

MEDICAL OFFICE LEASING OPPORTUNITY

NEW BUILDING UPGRADES | MOTIVATED OWNERSHIP | FREE RENT & T.I. DOLLARS AVAILABLE



COTTON MEDICAL CENTER

50 Bellefontaine St. & 50 Alessandro Pl.

PASADENA, CA

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CBRE

HUNTINGTON HOSPITAL CAMPUS

Huntington Memorial Hospital is a 625-bed not-for-profit hospital that is home to the only Level II trauma center in the San Gabriel Valley. In addition to being granted Magnet® status in 2011, Huntington Hospital has been ranked nationally by U.S. News & World Report in two specialties, and was named the 8th best hospital in California.

Renowned for its programs in neurosciences, cardiovascular services and cancer care, Huntington Hospital is an active teaching hospital with graduate medical education programs in internal medicine and general surgery. Huntington Hospital has a high level neonatal intensive care unit, treating babies with the highest acuity.

For 120 years, Huntington Hospital has been committed to serving its community with excellence, compassion and respect. Consistent with its mission, the hospital provides millions of dollars annually in charity care, benefits for vulnerable populations, health research, education and training and support programs that may otherwise be absent from the community. These programs include geriatric psychiatric services as well as a children's asthma management program.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2016 POPULATION	24,833	230,473	606,814
2021 PROJECTION	25,801	237,661	624,802
GROWTH	3.9%	3.21%	2.96%
% OF POPULATION +55	12.47%	11.93%	12.66%
2016 EST. AVERAGE AGE	41.50	38.80	39.50
AVG. HH INCOME	\$106,470	\$91,647	\$85,908



