

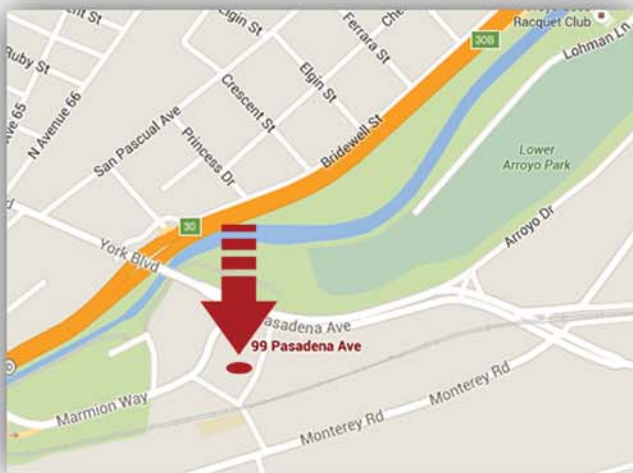


99 PASADENA AVE. SOUTH PASADENA, CA

Studio 10: 5,000-11,495 SQFT @ \$2.25/SF MG

Property Highlights

- Previously used as a production studio for two major films.
- Screening room, kitchen, breakroom and outdoor patio.
- Concrete floors, exposed beam ceiling, skylights facing North.
- Large server room with separate HVAC.
- Abundant and easy parking.



Hoss MacVaugh

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

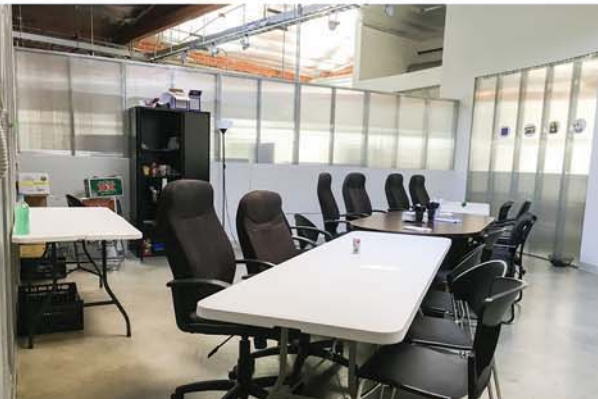
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ADDITIONAL PICTURES



FRONT ENTRANCE



CONFERENCE ROOM



OFFICE SPACE



KITCHEN



MEDIA ROOM



FOYER

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FLOOR PLAN



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