THE ANTI-HIGHRISE
OFFICE FOR LEASE
650 Sierra Madre Villa Ave, Pasadena 91107

Hoss MacVaugh
Hoss@MacVaugh.com | 626.255.2308

MacVaugh&Co
Commercial Real Estate Services

SQFT	PRICE	TYPE
5,407	$2.65/SF	FSG

Suite 300 Highlights

- 6-7 offices, reception area, and open workspace
- Two kitchenettes
- Fully carpeted
- All exterior offices have large windows with views to Sierra Madre Villa Ave and the San Gabriel Mountains
- Located on the third floor
- Two sources of fiber internet
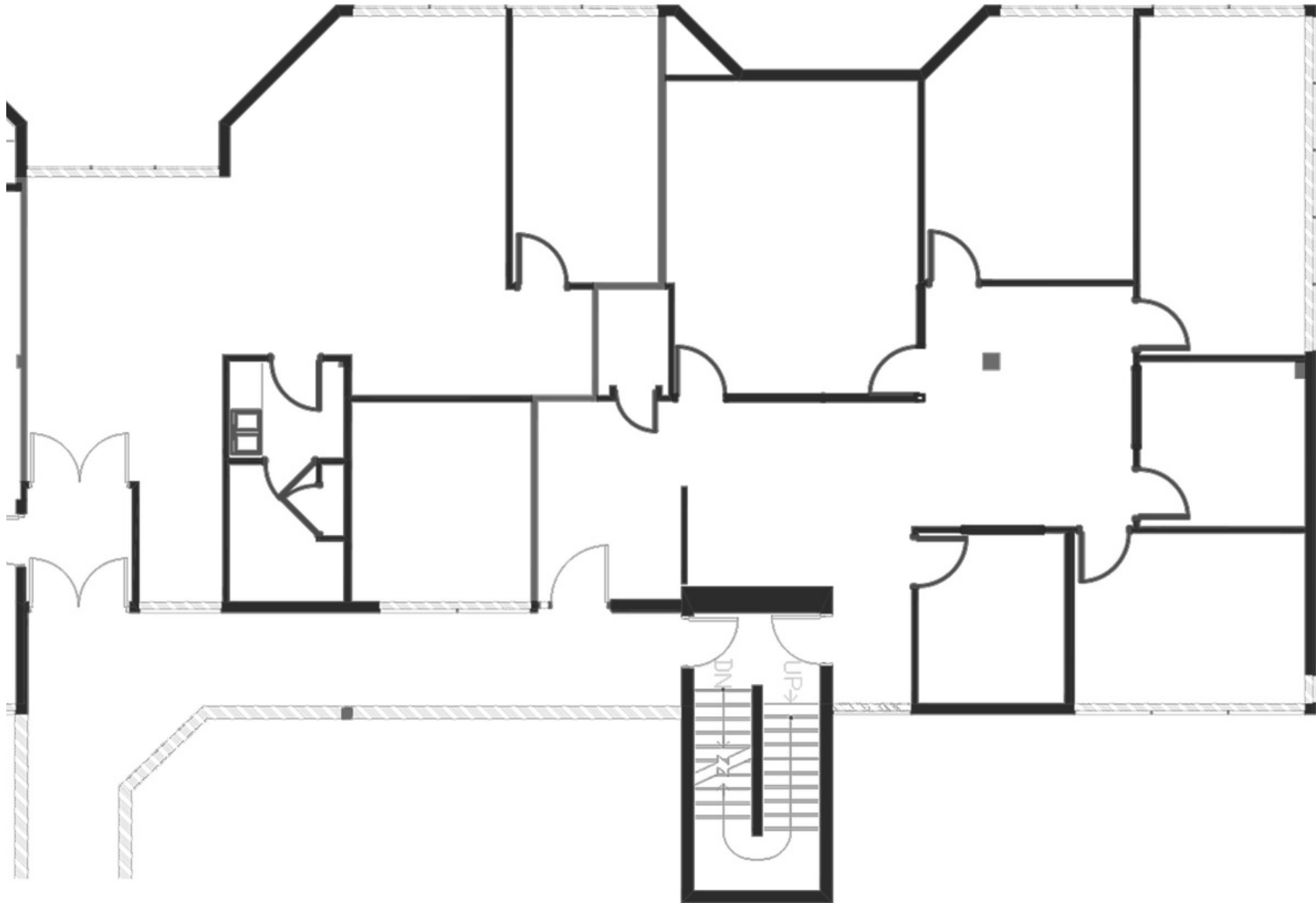
Hoss MacVaugh
(c) 626.255.2308 | (o) 626.583.8400
Hoss@MacVaugh.com
BRE# 00971669

FLOORPLAN
SUITE 300 | 5,407 SQFT

BUILDING HIGHLIGHTS

- Open-air office building
- Common area patio with benches, lunch tables, and Wifi
- Newly installed bike racks
- Spectrum & 5x5 Telecom Fiber
- 24/7 secure access
- 2019 building renovation
- $25/lot parking and $75/underground parking
- Tenant mixture includes law, financial, insurance, psychiatrist and laboratory industries

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 Deign, 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
Commercial Real Estate Services

650 SIERRA MADRE VILLA

Hoss MacVaugh
Hoss@MacVaugh.com
#02138664

(c) 626.255.2308
(o) 626.583.8500

119 E Union St, Suite D
Pasadena, CA 91103