

NEW BUILDING UPGRADES!



COTTON MEDICAL CENTER

Medical Office Leasing Opportunity

50 BELLEFONTAINE ST. & 50 ALESSANDRO PL. | PASADENA

FOR MORE DETAILS, CONTACT:

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COTTONMEDICALPASADENA.COM

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MAJOR INTERIOR RENOVATIONS COMPLETED



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.

BUILDING FEATURES

- > New Ownership as of 2016
- > Major Building Renovations Completed
- > On Campus at Huntington Memorial Hospital
- > On Site Pharmacy and Café
- > 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

COTTON
MEDICAL
CENTER

CURRENT AVAILABILITIES

50 BELLEFONTAINE STREET	
Suite #	Size
201	±2,353 RSF*
202	±2,628 RSF*
206	±1,030 RSF*
205	±1,862 RSF
301	±1,445 RSF
308	±1,080 RSF
401	±2,123 RSF**
402	±844 RSF**

50 ALESSANDRO PLACE	
Suite #	Size
A20/A30	±6,327 RSF
A40	±969 RSF
105	±618 RSF
110	±623 RSF
150	±1,881 RSF
310	±4,333 RSF
330	±3,314 RSF
Cafe	±602 RSF

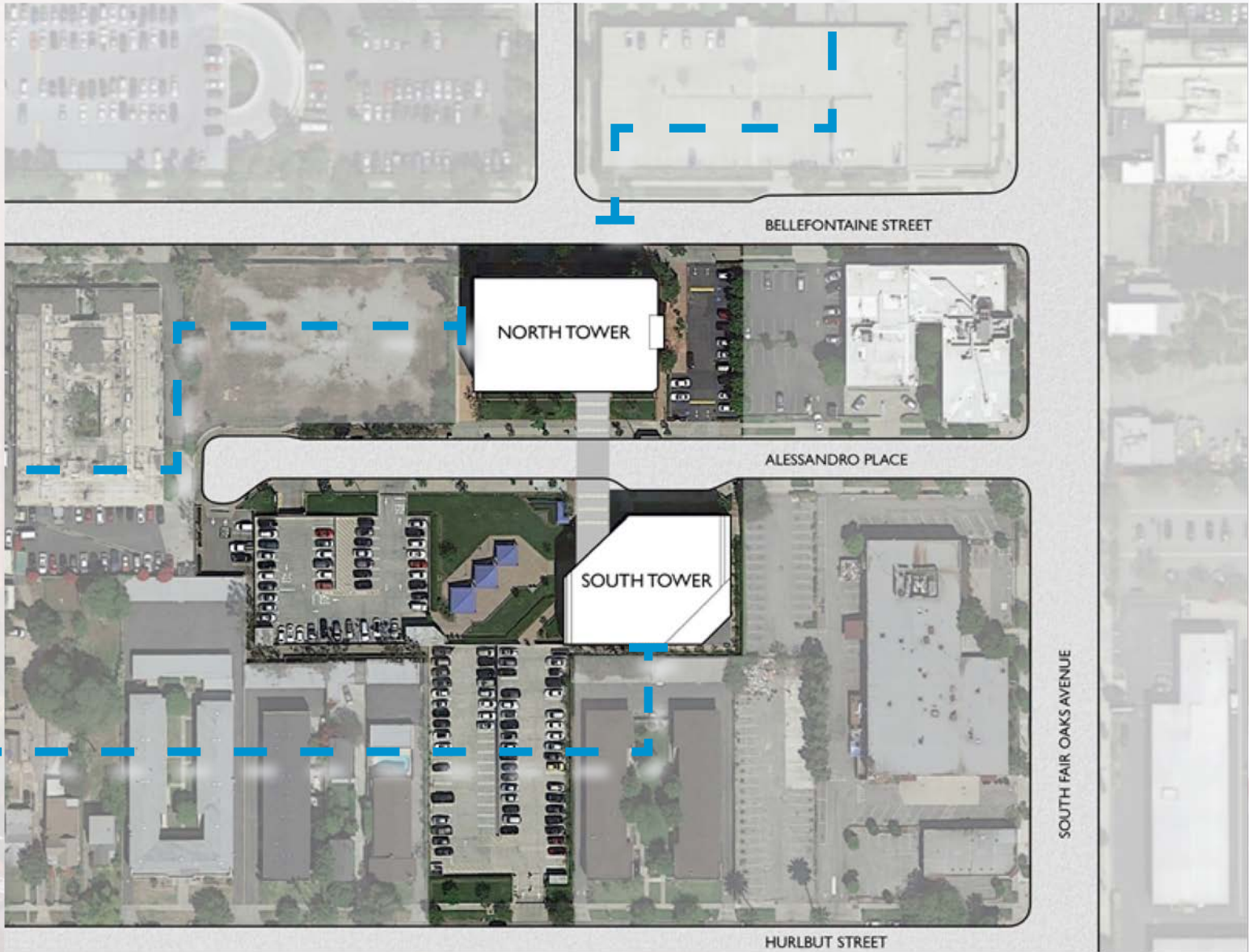
* Contiguous 201/202/206 - ±6,800 RSF
**Contiguous 401/402 - ±2,967 RSF



