

CREATIVE OFFICE FOR LEASE

8 N FAIR OAKS AVE

PASADENA, CA 91103

Hoss MacVaugh

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#00971669

MACVAUGH & CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

Mixed-use courtyard-style office building in the heart of Old Pasadena. Two blocks from Colorado Blvd, and minutes away from Lake Ave. Easy access to the Metro Line, 134 and 210 Freeways.

SUITE

107

SIZE

612 SQFT

PRICE

\$3.25/SF NNN
Separately Metered Electricity

FINISHES

Laminate flooring, large windows, and exposed ducting.

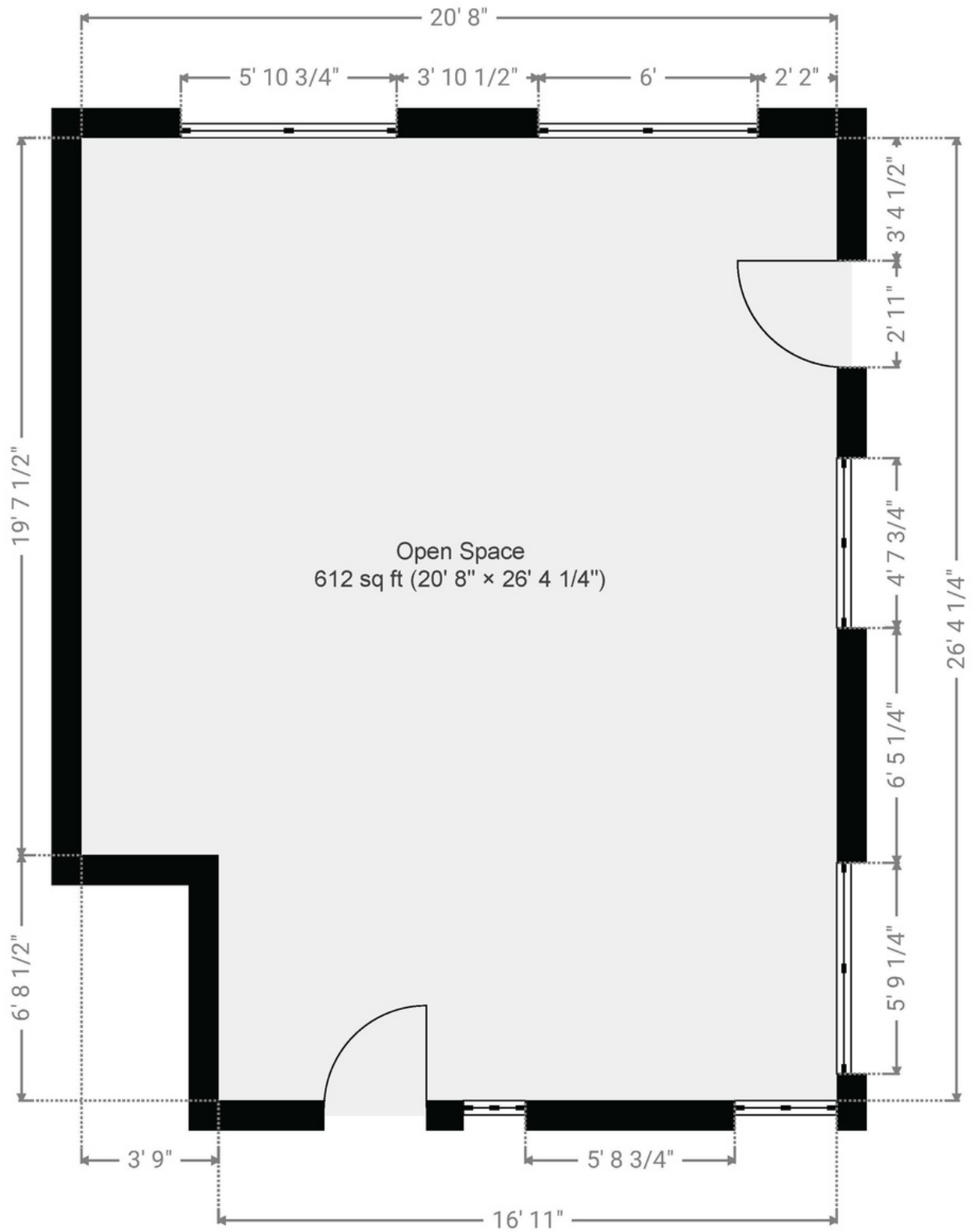
TENANT MIX

Restaurant tenants include FishWives, Der Wolfe, and Tortas Mexico. Retail tenants include a mix of beauty industries. An array of creative industries in the office space.



GROUND FLOOR

612 SQ FT



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

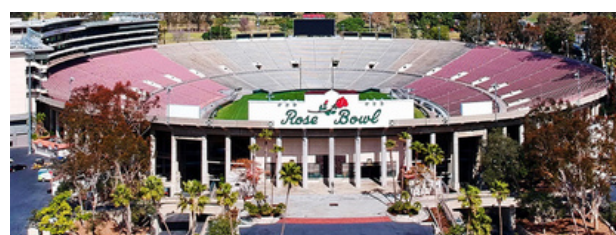
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

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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