

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

foundr
The future is
flexible.
Take a tour today

Hoss MacVaugh

Hoss@MacVaugh.com | 626.255.2308



SQFT

2,300

PRICE

\$2.75/SF

TYPE

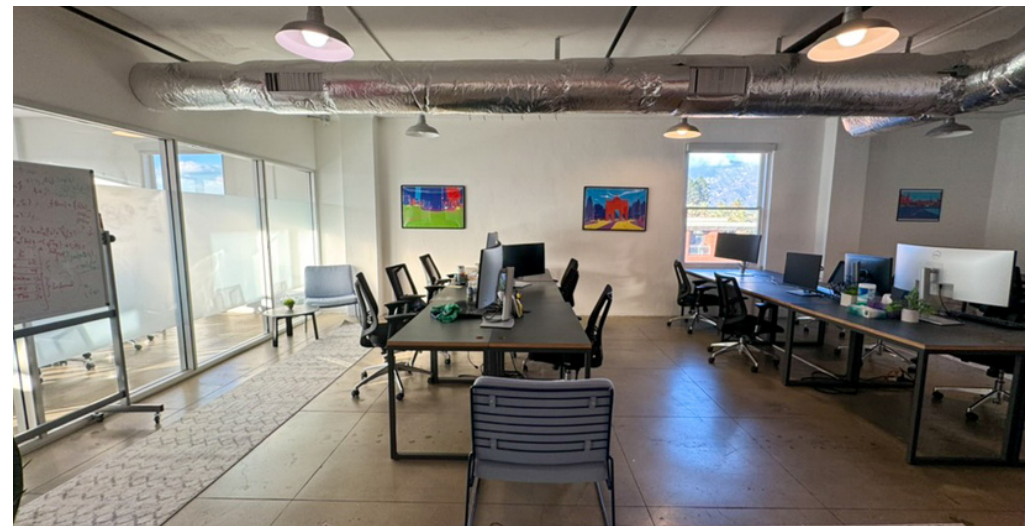
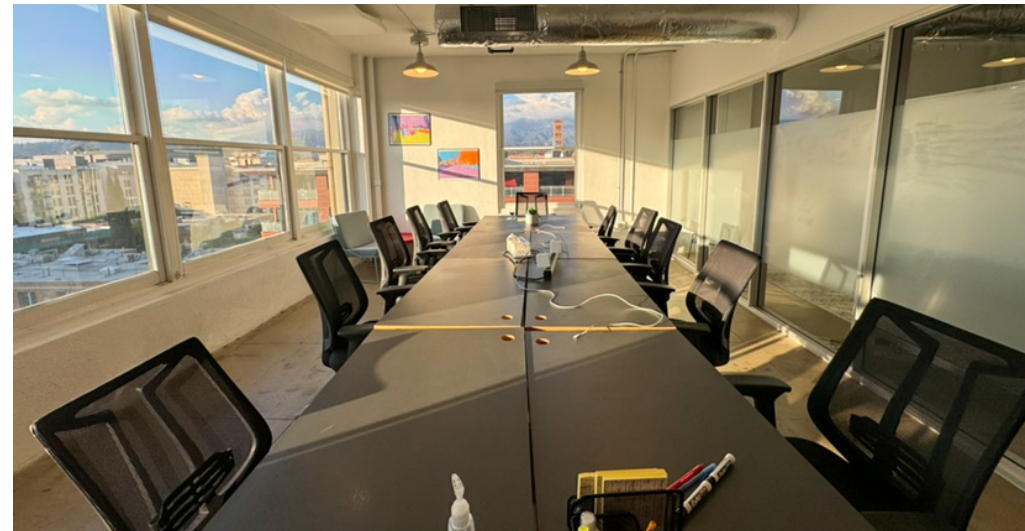
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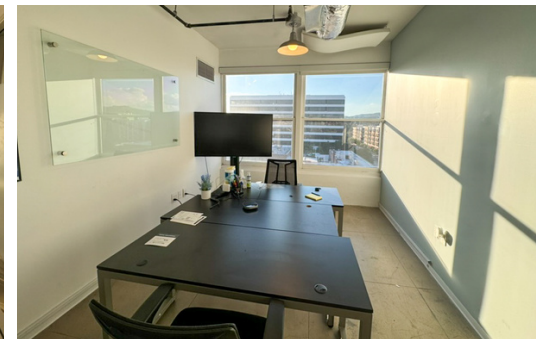
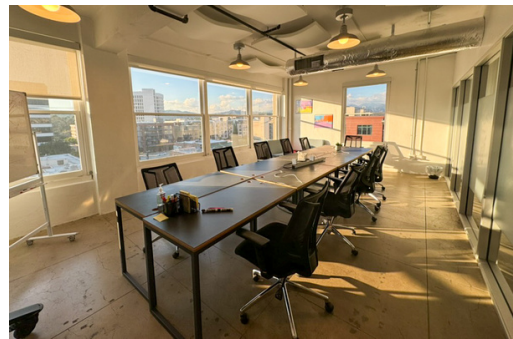