BUILDING FEATURES & BENEFITS



Major Building Renovations Completed



250 Yard Proximity to Huntington Memorial Hospital



On Site Cafe, Pharmacy and Lab Testing



Full Floor Availability Possible up to 15,000 SF



Exterior Building Signage Opportunity Available



Convenient Metro and Freeway Access

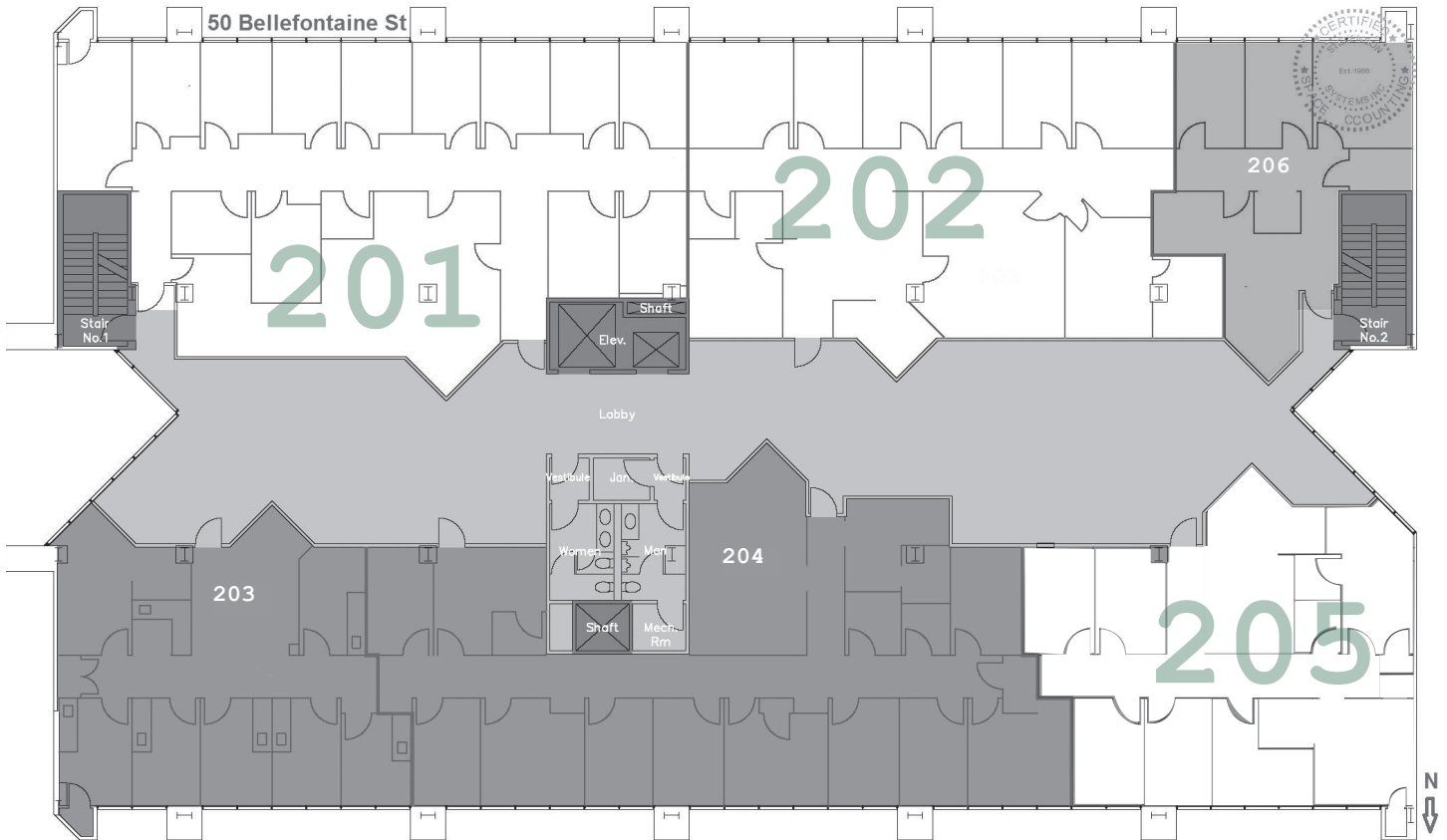


Ample Parking Via Surface and Parking Structure



FLOOR PLAN

50 BELLEFONTAINE ST : NORTH TOWER | 2ND FLOOR



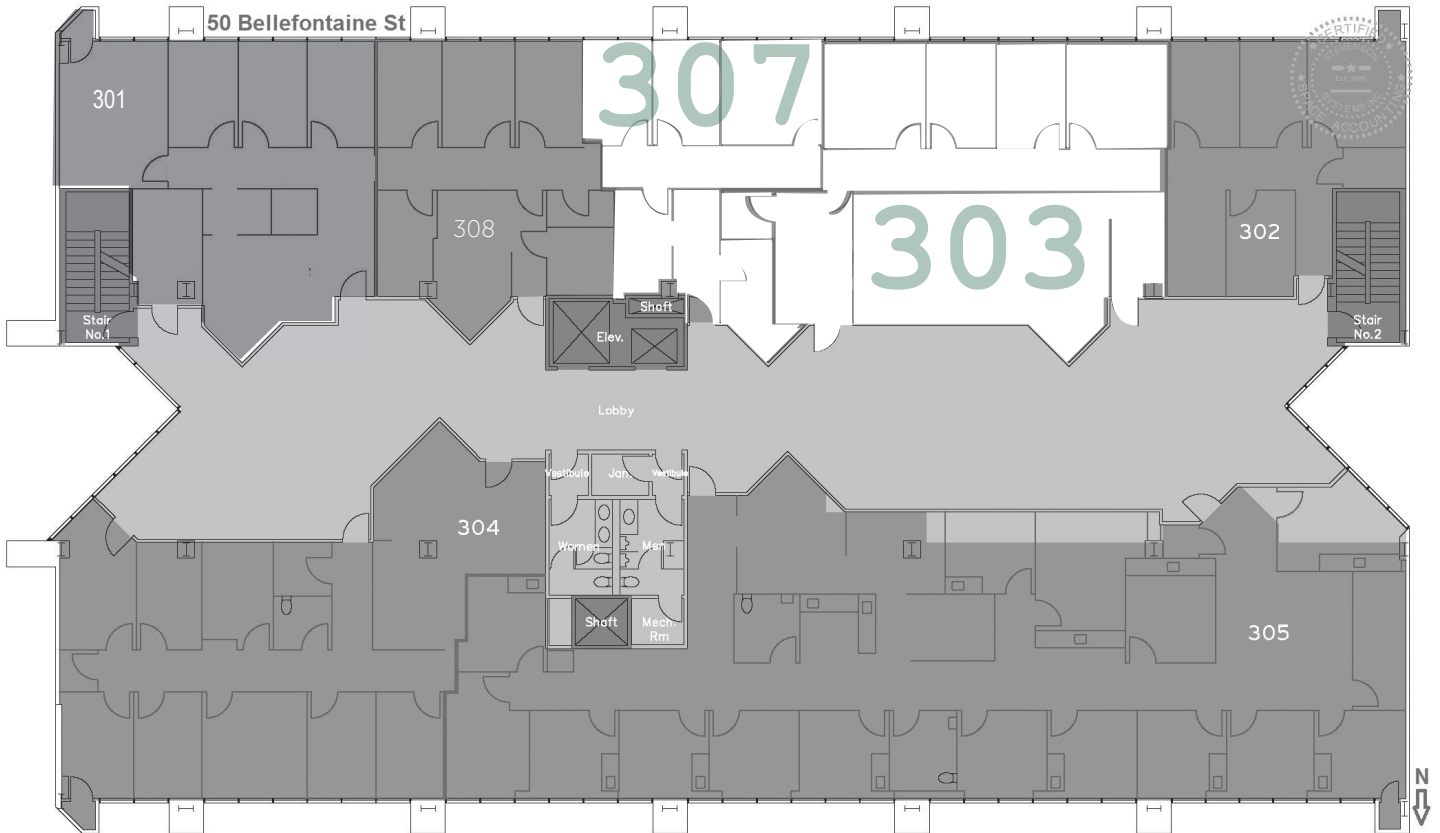
AVAILABILITIES

SUITE #	SIZE
201	±3,107 RSF*
202	±2,599 RSF*
205	±1,841 RSF

*Contiguous 201/202 - ±5,706 RSF

FLOOR PLAN

