

PREMIUM OFFICE SPACE FOR SUBLEASE

PARSONS TOWER



100 WEST WALNUT STREET
PASADENA, CA 91104

CBRE

PREMIUM OFFICE SPACE FOR SUBLEASE

Located in the heart of Old Town Pasadena adjacent to the Foothill (210), Pasadena (110), Ventura (134) Freeways as well as easy airport and local transportation access.



Available Space

Ground Floor	46,227 RSF	\$1.50 PSF Per Month
2nd Floor, Pod A	26,881 RSF	\$2.00 PSF Per Month
2nd Floor, Pod B	26,785 RSF	\$1.75 PSF Per Month
2nd Floor, Pod C	25,580 RSF	\$1.50 PSF Per Month
3rd Floor, Pod A	25,829 RSF	\$2.00 PSF Per Month
3rd Floor, Pod C	25,189 RSF	\$1.50 PSF Per Month
4th Floor, Pod C	25,688 RSF	\$1.50 PSF Per Month
5th Floor	13,140 RSF	\$1.50 PSF Per Month
9th Floor	13,313 RSF	\$2.50 PSF Per Month
10th Floor	13,142 RSF	\$2.60 PSF Per Month
11th Floor	13,140 RSF	\$2.75 PSF Per Month
12th Floor	13,140 RSF	\$2.85 PSF Per Month