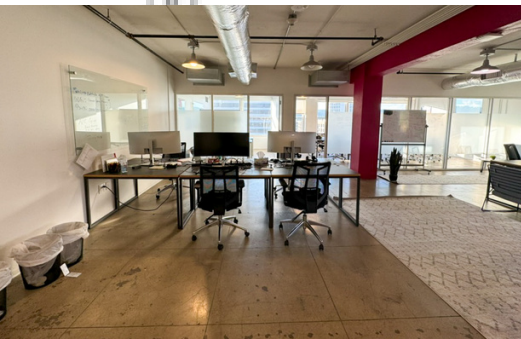
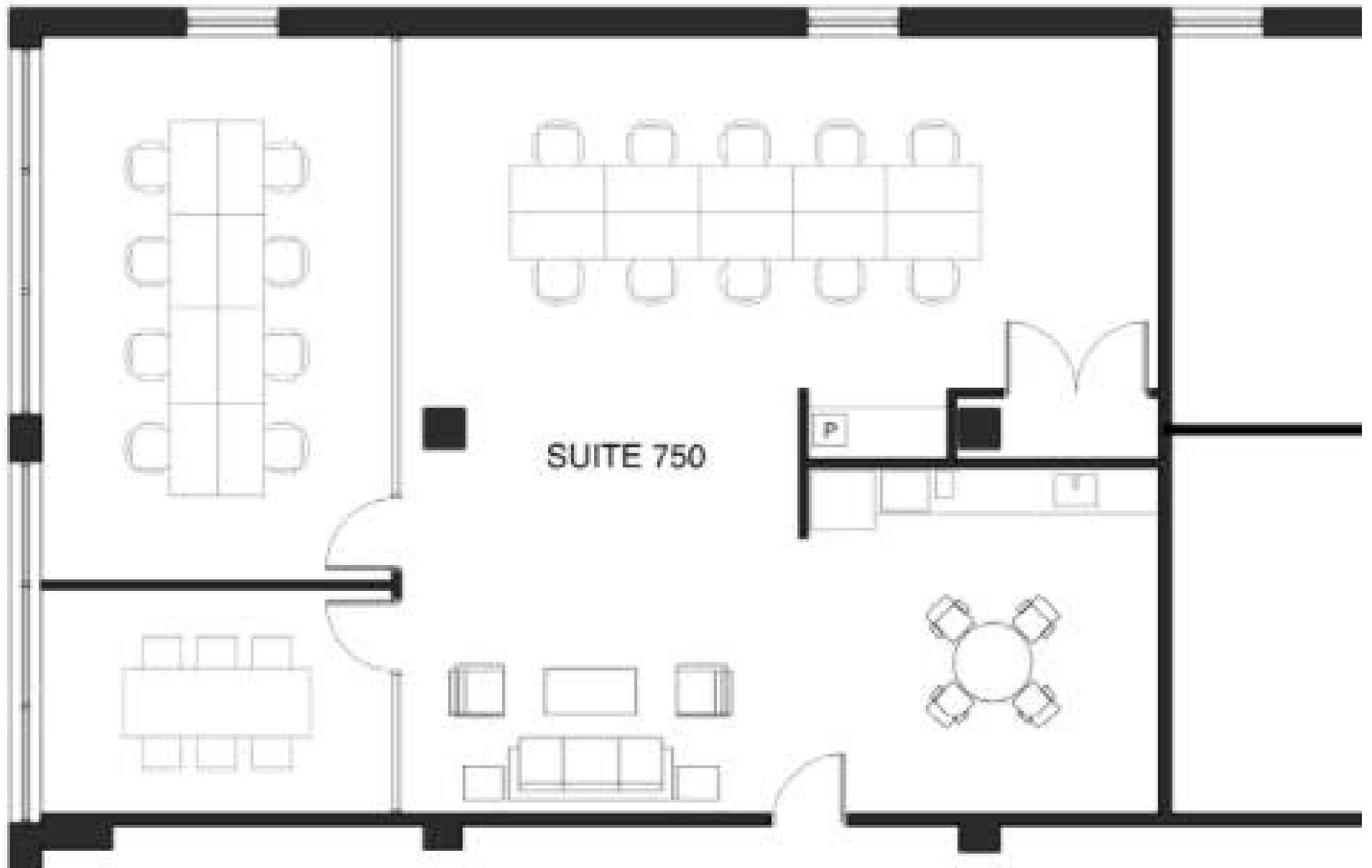
Suite 750 Highlights

- One office + conference room
- Open workspace
- Polished concrete flooring throughout
- Kitchenette
- Common area restrooms
- Elevator/stair access
- Available 1/1/24

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



- 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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