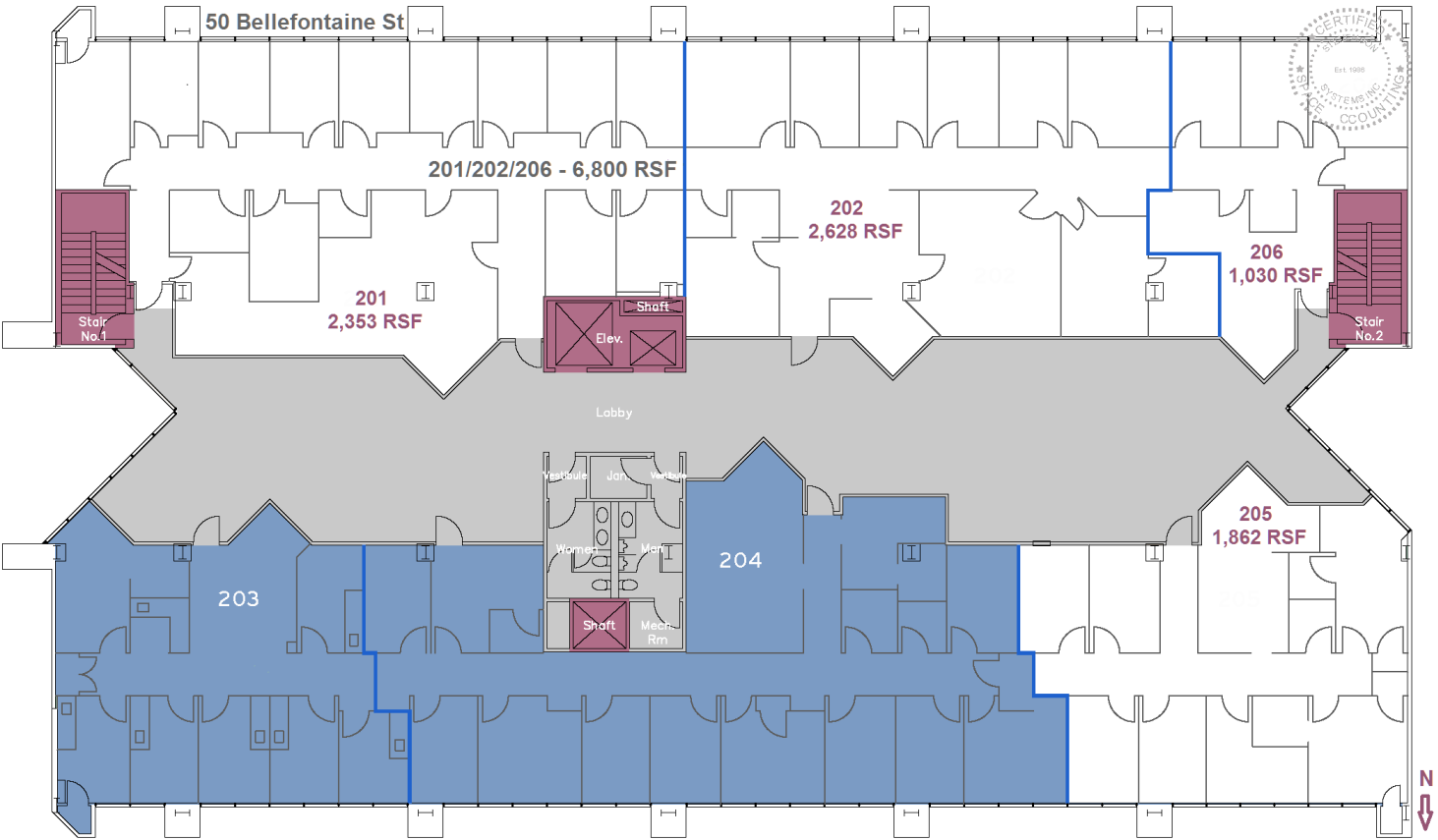
SITE PLAN



Proximity to
Huntington Memorial Hospital
250 Yards