Total 268,054 RSF



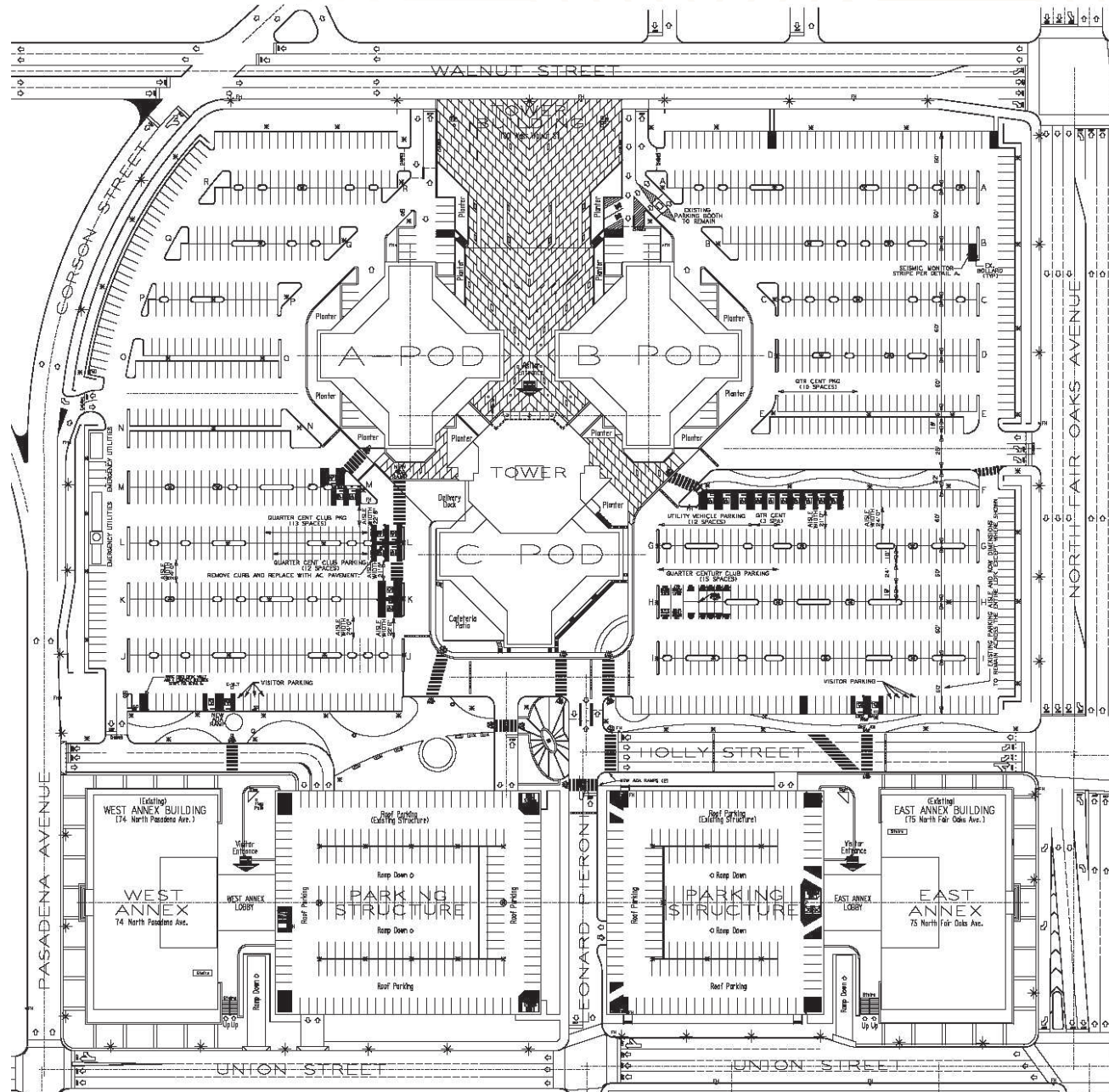
Lease Expiration June 30, 2026



Parking \$75 Parking Unreserved
2.3 / 1,000

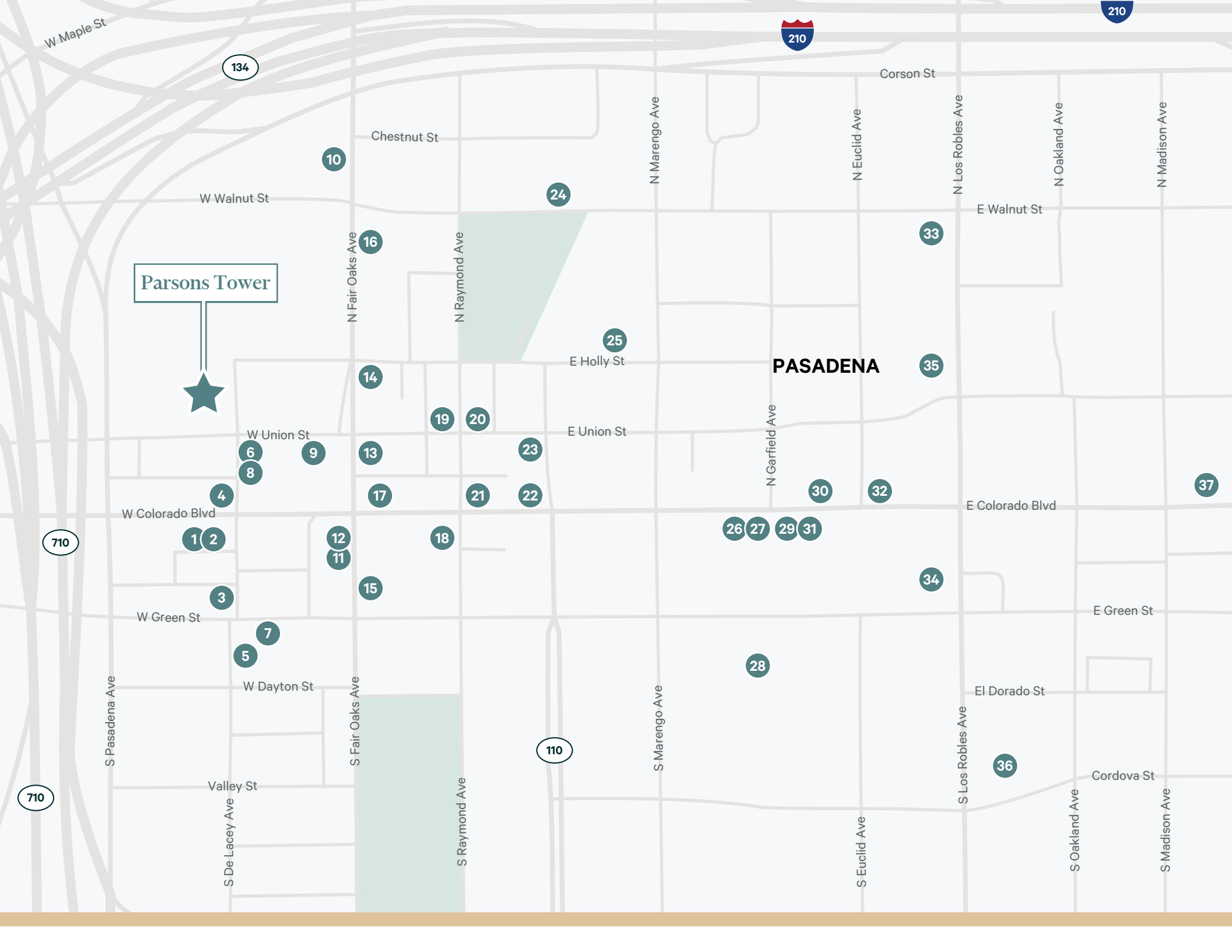


SITE PLAN



LOCAL RESTAURANTS & HOTELS

- 1) Kabuki
- 2) Le Pain Quotidien
- 3) Larson's Steakhouse - Pending
- 4) Twin Palms - Under Construction
- 5) Father Nature's Cafe
- 6) Cheval Blanc Bistro
- 7) Buca Di Beppo
- 8) Cafe Santorini
- 9) Gyu-Kaku Bbq
- 10) Rococo Club
- 11) Kuala Lumpur Malaysian Restaurant
- 12) Sushi Roku
- 13) Santorini Deli
- 14) La Luna Negra Restaurant
- 15) Il Fornaio
- 16) Residence Inn By Marriott
- 17) Green Earth Café
- 18) Wokano
- 19) All India Cafe
- 20) The Cheesecake Factory
- 21) Russell's
- 22) Tortas Mexico
- 23) Himalayan Cafe
- 24) City Thai
- 25) Cafe Allbi
- 26) Courtyard By Marriott
- 27) Mi Piacce Italian Kitchen
- 28) Bar Celona
- 29) Umami Burger
- 30) Café Brenart
- 31) Lucky Baldwin's
- 32) Slatters 50/50
- 33) Saigon Noodle Restaurant
- 34) Vertical Wine Bistro
- 35) Afloat Sushi
- 36) Hot Wings Café
- 37) Choza Mama Peruvian
- 38) Barney's Beanery
- 39) Crepe Studio
- 40) Ix Tapa Cantina
- 41) King Taco Restaurant Inc
- 42) Marston's Restaurant
- 43) Holly Street Bar And Grill
- 44) BJ's Restaurants
- 45) O2 Sushi Restaurant
- 46) Bodega Wine Bar
- 47) P.F. Chang's China Bistro
- 48) Great Maple
- 49) Camile's Café
- 50) Sheraton Hotels And Resorts
- 51) Yard House
- 52) Europeane
- 53) Rubio's Restaurants
- 54) Ruth's Chris Steak House
- 55) Hutch's Restaurant
- 56) Westin Hotels And Resorts
- 57) Hyatt Place
- 58) California Pizza Kitchen
- 59) Terrace Sushi
- 60) Hilton International
- 61) Tender Greens
- 62) Roy's Hawaiian



