

THE ANTI-HIGHRISE OFFICE FOR LEASE

650 Sierra Madre Villa Ave, Pasadena 91107

Hoss MacVaugh
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MACVAUGH & CO
Commercial Real Estate Services

SQFT

5,407

PRICE

\$2.65/SF

TYPE

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

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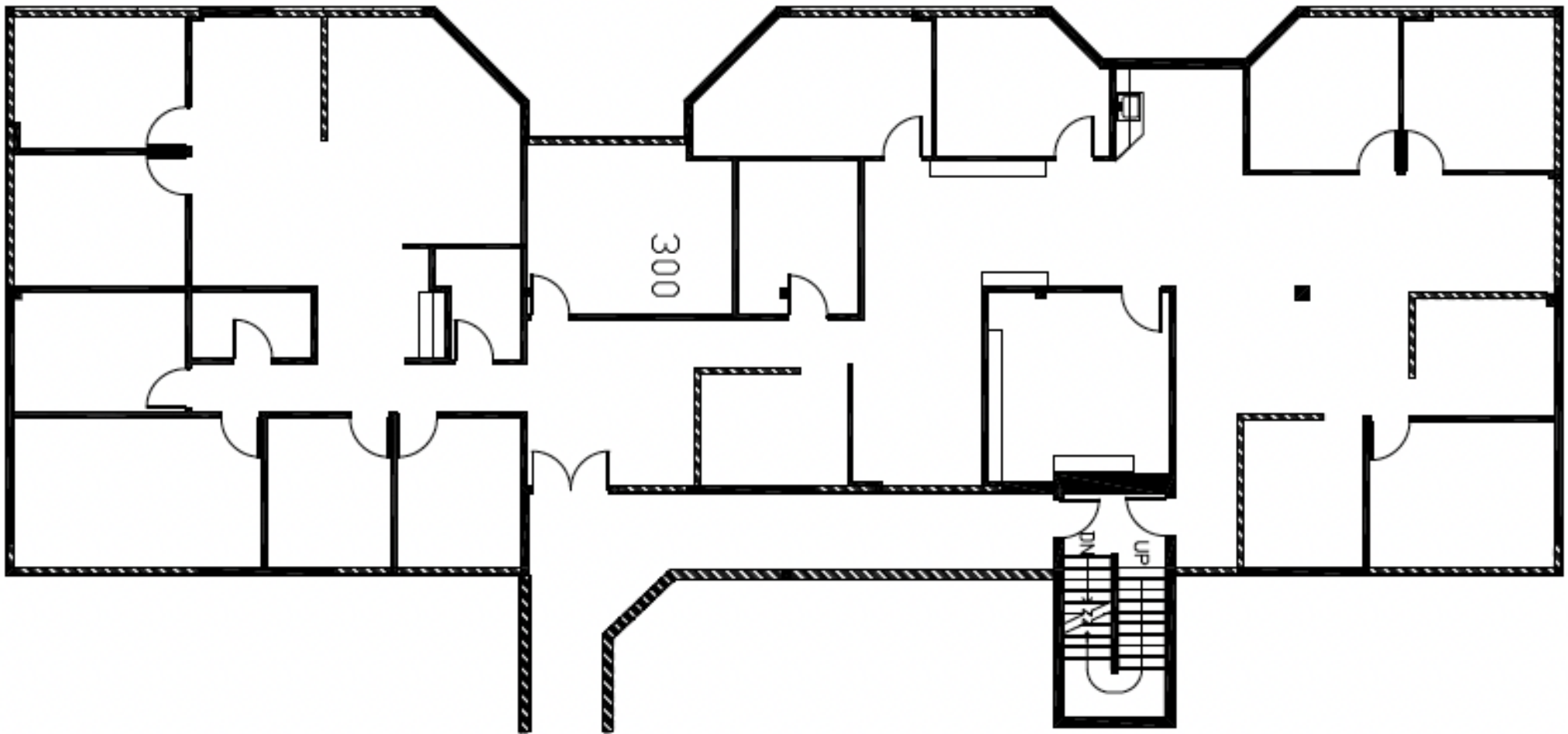
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BRE# 00971669



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 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





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