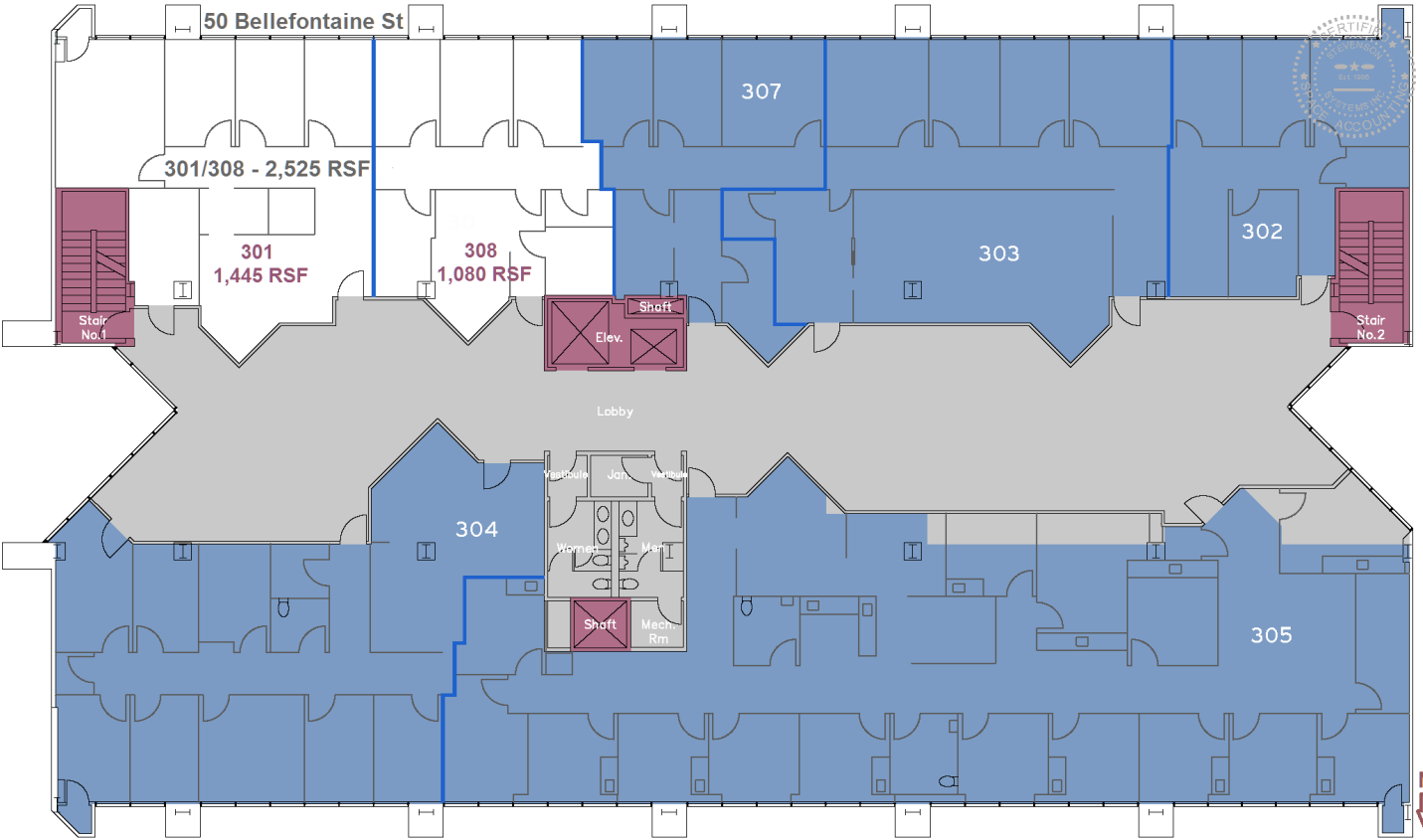


50 BELLEFONTAINE ST: Floorplans



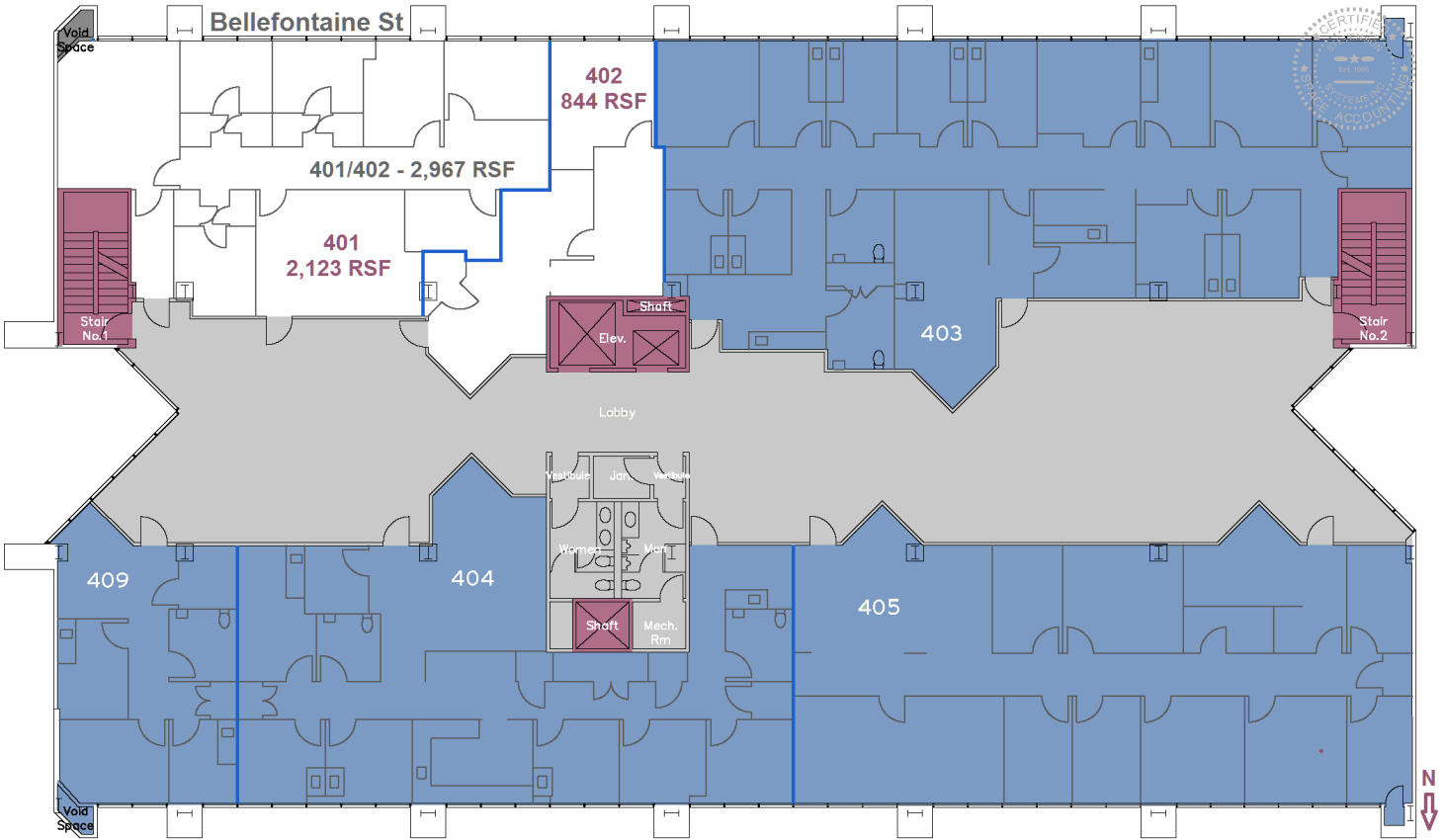
- Suite 201 2,353 RSF
- Suite 202 2,628 RSF
- Suite 205 1,862 RSF
- Suite 206 1,030 RSF