Parsons Tower



PASADENA

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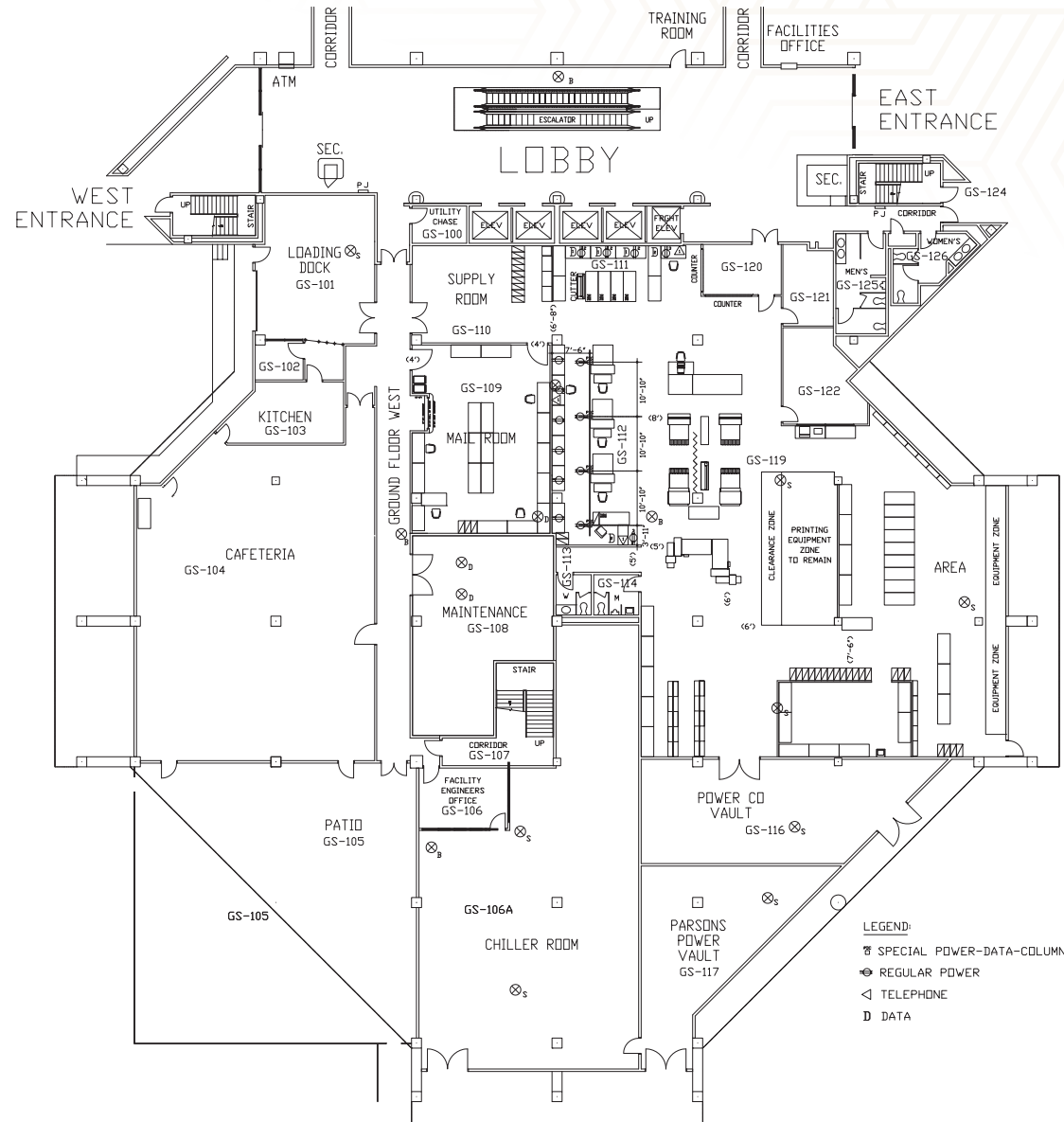
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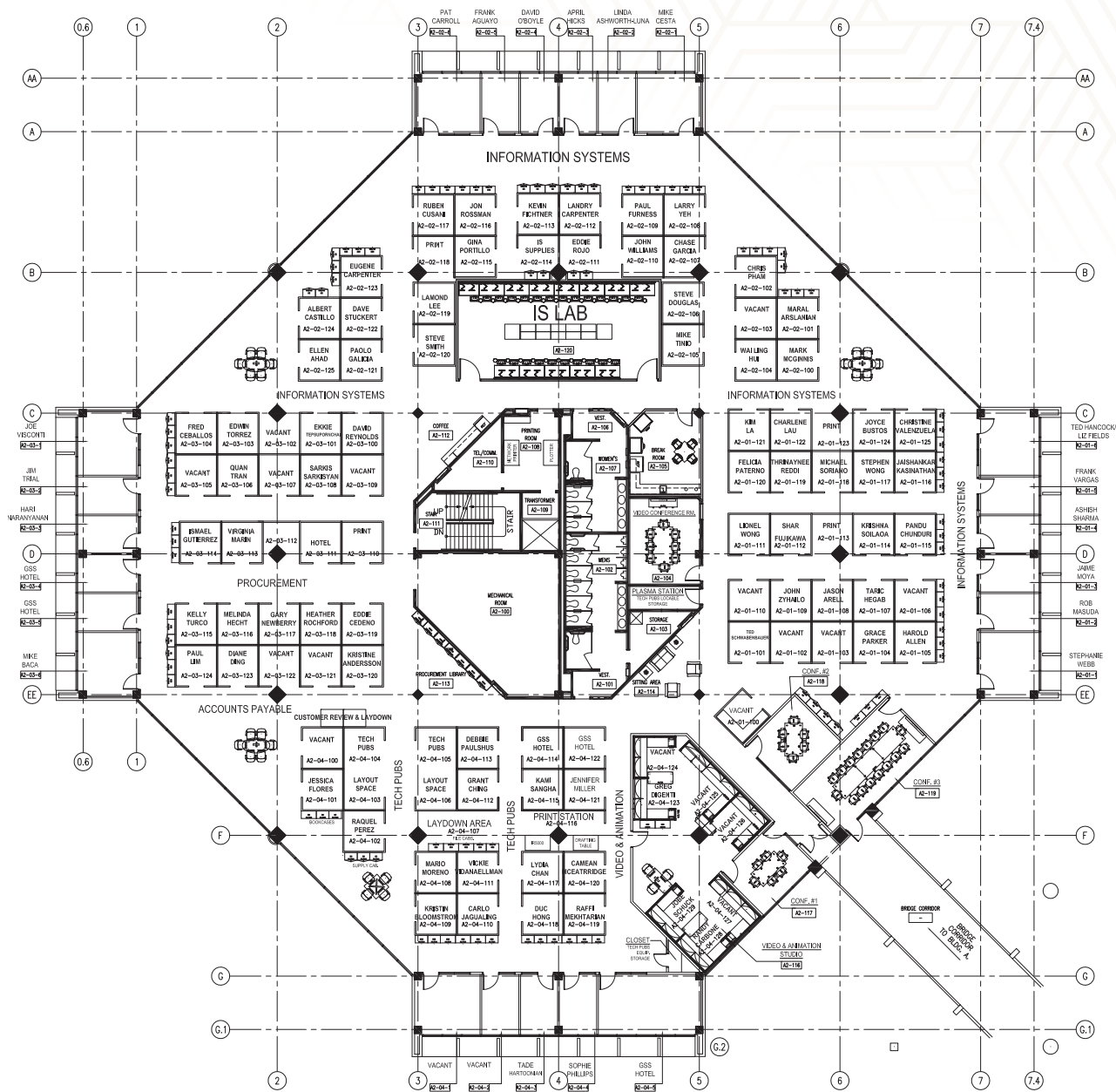
GROUND FLOOR - NORTH



