

44 S Mentor Ave, Pasadena

Rare Pasadena Free-Standing Creative Office Building



Opportunity

- 4,701 SF Single-story building
- Layout includes lobby/reception area, 5 offices, conference room, presentation room, breakroom, storage/workshop area and open workspace.
- Located one block east of South Lake Avenue with direct access to Shoppers Lane.
- Easy access to stores and restaurants like Smitty's Grill, Sugar Fish, Lemonade, Green Street Cafe and Williams Sonoma
- Thatcher Medical is across Green Street and Huntington Hospital is only 2 miles away
- Close proximity to major freeways (i.e. 210, 134 and 410) and walking distance to the Gold Line station
- Prominent building signage

Parking

- 15 free surface parking spaces (Private Lot)

Rate & Term

- \$3.05/SF plus \$0.40/SF NNN
- 5-10 Year
- Available Now

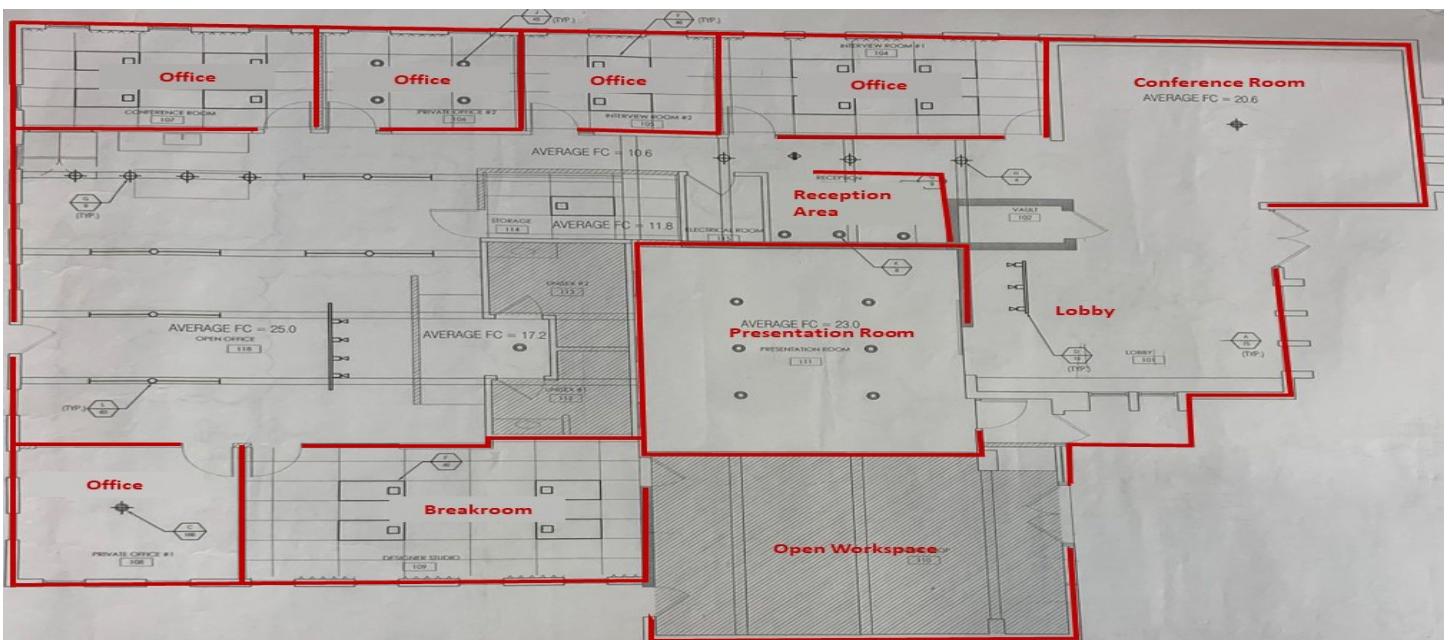
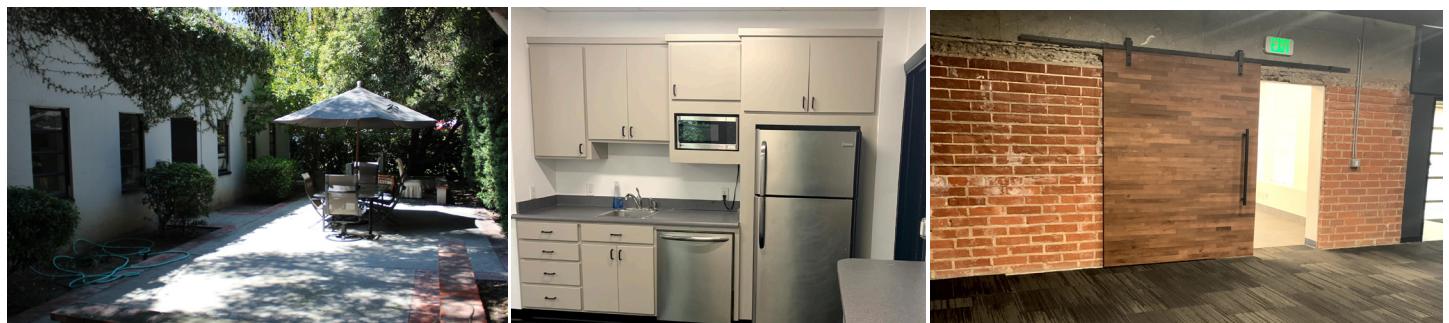
Property Details & Highlights

- The property has exposed ceilings, mix of polished concrete floors, carpet and unique pebble hallway, glass work, upscale lighting and private patio area
- Exposed brick
- Furniture systems included



Available

44 S Mentor Ave
Pasadena, CA



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avisonyoung.com

Hayden C. Eaves IV, Principal
D 213 471 7318
hayden.eaves@avisonyoung.com
DRE License 00964951

Kristen Sullivan, Associate
D 213 471 7316
kristen.sullivan@avisonyoung.com
DRE License 02022484