



31 S Baldwin Ave

31 S Baldwin Ave, Sierra Madre, CA 91024

COMPASS



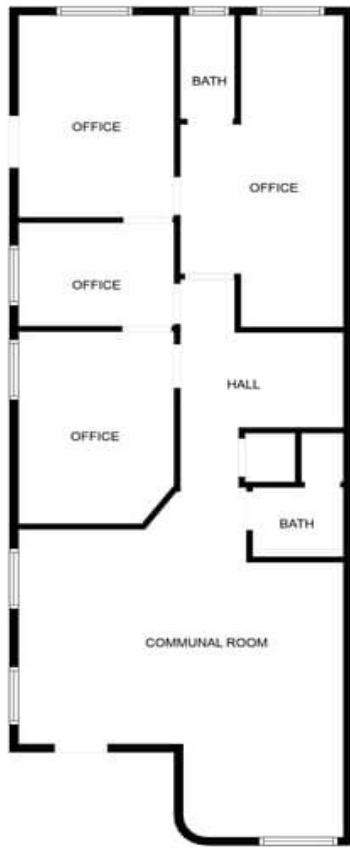
Sarkis Aleksanian

Compass Real Estate

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

31 S Baldwin Ave

\$33.00 /SF/YR

Sarkis Aleksanian of Compass is honored to represent for immediate lease occupancy this excellent Free Standing Office Building for in the heart of idillic Sierra Madre. Located just 2 doors South of Sierra Madre Blvd and near the post office, 31 S. Baldwin Ave will be an excellent office for professional service providers such as accountants, attorneys, real estate sales, builders or architects. The building offers excellent visibility near a major interesection, has a private entrance, is separately metered for water, power, and gas thereby affording the tenant 24/7 access to their space. There's a large reception area with room for multiple work stations, 4 private offices and 2 restrooms. Tenant will be responsible for all utilities and exterior maintenance (gardening). There are...

- Heavy daytime traffic in the heart of Sierra Madre
- Lots of natural light
- 4 private offices, an open work area, 2 bathrooms
- 24/7 access in stand alone building
- Excellent space for a Real Estate Office, Accountant, Architect, Attorney or Insurance firm



Rental Rate:	\$33.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	1,006 SF
Year Built:	1960
Walk Score ®:	89 (Very Walkable)
Rental Rate Mo:	\$2.75 /SF/MO

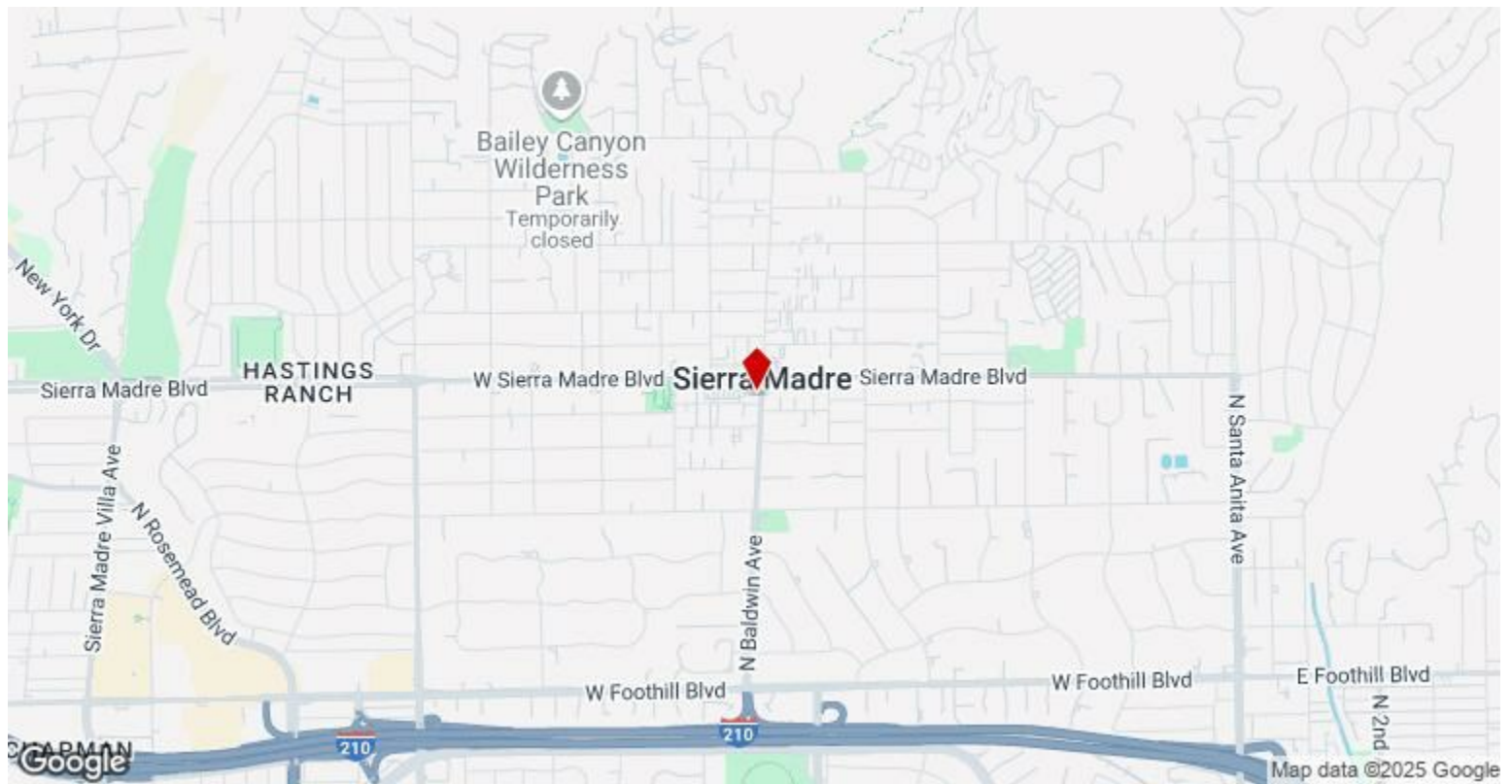
1st Floor

Space Available	1,006 SF
Rental Rate	\$33.00 /SF/YR
Date Available	June 09, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Rate One Financial	-	



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