

OFFICE FOR LEASE

# 119 E UNION ST

PASADENA, CA 91101



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#00971669

**MACVAUGH & CO**  
Commercial Real Estate Services

# LEASE HIGHLIGHTS

Historic early 1900's retail & office building. Two blocks away from popular Colorado Blvd and down the street from Old Pasadena's "Restaurant Row". Lot parking at the corner of Raymond Ave & Union St.

## SUITE

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C

## SIZE

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474 SQFT

## PRICE

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\$2.65/SF FSG

## FINISHES

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Original hardwood flooring, high ceilings and operable windows

## LAYOUT

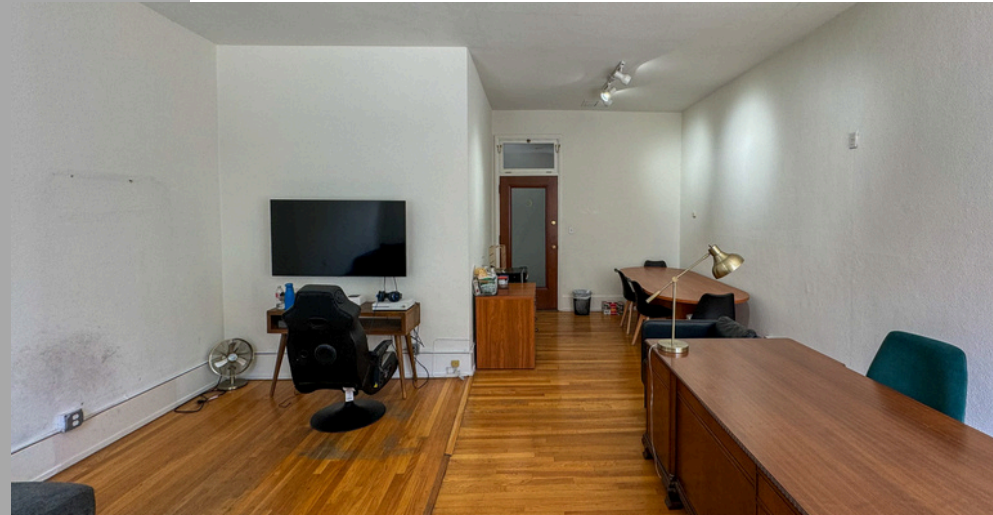
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Open plan

