

## Properties for Lease

1 41 W Santa Clara St, Arcadia, CA 91007



### Property Details

Total Space Available	11,224 SF
Rental Rate Mo	\$2.25 /SF/Mo
Min. Divisible	11,224 SF
Max. Contiguous	11,224 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Institutional/Governmental Medical Office Office-R&D
Building Size	11,224 SF
Building Class	B
Year Built	1966
Lot Size	30,928 SF
Zoning Description	C2
Status	Active

### Property Notes

### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	11,224 SF	\$2.25 /SF/Mo	11,224 SF	11,224 SF	NNN	8/1/2017	Elevator served, large offices, two stairwells, 4 restrooms, kitchen and bull pen areas.	

### Property Description

This property is a free-standing two-story 11,224 square foot elevator served office building situated on over 30K square feet of land. This building is currently used as a private high school. It has an ADA accessible front entrance, large parking lot with 54 spaces, outside picnic area and excellent frontage with a monument sign. The first floor has a reception area, 5 large offices, 3 private offices, 2 restrooms, bull-pen area, kitchen and three closets/storage rooms. The second floor has a large open work area, 6 large perimeter offices with exterior and interior windows, interior office, two restrooms and storage room. There are two stairwells which provide access in both the front and back of the building in addition to the elevator. A new roof was put on last year. This building has windows throughout the exterior and interior of offices creating a dynamic work environment.

### Location Description

This building is located directly across from the Mercedes Benz Arcadia Rusnak dealership. It is one block from both Huntington and Santa Anita. Walking distance to Goldline station on Santa Clara and First. A few blocks from Westfield Santa Anita Mall, Santa Anita Race Track, Santa Anita Golf Course, and Methodist Hospital. Direct access to the 210 freeway.