

# OFFICE FOR LEASE

87 N Raymond Ave  
Pasadena, CA  
91103

foundr  
PASADENA

foundr

87

SPRINKLER - SWANHOPE  
FIRE DEPT CONNECTION  
77 - 81 RAYMOND AVE  
SYSTEM PRESSURE 24 PSI

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The future is  
flexible.  
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Hoss MacVaugh

Hoss@MacVaugh.com | 626.255.2308





SQFT

3,577

PRICE

\$2.75/SF

TYPE

FSG

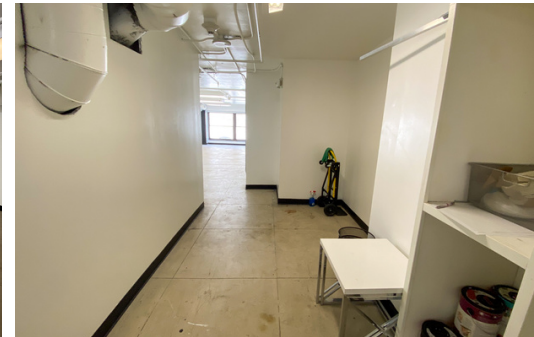
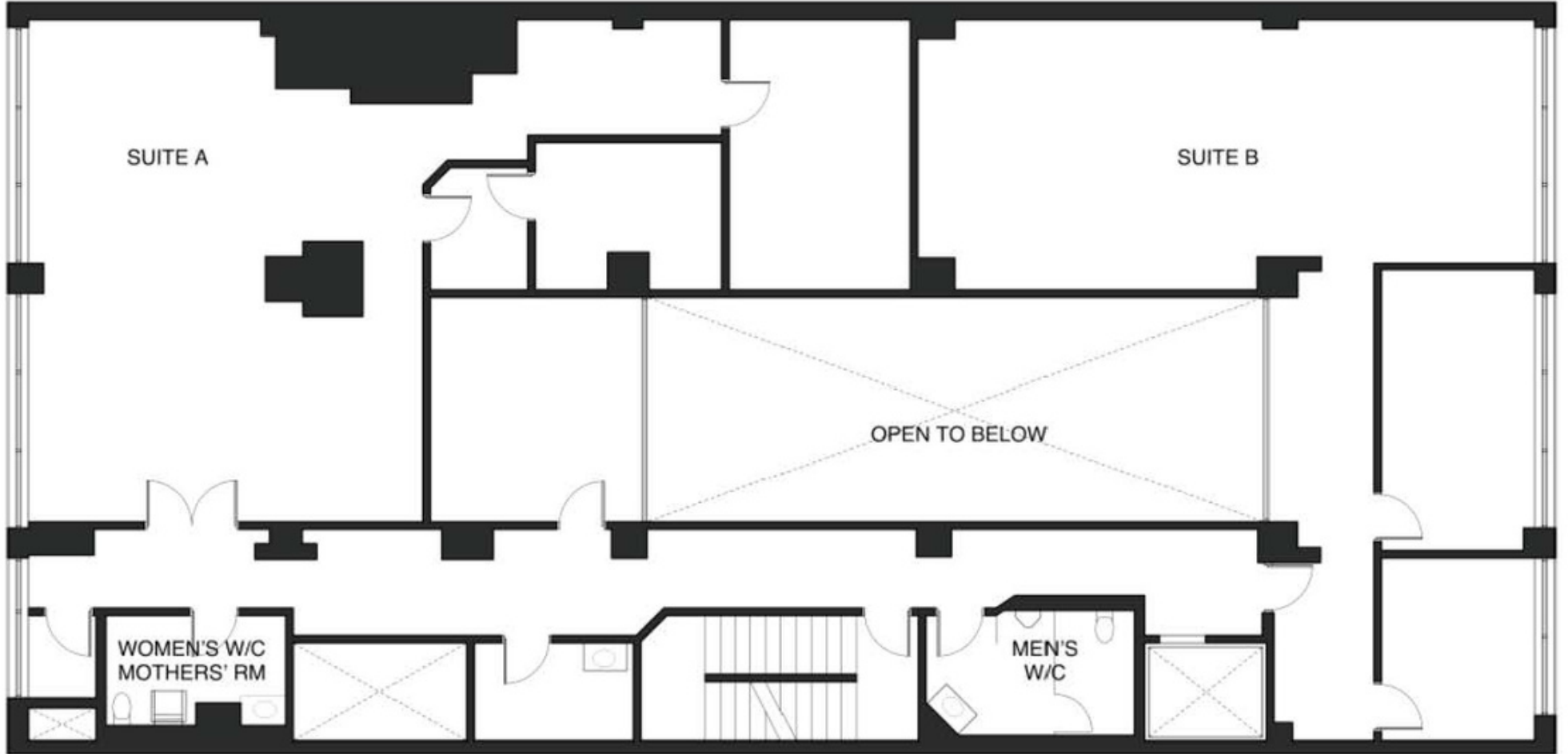
## Suite 200 Highlights

- Mostly open plan with three offices
- Conference room
- Polished concrete flooring throughout
- Kitchenette
- Common area restrooms
- Elevator/stair access
- Available within 30 days

## Building Highlights

- Beautifully renovated 1914 building - upgraded common areas, elevators and lobby
- Fiber-ready
- Close proximity to the Metro, shops and dining









# 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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(c) 626.255.2308  
(o) 626.583.8500

**Hoss MacVaugh**  
Hoss@MacVaugh.com  
#00971668

119 E Union St, Suite D  
Pasadena, CA 91103

