

# THE ANTI-HIGHRISE OFFICE FOR LEASE

650 Sierra Madre Villa Ave, Pasadena 91107



Hoss MacVaugh  
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SQFT

2,020

PRICE

\$2.89/SF

TYPE

FSG

## Suite 108 Highlights

- Ground floor unit
- Reception, 6 offices, conference room and storage room
- Fully carpeted
- Ample windows with privacy shades
- Tenant has the right to 2 lot and 2 underground parking spaces

## Building Highlights

- Open-air office building
- Common area patio with benches, lunch tables and Wifi
- Spectrum Fiber
- 24/7 secure access
- 2019 building renovation
- \$25/lot parking
- \$75/underground parking



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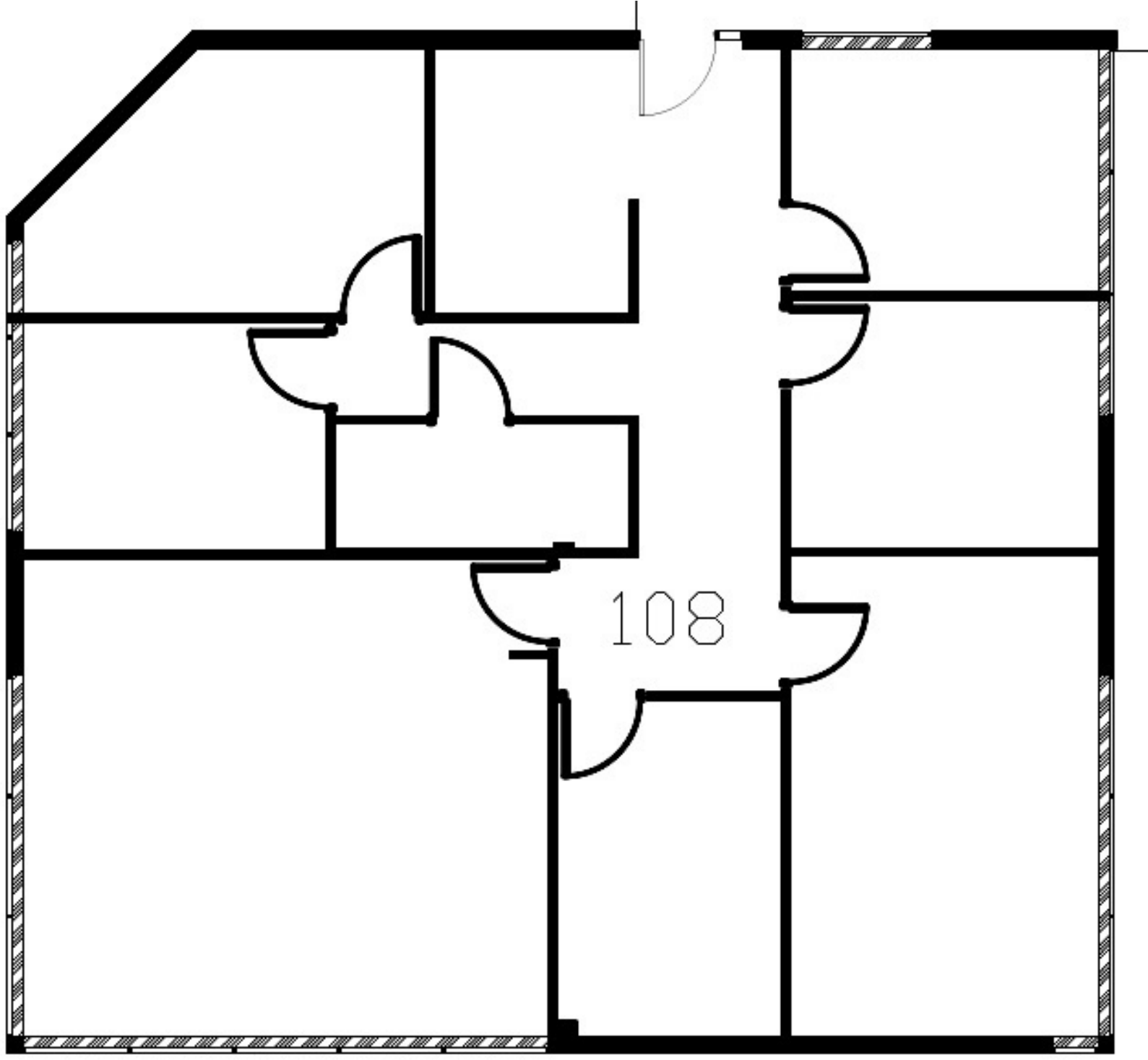
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BRE# 00971669

# FLOOR PLAN

## SUITE 108 | 2,020 SQFT





# PASADENA, CA CITY INFORMATION

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- 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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