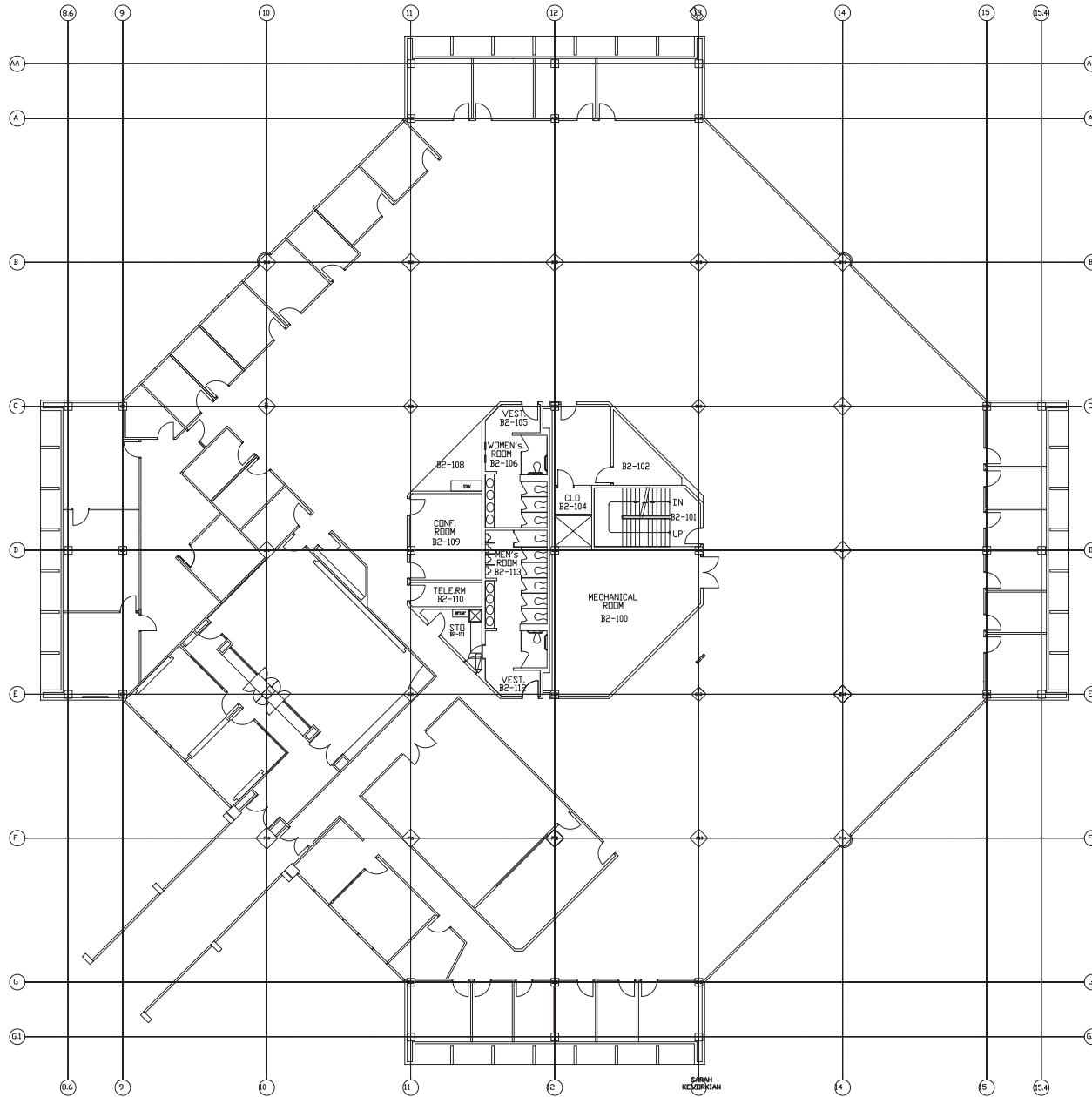
GROUND FLOOR - SOUTH



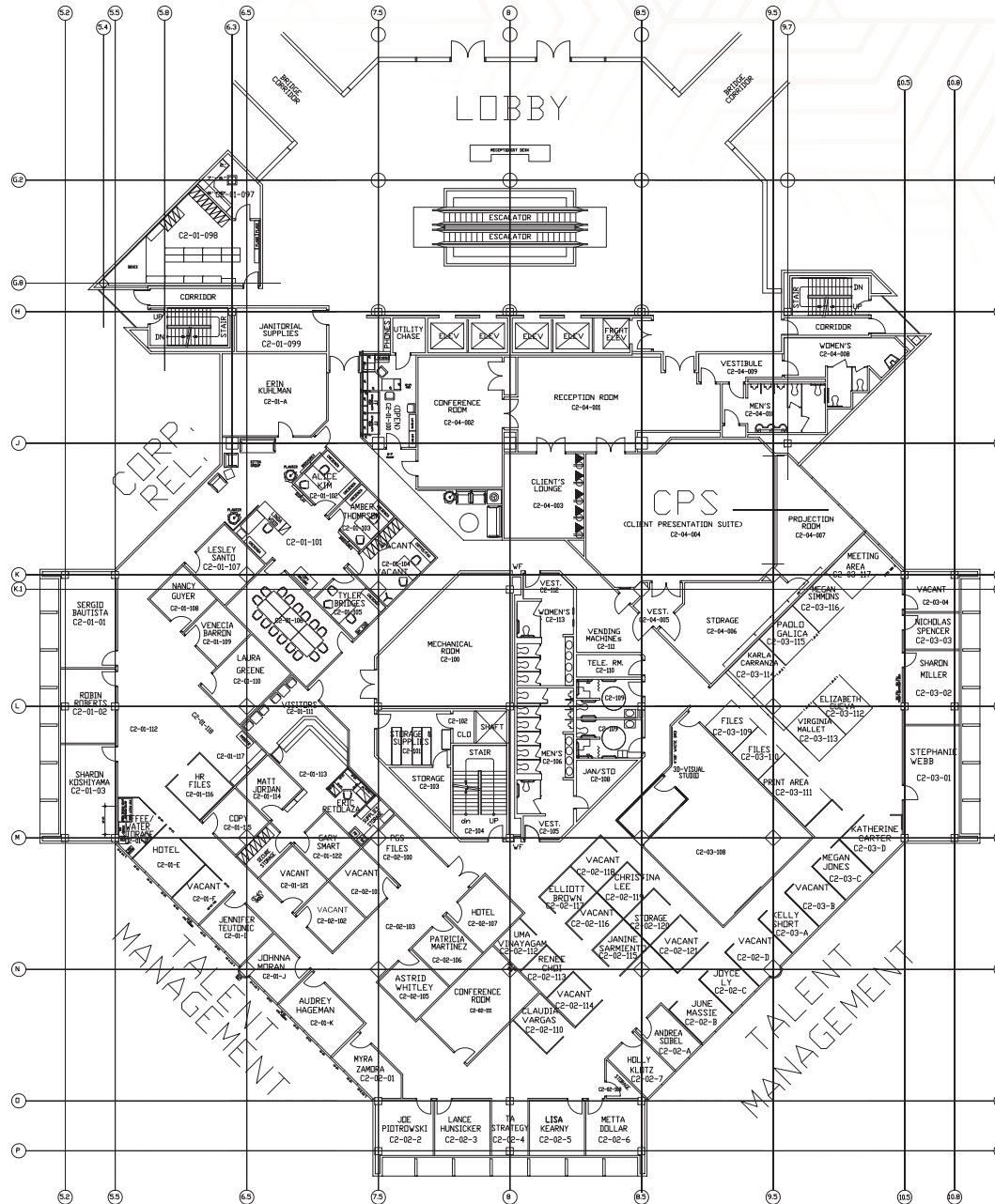
2ND FLOOR POD A