50 BELLEFONTAINE ST: Floorplans



- Suite 301 1,445 RSF
- Suite 308 1,080 RSF

50 BELLEFONTAINE ST: Floorplans



Suite 401 2,123 RSF

Suite 402 844 RSF

50 ALESSANDRO PLACE: Floorplans



A20 5,189 RSF

A30 1,138 RSF

A40 969 RSF

Cafe 602 RSF

50 ALESSANDRO PLACE: Floorplans



Suite 105 618 RSF

Suite 110 623 RSF

50 ALESSANDRO PLACE: Floorplans

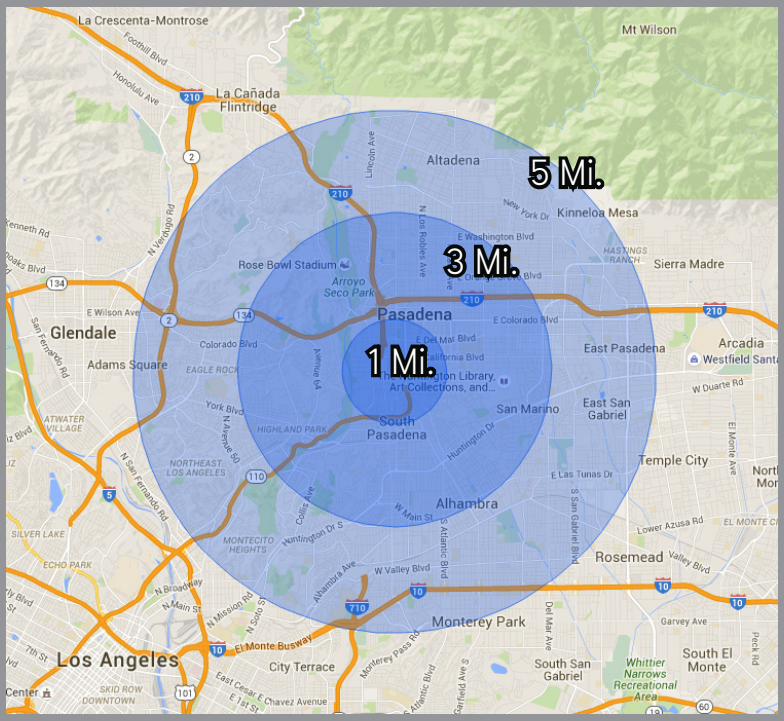


Suite 310 4,333 RSF

Suite 330 3,314 RSF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2015 Population	24,209	227,329	603,391
2020 Projection	25,575	235,255	622,400
Growth 2015-2020	5.64%	3.48%	3.15%
% of Population +55	12.47	11.93	12.66
2015 Est. Average Age	42.6	39.2	39.8
Avg. HH Income	\$106,470	\$91,647	\$85,908





Accelerating success.

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