

# SECOND-FLOOR OFFICE FOR LEASE

## 35 E UNION ST | PASADENA, CA | 91103



**Hoss MacVaugh**

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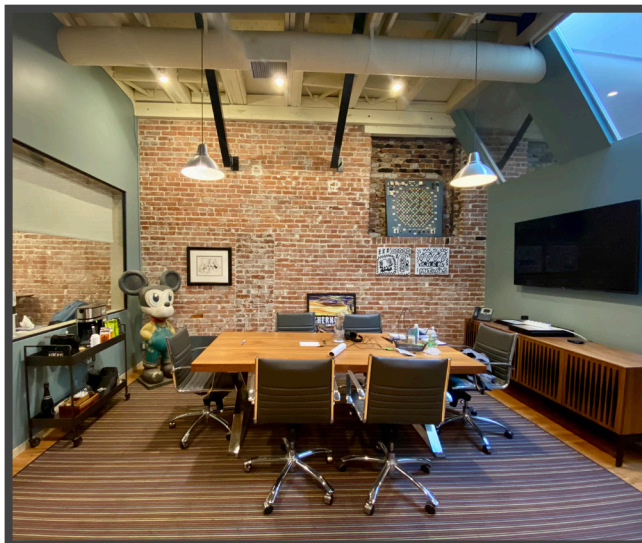
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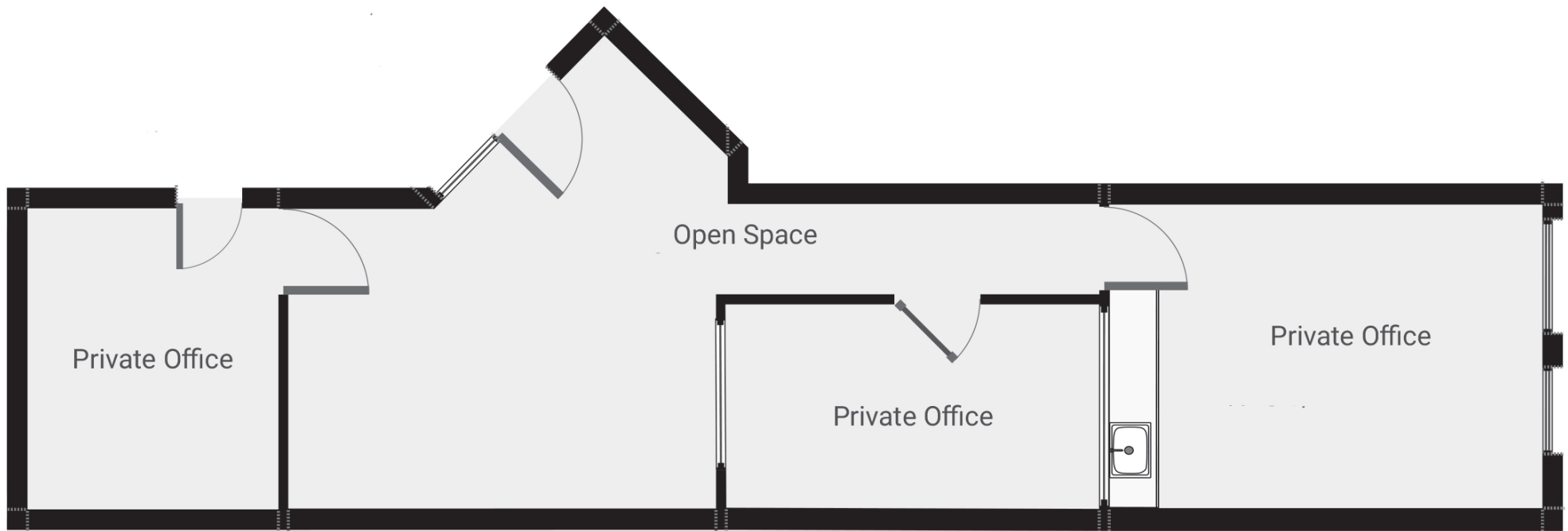
**PRICING | Suite E | 939 SQFT @ \$2.75/SF MG**

## PROPERTY HIGHLIGHTS

- Exposed brick walls and large windows
- Two offices, reception area and storage room
- Common area reception, kitchenette and restrooms
- Street parking or structure parking with monthly permits available
- Short distance to Metro Gold Line and 134/210 freeways
- **Available February 1, 2022**



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# PASADENA, CA

## CITY INFO

- Old Pasadena is one of the West Coast's most vibrant walkable destinations
- Pasadena as a city has cultural, institutional and entertainment resources unlike any other city
- Deeply rooted with history, architecture and art with the Norton Simon Museum, City Hall and hundreds of historically significant buildings
- Higher restaurant density than New York City
- Colorado Blvd and surrounding streets are filled with hundreds of restaurant and shopping opportunities
- Walk score of 96
- Easy commute with freeways and Metro Line stations

## DEMOGRAPHICS

- 200k population | 110k employees | \$122k avg. household income all within a 3-mile radius
- The seasonal population reaches it's peak during Rose Bowl games/concerts and over New Year's Eve/Day
- Ranked as one of the top walking and retail locations in the United States
- 32k cars/day