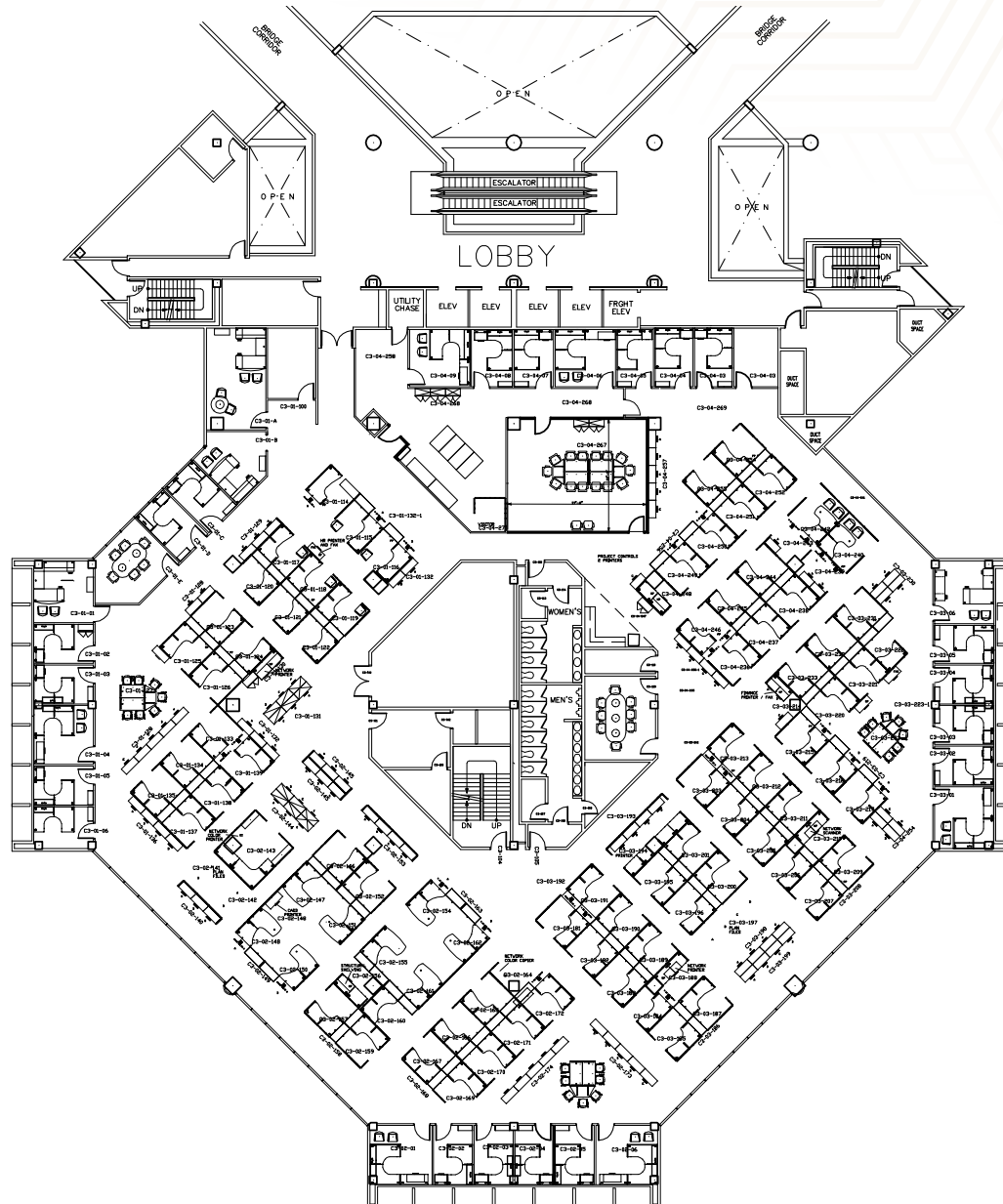
2ND FLOOR POD B



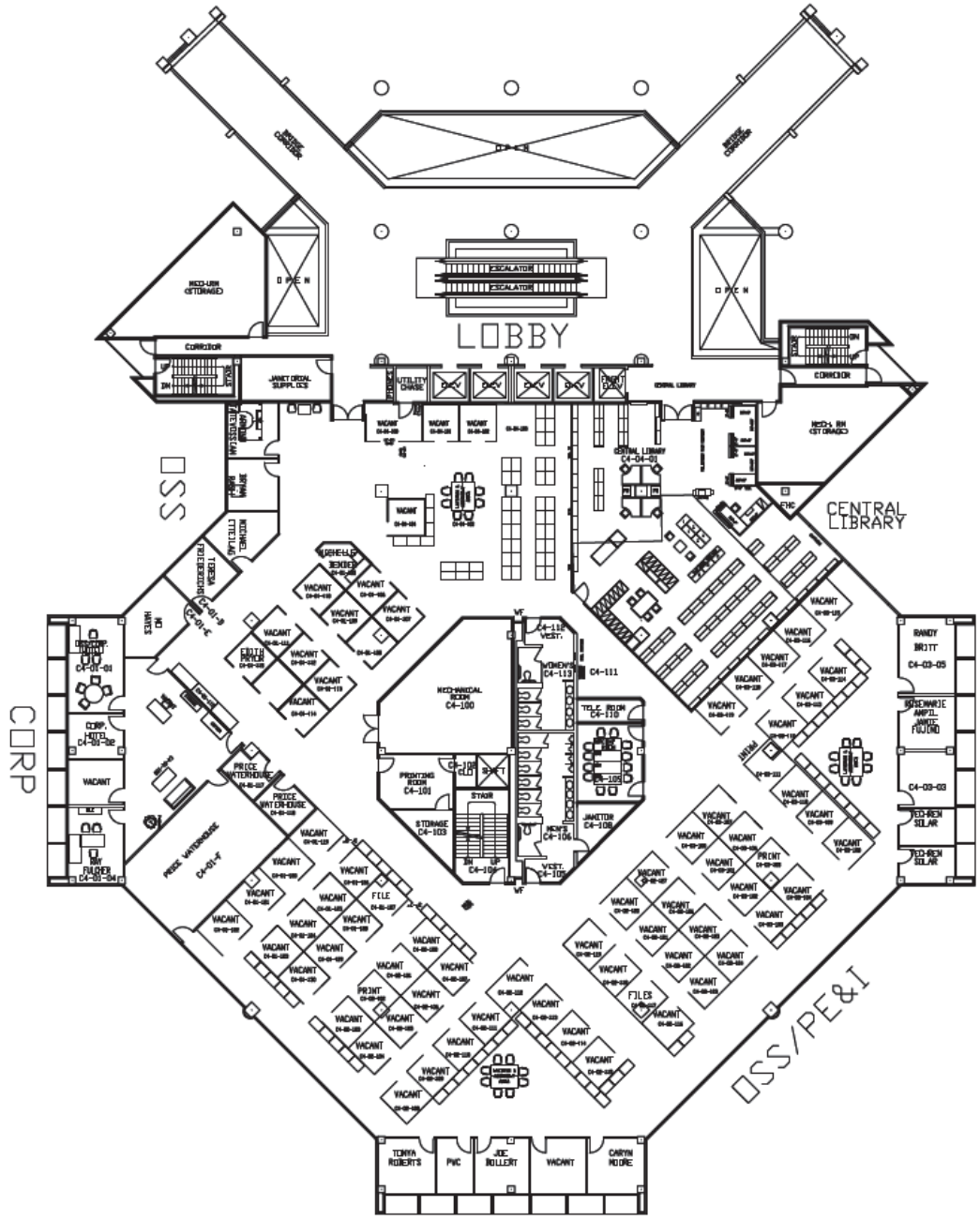
2ND FLOOR POD C



