

OFFICE FOR LEASE

650 Sierra Madre Villa Ave
Pasadena, CA 91107

650 SIERRA MADRE VILLA

Hoss MacVaugh
Hoss@MacVaugh.com | 626.255.2308



<u>UNIT</u>	<u>SQFT</u>	<u>PRICE</u>
200	2,032	\$2.65/SF FSG

Suite Highlights

- Three private offices with a conference room, open workspace, storage room and a kitchenette with full fridge
- Server room
- Natural lighting
- Fully carpeted
- Available immediately

Building Highlights

- Open-air office building
- Common area patio with patio seating and wifi
- 24/7 secure access
- Spectrum fiber
- 2019 building renovation
- \$25/lot parking, \$75/underground parking

Hoss MacVaugh

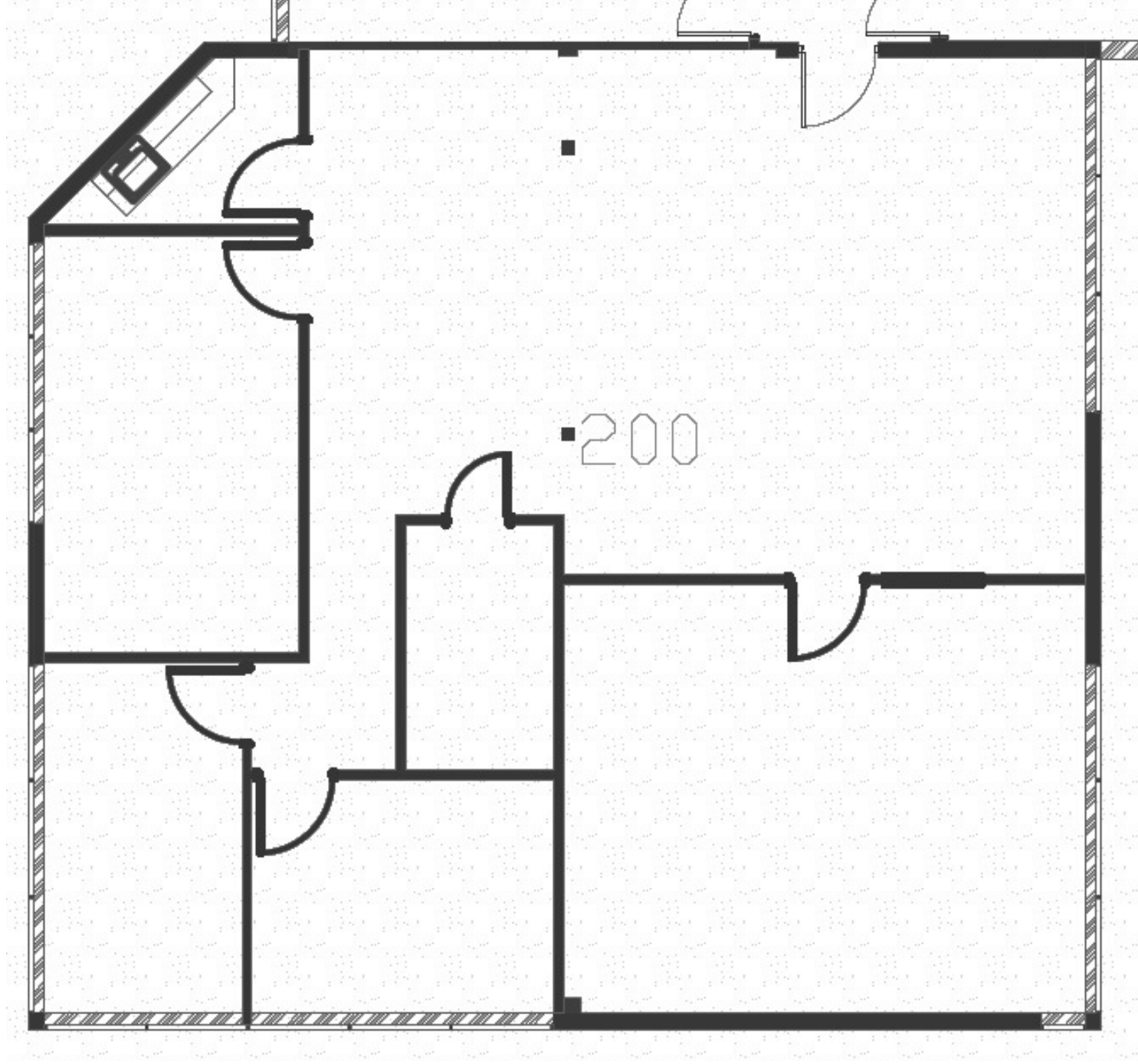
Hoss@MacVaugh.com | 626.583.8400

#02138664



650 SIERRA MADRE VILLA AVE

SUITE 200
2,032 SQFT



PASADENA, CA DEMOGRAPHICS

- 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



Visit us on our website

The information contained herein has been obtained by sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change.
BRE License #02138664



(c) 626.255.2308
(o) 626.583.8500

Hoss MacVaugh
Hoss@MacVaugh.com
#02138664

119 E Union St, Suite D
Pasadena, CA 91103