

SECOND-FLOOR OFFICES FOR LEASE

39 E UNION ST | PASADENA, CA | 91103



Hoss MacVaugh

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SUITE INFORMATION

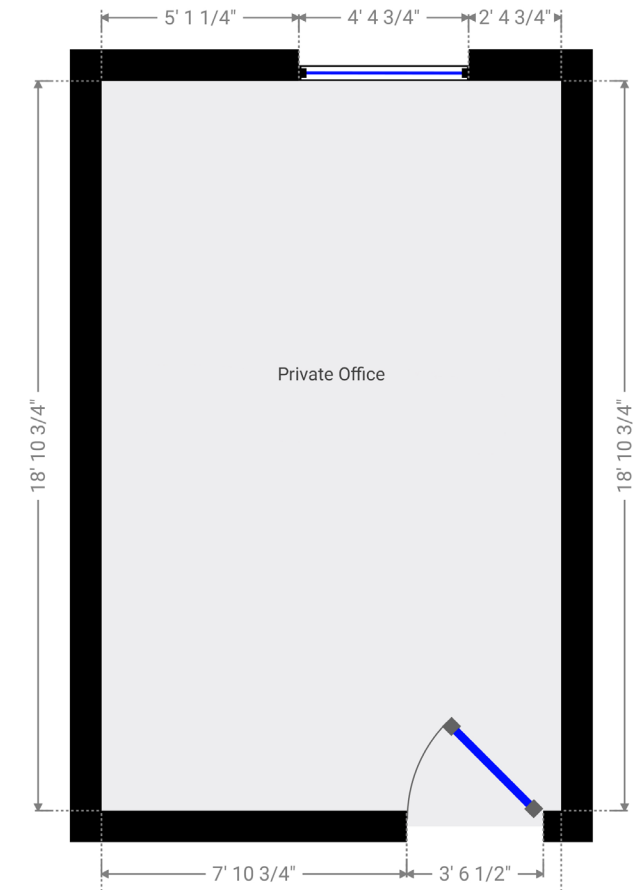
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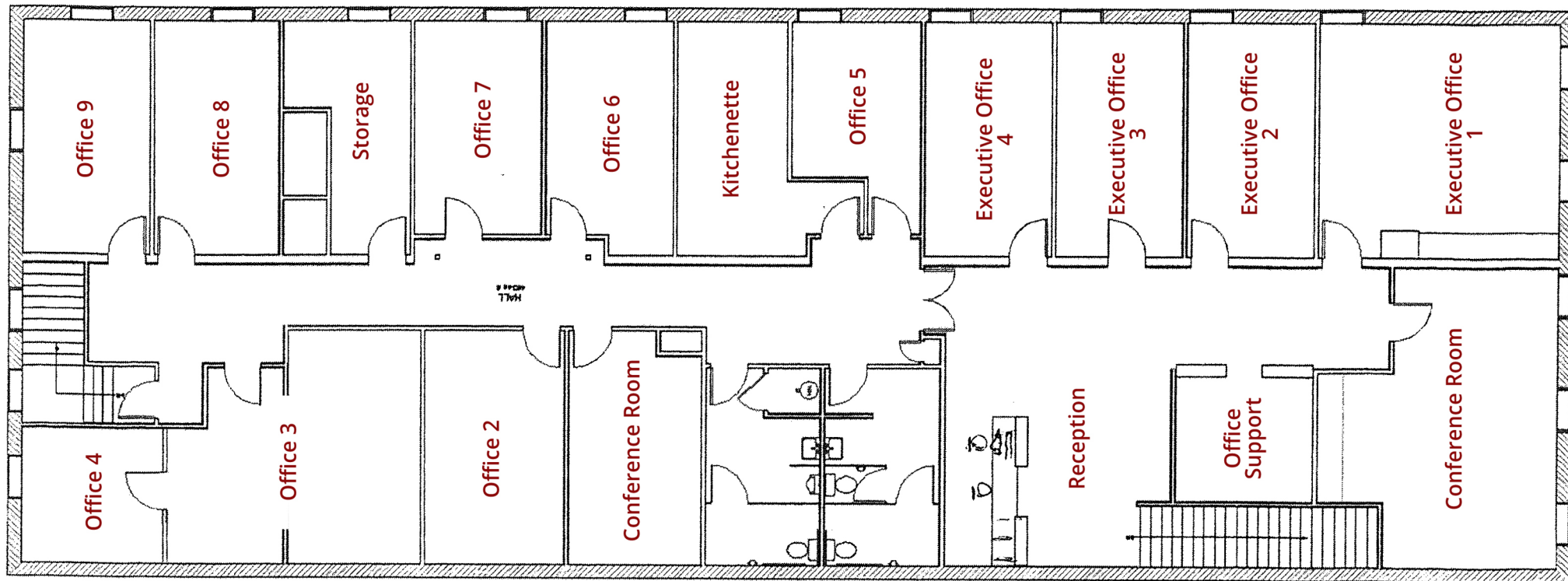
EXECUTIVE OFFICE 4 | 268 SQFT @ \$2.65/SF FSG

PROPERTY HIGHLIGHTS

- Exposed brick walls
- Hardwood flooring
- Consists of one private office
- Common area restrooms, kitchenette, and two conference rooms (250 & 482 SQFT)



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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

