

OFFICE FOR LEASE

776 E Green St
Pasadena, CA 91101



MACVAUGH & CO
Commercial Real Estate Services

<u>SUITE</u>	<u>SQFT</u>	<u>PRICE</u>
205	1,969	\$2.25/SF FSG

Suite Highlights

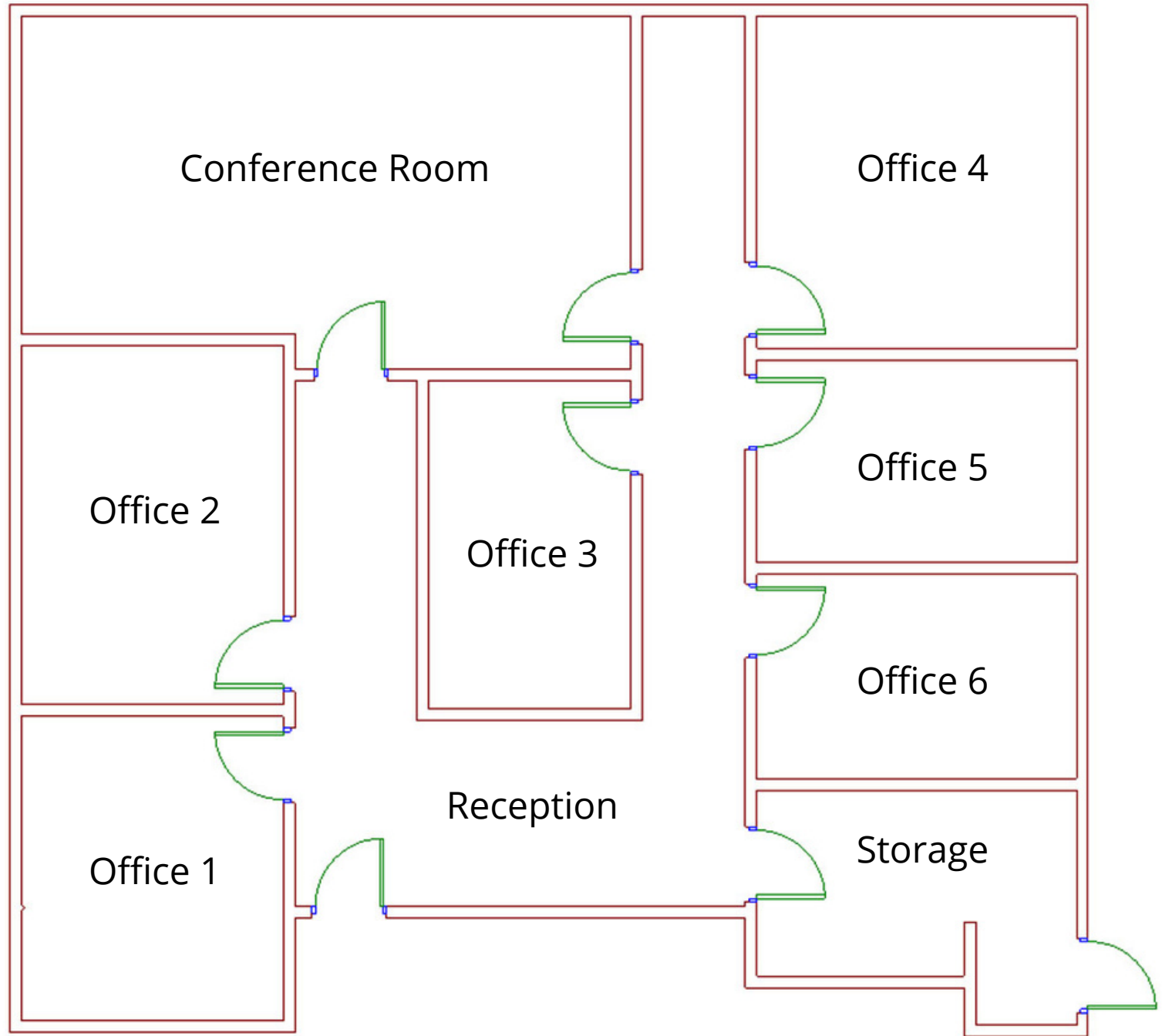
- Six private offices, a conference room, a reception area, and a storage room
- Fully carpeted
- Views of Green St
- Accent brick walls
- Elevator served
- Parking at rear of the building at a monthly cost
- Located within Pasadena's Playhouse District



Hoss MacVaugh
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SUITE 205 | 1,969 RSF



PASADENA, CA CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare





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