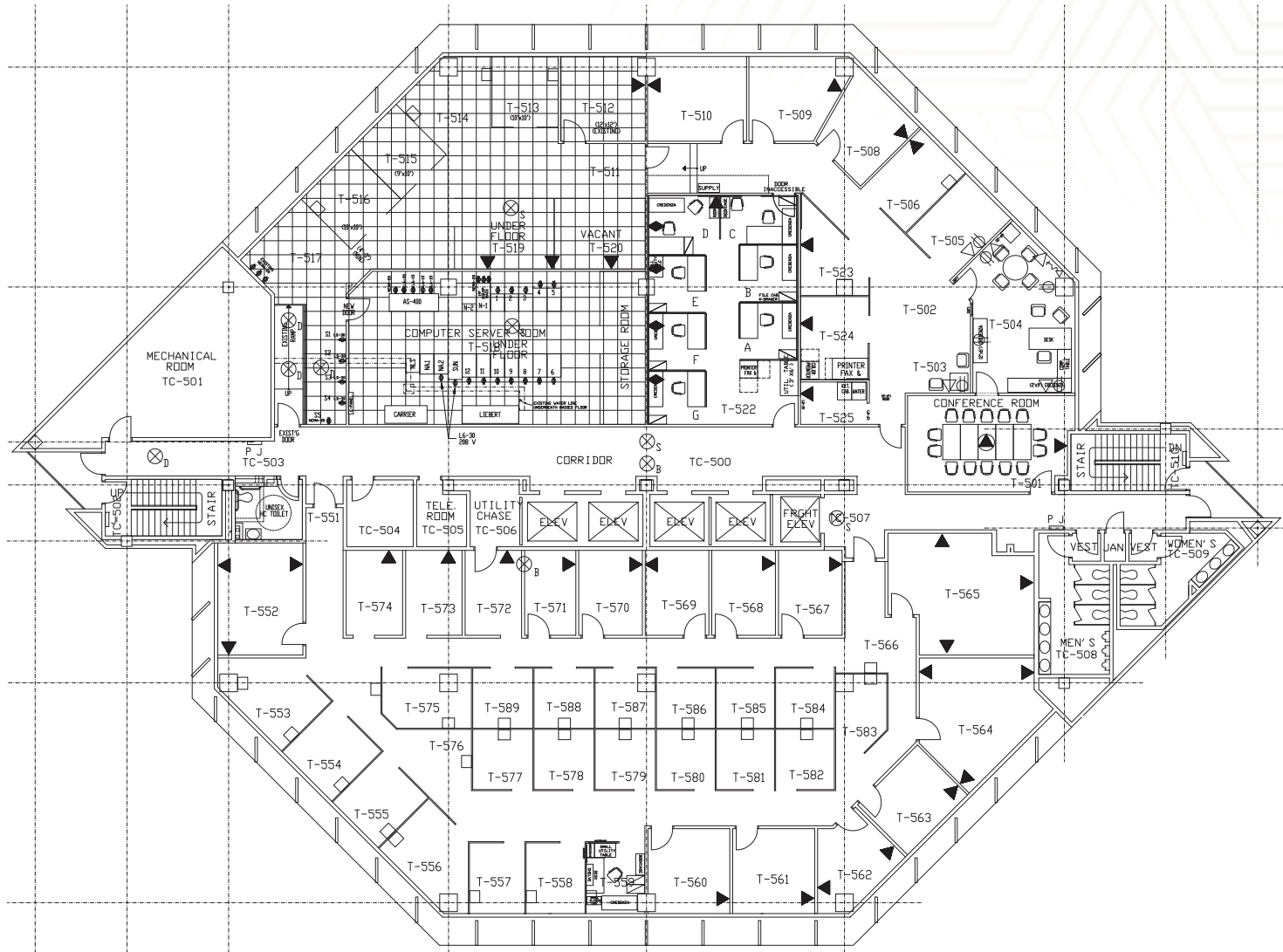
3RD FLOOR POD C



4TH FLOOR POD C



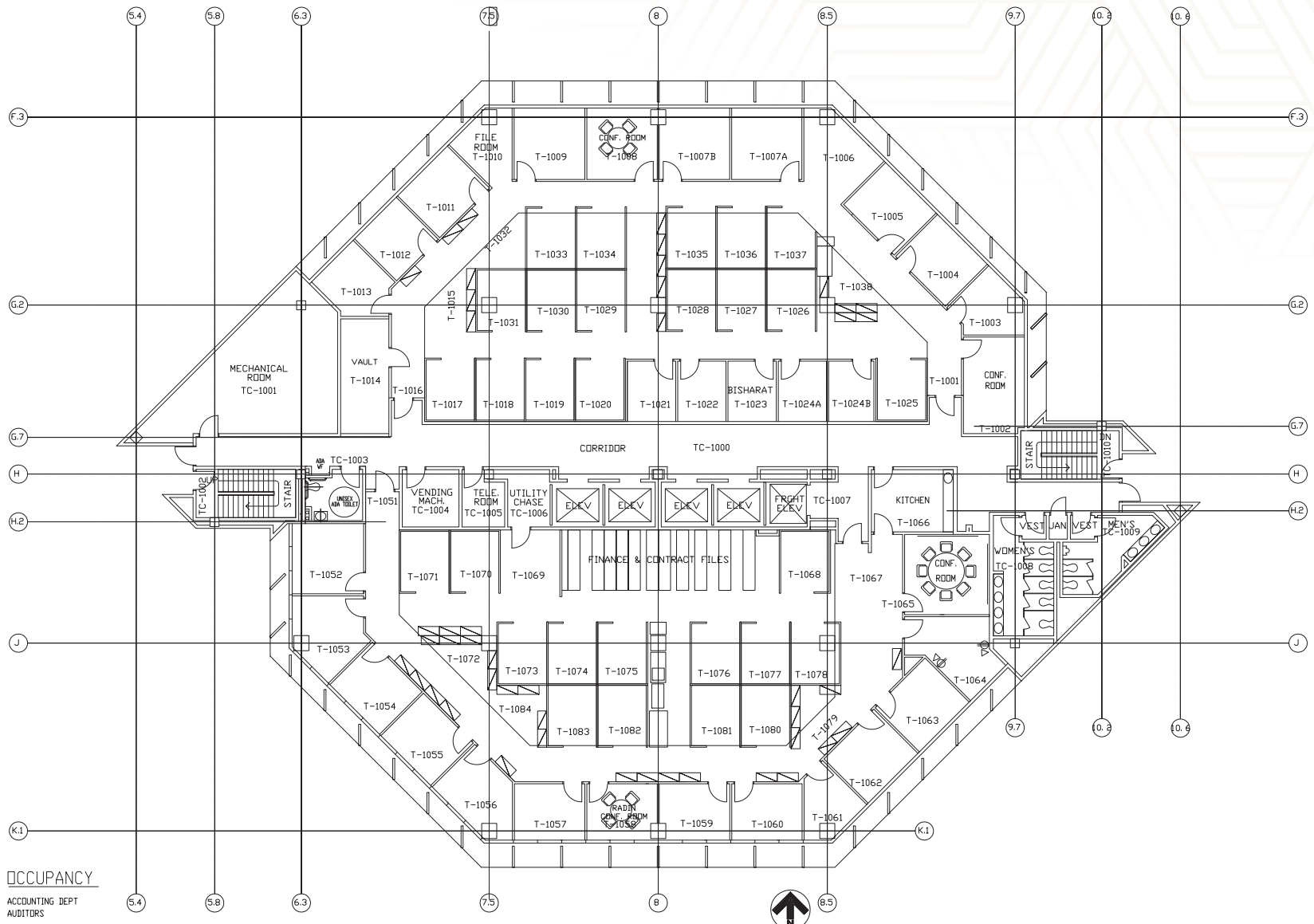
