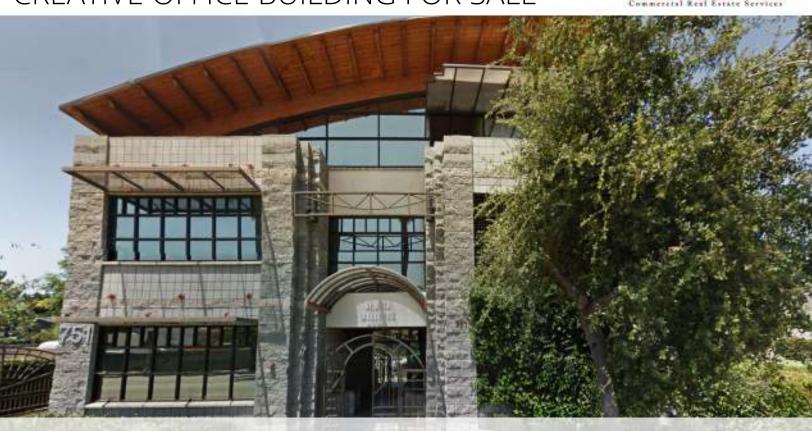
CREATIVE OFFICE BUILDING FOR SALE





751 N. FAIR OAKS AVENUE

PASADENA, CA 91103

SIZE:

11,694 SQFT

PRICE \$4,995,000

PROPERTY HIGHLIGHTS:

- Built in 2004
- Winner of the 2008 City of Pasadena Beautiful Award & Featured in the 2005 Concrete Builders Magazine for creative design
- Leased Investment or 3d Floor Available for Owner/User
- 3.5 Cap on scheduled \$166,720 Net Income (adjusted for taxes)
- · Close proximity to Old Pasadena and its amenities
- Secured access, elevator serviced and sprinklered.









Hoss MacVaugh

Office: 626.583.8400 • Cell: 626.255.2308 • Email: hoss@macvaugh.com

MacVaugh & Co. • 87 North Raymond Ave. Suite 320 • Pasadena • CA 91103 • www.MacVaugh.com