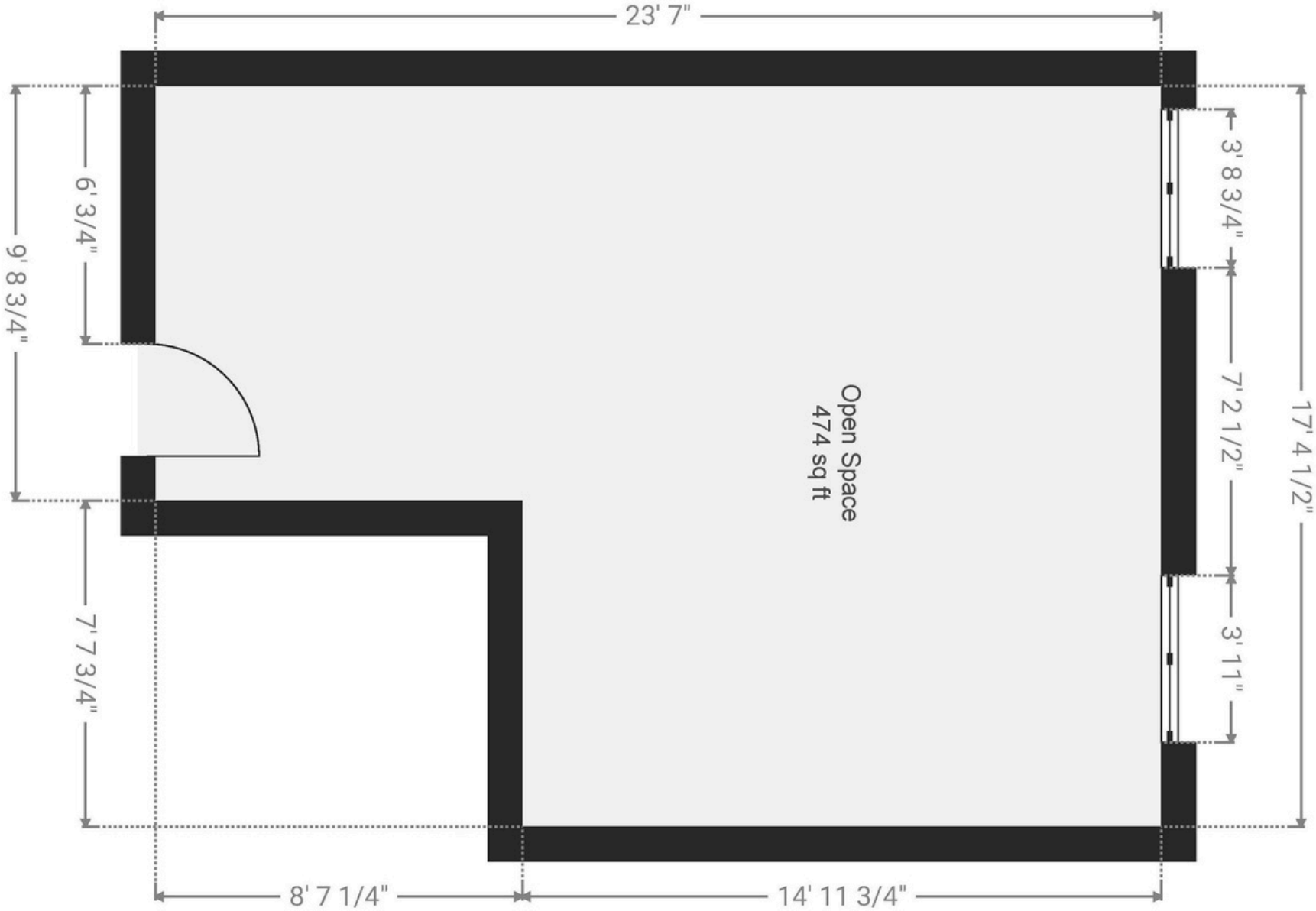
## ACCESS

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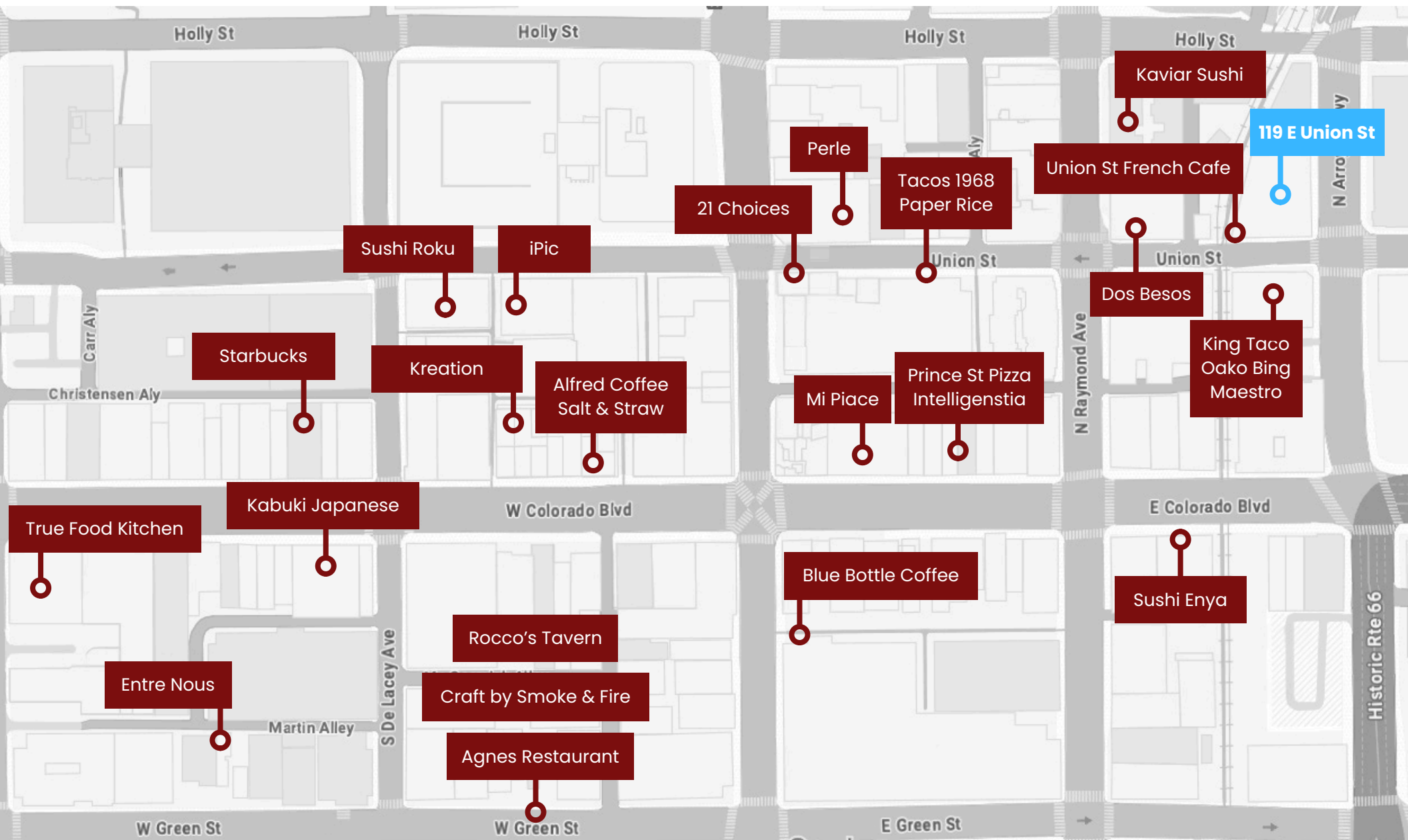
Second-floor office. No elevator access. 24/7 access



# 119 E UNION ST, SUITE C 474 SQ FT



# OLD PASADENA MAP



# 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

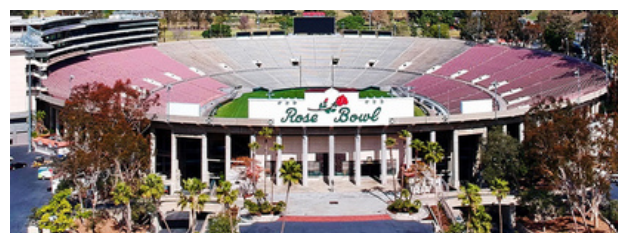
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Deign, JPL and Cal Tech

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

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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