5TH FLOOR



9TH FLOOR

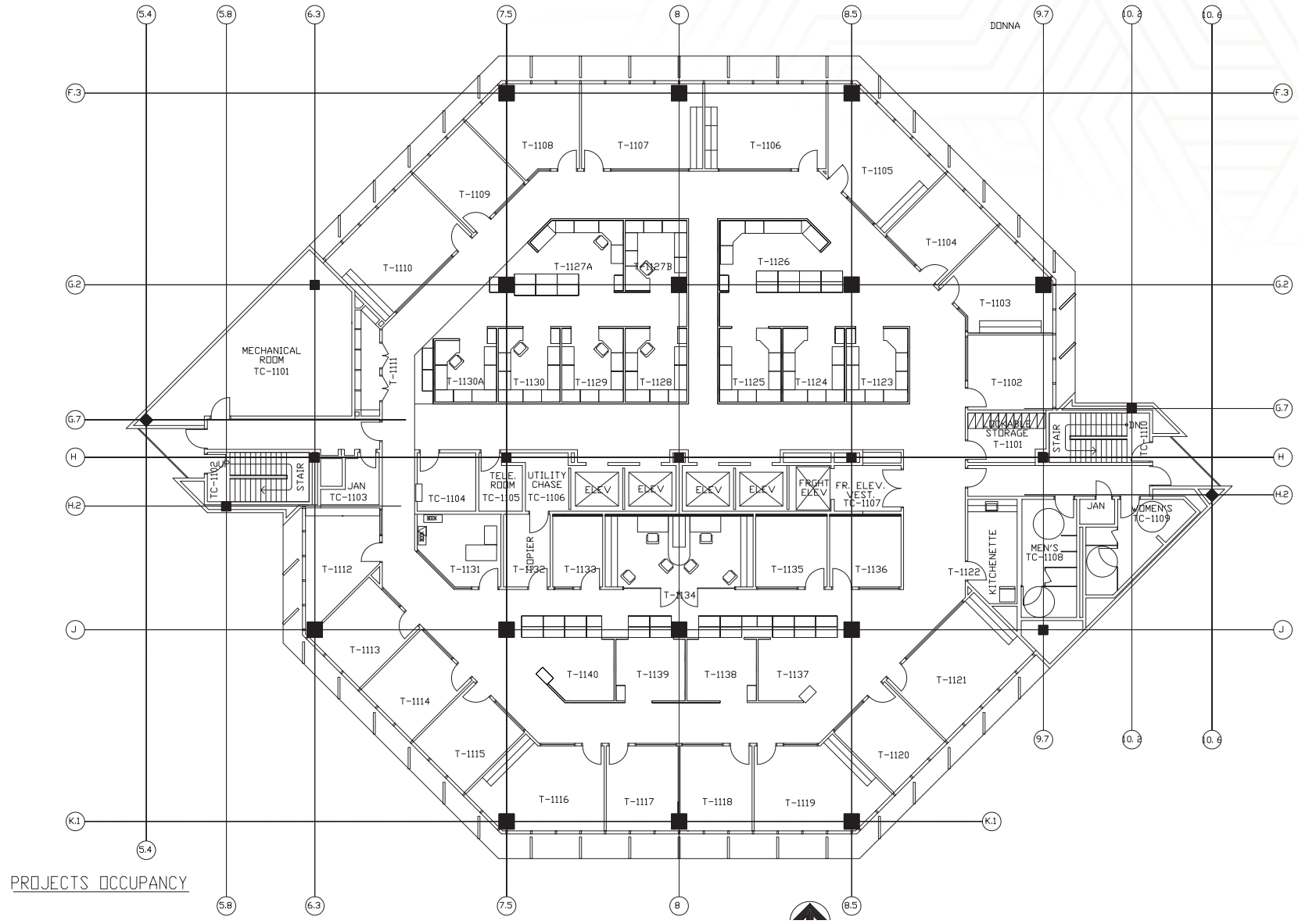


10TH FLOOR

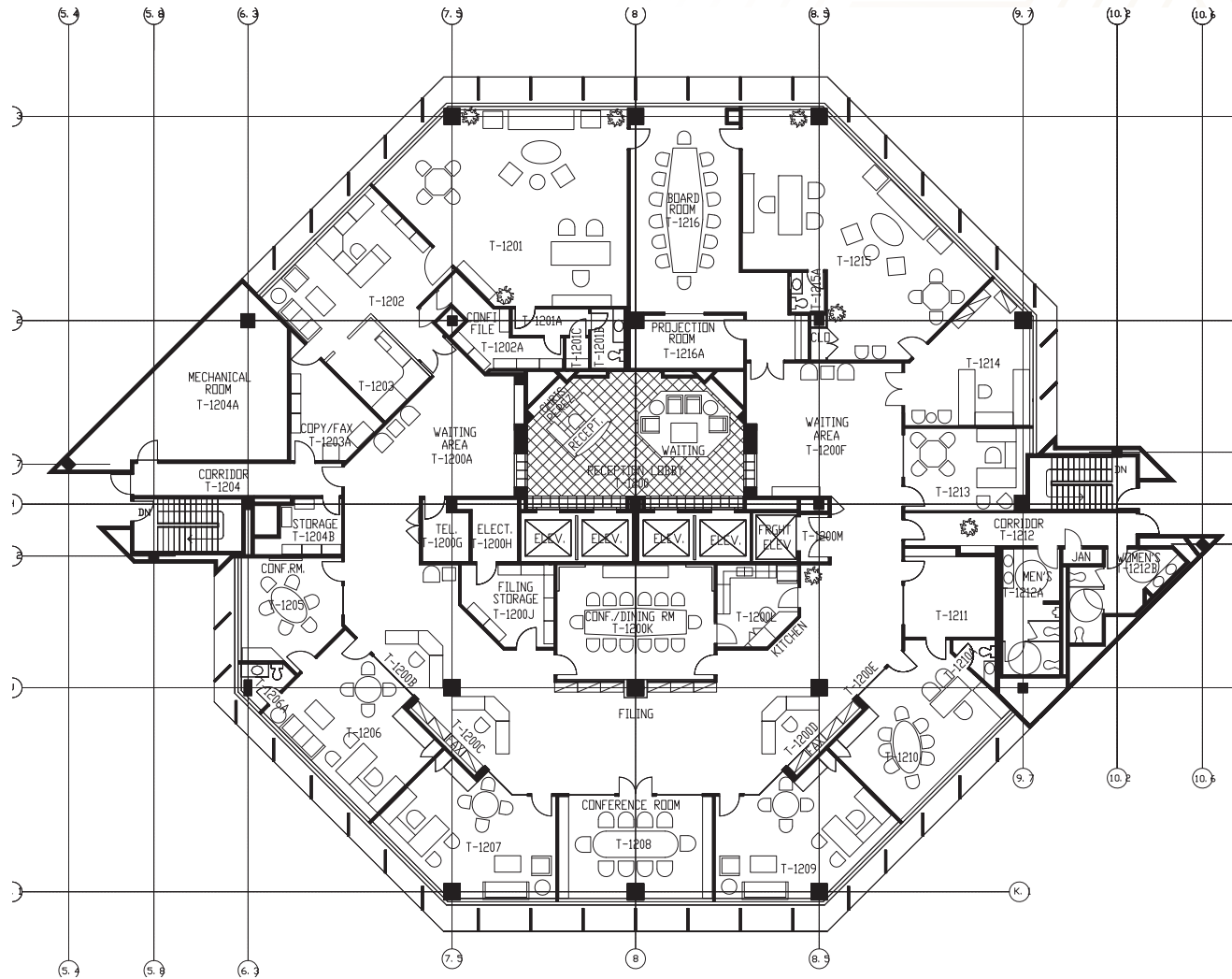


OCCUPANCY
 ACCOUNTING DEPT
 AUDITORS

11TH FLOOR



12TH FLOOR



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