50 BELLEFONTAINE ST : NORTH TOWER | 3RD FLOOR



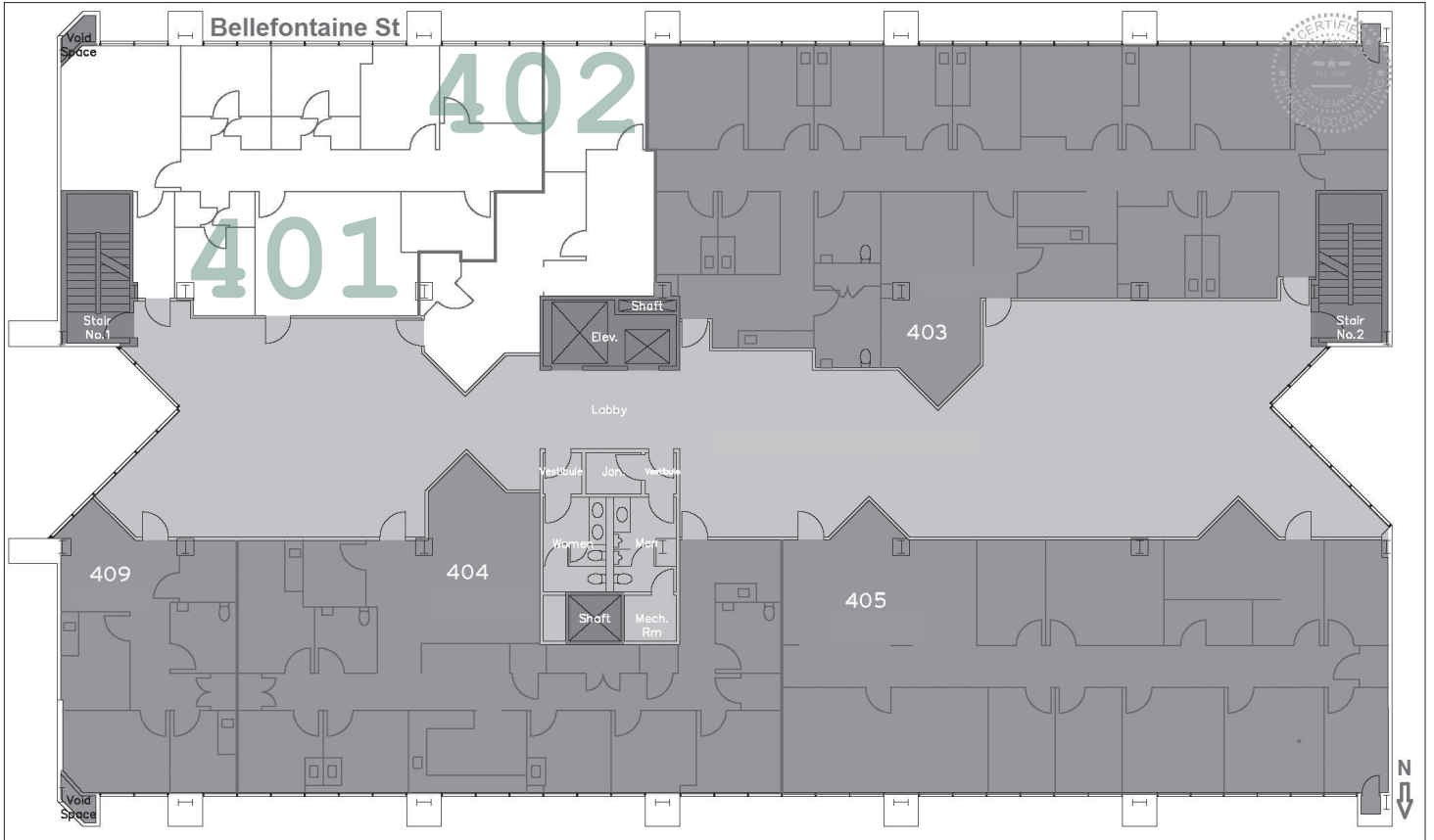
AVAILABILITIES

SUITE #	SIZE
303	± 1,789
307	±961 RSF

*Contiguous 303/307 - ±2,750 RSF

FLOOR PLAN

50 BELLEFONTAINE ST: NORTH TOWER | 4TH FLOOR



AVAILABILITIES

SUITE #	SIZE
401	±2,098 RSF*
402	±834 RSF*

*Contiguous 401/402 - ±2,932 RSF

FLOOR PLAN

50 ALESSANDRO PL: SOUTH TOWER | 1ST FLOOR



AVAILABILITIES

SUITE #	SIZE
110	±626 RSF

FLOOR PLAN

50 ALESSANDRO PL : SOUTH TOWER | 2ND FLOOR



AVAILABILITIES

SUITE #	SIZE
210	±3,583 RSF

FLOOR PLAN

50 ALESSANDRO PL: SOUTH TOWER | 3RD FLOOR



AVAILABILITIES

SUITE #	SIZE
310	±4,329 RSF