

## 55 WAVERLY DRIVE PASADENA, CA 91105

**UNIT:**  
**103**

**SIZE:**  
**1,620 SQFT**

**PRICE:**  
**\$2.35 / FT MG**

### PROPERTY HIGHLIGHTS:

- Located within multi-tenant / loft-style building
- Spacious open plan with mezzanine, storage room. and private bathroom.
- "Industrial" aesthetic - Exposed brick walls, concrete floors, high bow truss ceilings, and steel staircase
- Visible from street with warehouse style windows and brick exterior
- Easy access to 210/134/110 freeways. Short walking distance to Metro Gold line - Del Mar station
- Minutes from Old Pasadena - Upscale retailers and 100+ restaurants within walking distance



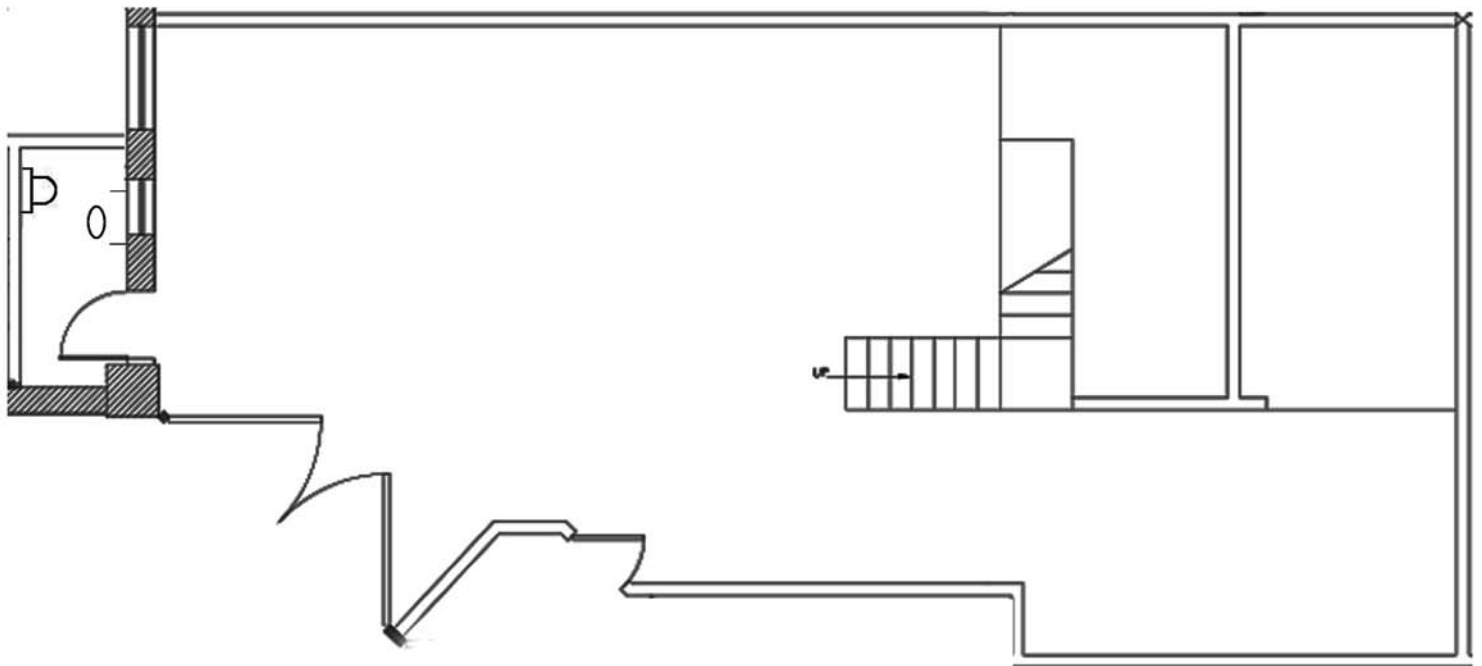
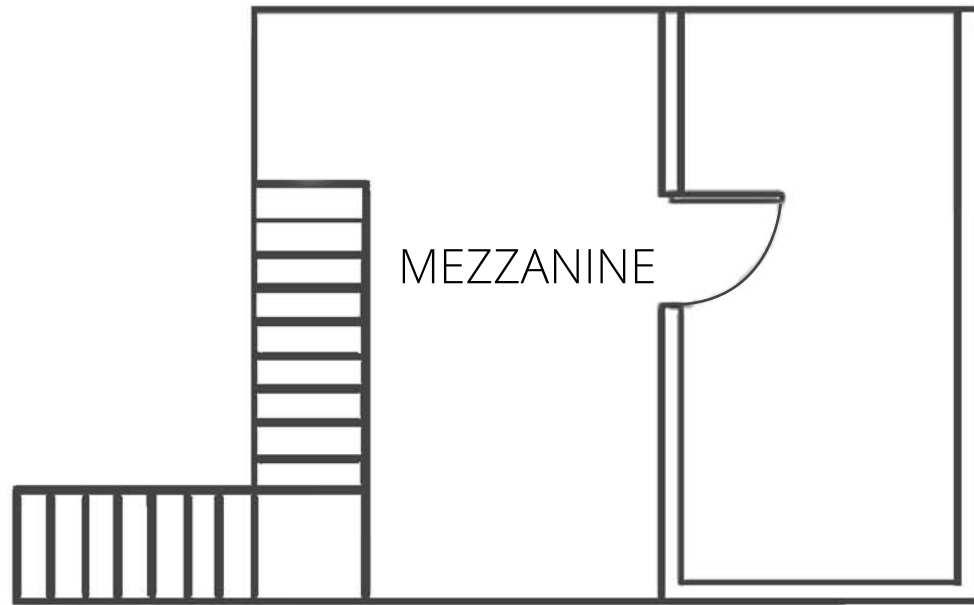
**Hoss MacVaugh**

**Office:** 626.583.8400 • **Cell:** 626.255.2308 • **Email:** [hoss@macvaugh.com](mailto:hoss@macvaugh.com)

MacVaugh & Co. • 300 S. Raymond Avenue • Suite 14 • Pasadena, CA 91105 • [www.macvaugh.com](http://www.macvaugh.com)

The information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume no liability for any inaccuracies and/or omissions. This is not an offering. Terms and conditions are subject to change. BRE License #00971669

# FLOOR PLAN



UNIT 103  
1,400 SQFT (GROUND)  
280 SQFT (MEZZANINE)

**Hoss MacVaugh**

Office: 626.583.8400 • Cell: 626.255.2308 • Email: [hoss@macvaugh.com](mailto:hoss@macvaugh.com)

MacVaugh & Co. • 300 S. Raymond Avenue • Suite 14 • Pasadena, CA 91105 • [www.macvaugh.com](http://www.macvaugh.com)

The information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume no liability for any inaccuracies and/or omissions. This is not an offering.  
Terms and conditions are subject to change. BRE License #00971669