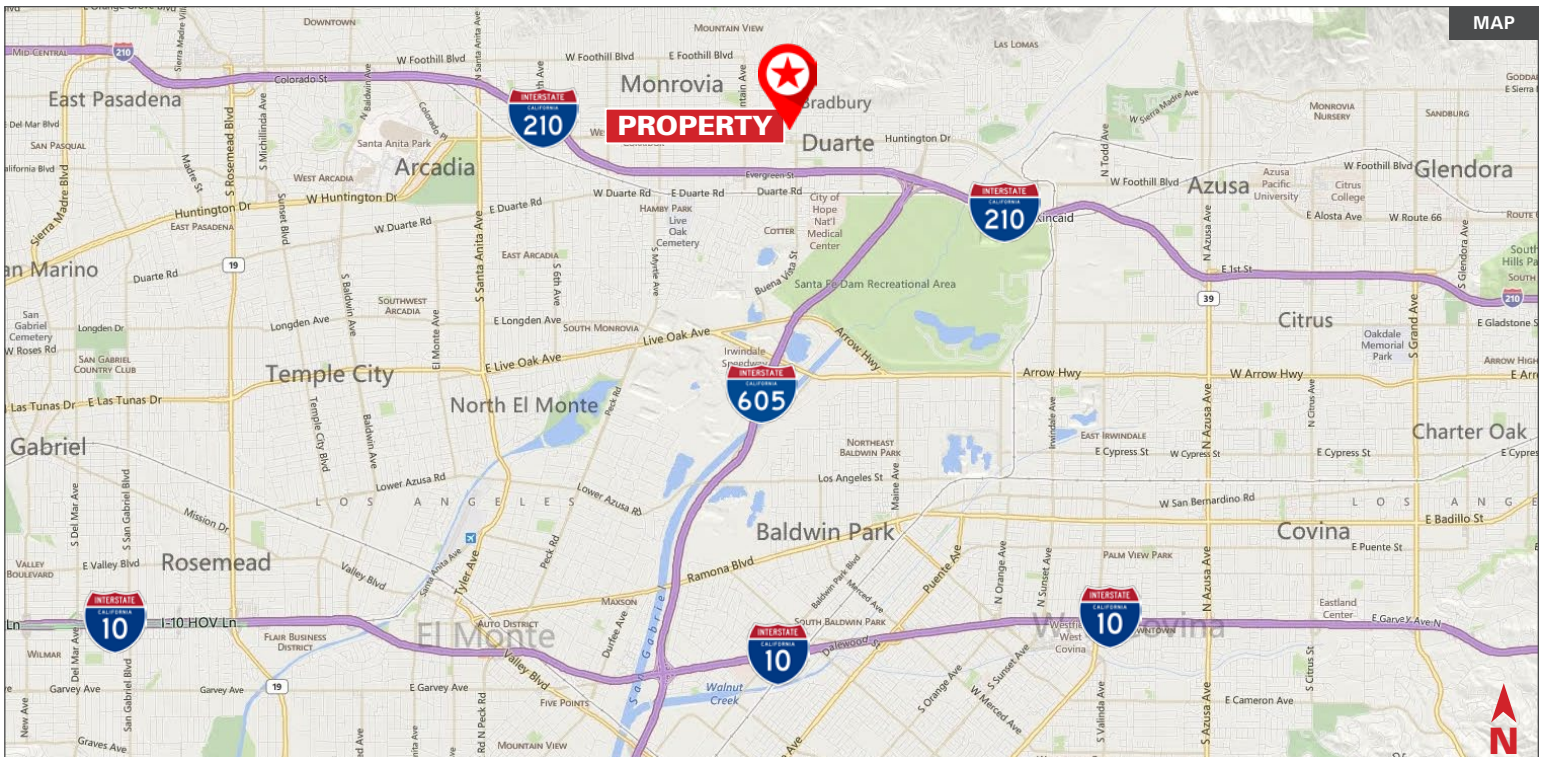
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LEE & ASSOCIATES - PASADENA, INC.
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