

# OFFICE FOR LEASE

67 Valley St  
Pasadena, CA 91105



**Hoss MacVaugh**  
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## Suite Highlights

- Reception area, large conference room, four offices, large open workspace able to fit 24+ desks and a kitchenette
- Two private ADA-accessible restrooms
- Mixed concrete and carpeted flooring
- Ample storage
- Private patio
- Tall, exposed ceilings with skylights
- Tenant pays janitorial and separately metered utilities



SQFT

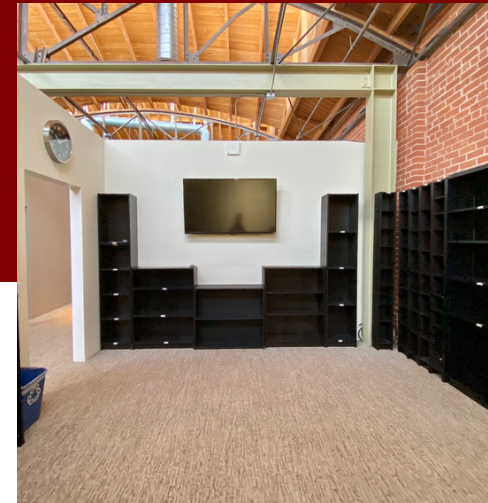
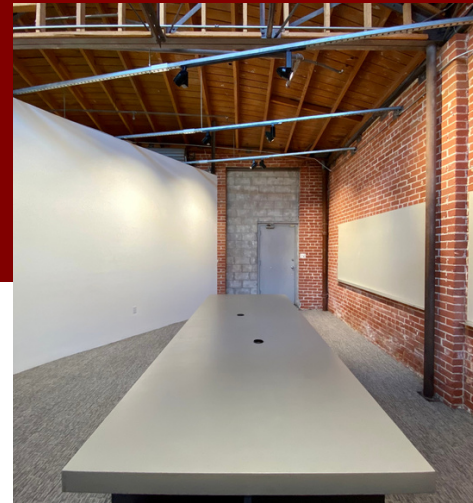
5,250

PRICE

\$2.25/SF

TYPE

MG



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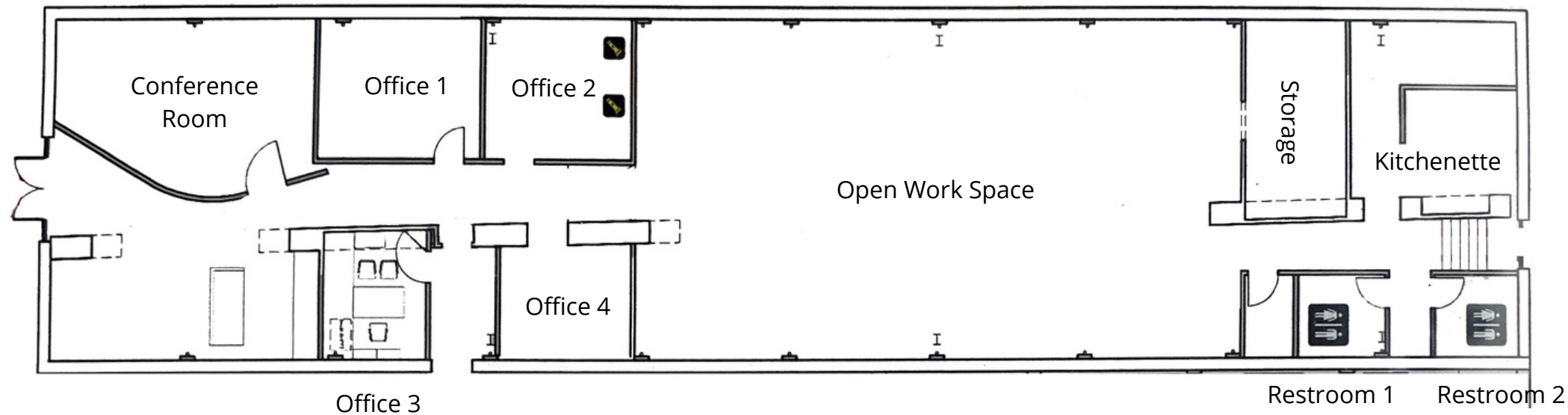
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BRE# 00971669

# 67 Valley St Floor Plan

5,250 SQFT

Front of Unit



Back of Unit



# PASADENA, CA CITY INFORMATION

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- 200k population, 110k employees, 122k average household income all within a 3-mile radius

- The seasonal population reaches its peak through Rose Bowl games, concerts and over 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

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





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