



BASEMENT OFFICE FOR LEASE

35 N Arroyo Parkway
Pasadena, CA 91103

MACVAUGH & CO
Commercial Real Estate Services

Suite 20 - 998 RSF @ \$2.00/SF MG

Suite Highlights

- Basement suite
- Open floor plan with glass partition wall
- Newly installed laminate flooring, LED lighting and fresh paint
- Common area restroom

Building Highlights

- 24/7 secure access
- Common area kitchenette
- Two sources of Fiber
- Elevator and stair served
- Easy access to 134/210 freeways and the Metro Gold Line
- First floor retail with basement/2nd floor office



35 N ARROYO PKWY SUITE 20 FLOORPLAN

998 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





MacVaugh & Co

(c) 626.255.2308
(o) 626.583.8500

Hoss MacVaugh
Hoss@MacVaugh.com
#00971668

119 E Union St, Suite D
Pasadena, CA 91103

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