

MACVAUGH & CO

Commercial Real Estate Services

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FLEX SPACE FOR LEASE



2295 E. FOOTHILL BLVD.
PASADENA, CA 91107

- 5,000-6,000 SQ.FT. OF PRIME GROUND LEVEL SPACE
- 50% OFFICE, 50% PRODUCTION / STORAGE SPACE
- HIGH CEILINGS, SKYLIGHTS & ADA ACCESSIBLE RESTROOMS
- OFFICE & WAREHOUSE FULLY AIR CONDITIONED
- 11 PARKING SPACES
- CREATIVE SPACE, CURRENTLY OCCUPIED BY A SILK-SCREENING COMPANY
- NEIGHBORING TENANT IS ROBERT MEYERS STUDIO

RENTAL RATE: \$1.65 PER SQ.FT. / MG