

# PLAYHOUSE DISTRICT OFFICES FOR LEASE

750 E GREEN ST | PASADENA, CA | 91101



**Hoss MacVaugh**

Office: 626.583.8400 | Cell: 626.255.2308 | Email: [Hoss@MacVaugh.com](mailto:Hoss@MacVaugh.com)

**MacVaugh & Co. | 119 E Union St, Suite D, Pasadena, CA 91103 | [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 any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change. BRe license #02138664



# BUILDING INFORMATION

750 E GREEN ST | PASADENA, CA | 91101

Three-story office building located in the heart of the Playhouse District. One block away from Lake Ave - it's walkers paradise. Minutes away from the 210/134 freeways as well as the Metro Gold Line.

- Elevator and stair served
- Common area restrooms on each floor
- Lot parking available for \$90/month
- Floor-to-ceiling windows in almost every suite
- Quiet work environment
- Offering 1 - 2.5 year lease terms



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# SUITE INFORMATION

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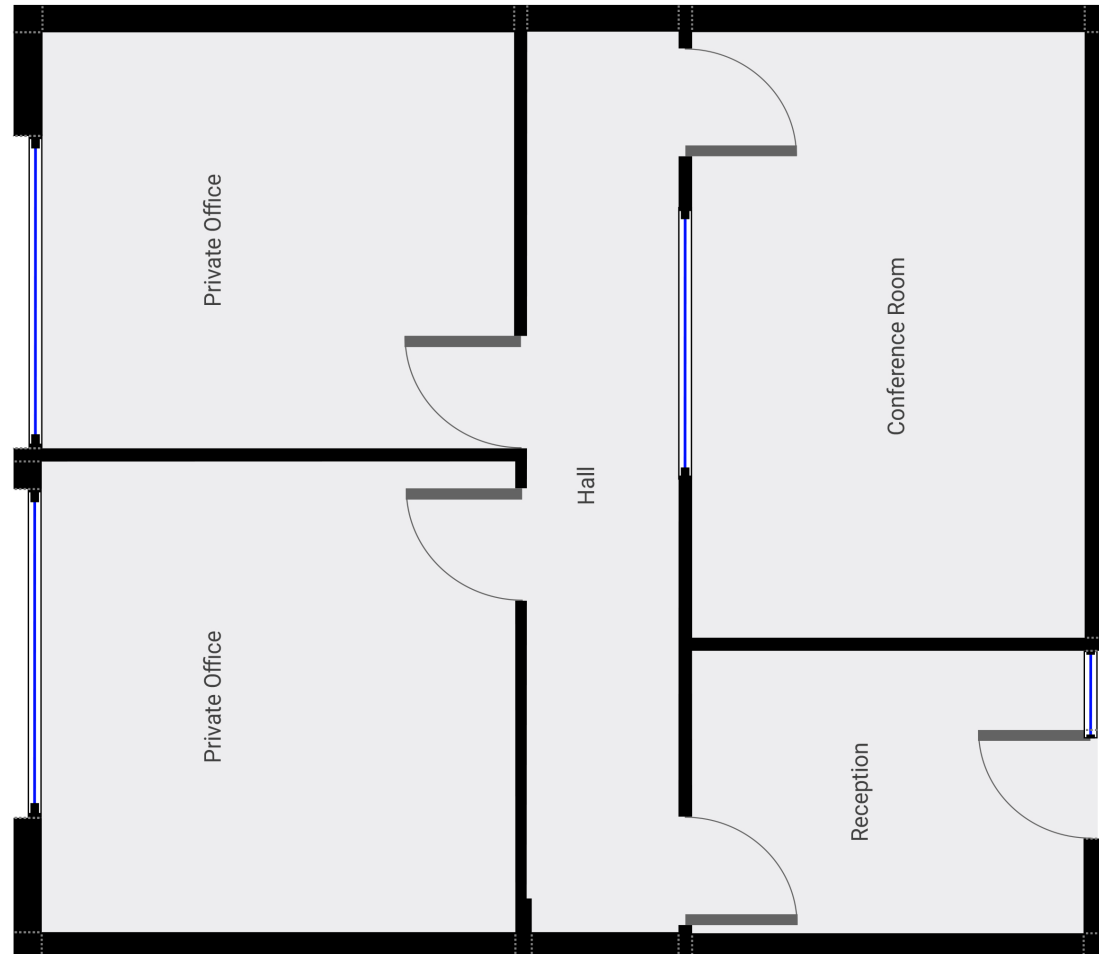
**PRICING | Suite 202 | 1,070 SQFT @ \$2.25/SF FSG**

## SUITE HIGHLIGHTS

- Reception area, two private offices, conference room and open workspace
- Fully carpeted
- Great natural lighting
- Can be combined with suite 202
- Available immediately
- 1 - 2.5 year lease term



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SUITE 202 | 1,070 SQFT @ \$2.25 FSG



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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

