

87 N RAYMOND, PASADENA, CA 91103



OFFICE SPACE AVAILABLE  
2,090+ sf available for lease

OFFICE/SEVENTH FLOOR  
SUITE 750

\*\* This listing is not represented by MacVaugh & Co.  
if you are an interested tenant, we can represent you in negotiations for this space

## CENTRALLY LOCATED NEAR



Movie Theaters



100+ Restaurants



Shopping

## CONVENIENTLY LOCATED NEAR PUBLIC TRANSPORTATION



I-210 and I-134



Memorial Park Station  
& Del Mar Stations



1.5 Hrs. Free Parking  
in City Structures

## PASADENA - GROWING TECH COMMUNITY



High speed Wi-Fi



Fiber-optic Backbone  
by 5x5 Telecom

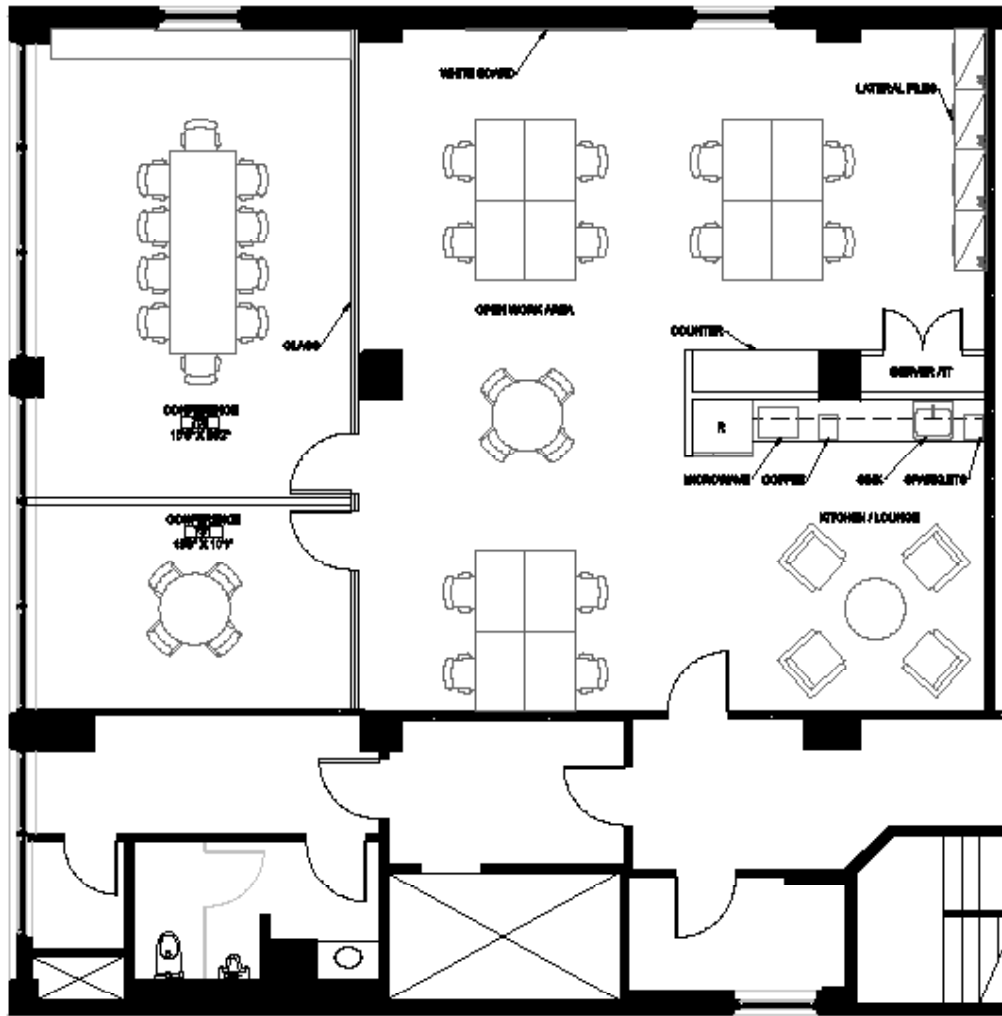


Home to Idealab!, Virgin Galactic, CalTech, Cross Campus, Central Desktop, and MetaCloud

## 87 N RAYMOND TENANTS

- Cross Campus
- Mike Mathis Productions
- Wallaby Financial
- Central Desktop
- Maintenance Design Group
- Southland Civil Engineering
- Cafe Bizou
- Chado
- Osawa





### OFFICE / SEVENTH FLOOR - SUITE 750

One private office, conference room, kitchenette and server room. Tech finishes. Polished concrete floors, concrete ceiling, spiral duct HVAC distribution. Fiber served. This space is what every software company / architect wants!

Office/Seventh Fl 2,090 Sq. Ft. \$3.35 FSG

87 North Raymond's 3-building complex, constructed between 1895 and 1913, offers the creative look, feel and infrastructure that tech companies are looking for with finishes such as exposed brick walls, concrete or wood floors, coffered ceilings. It is fiber ready through 5x5 Telecom and has back-up cable for redundancy. Plans include beaming Wi-Fi to Memorial Park, so both tenants and retail / restaurant clients can work on their VPN's on sunny Southern California days.