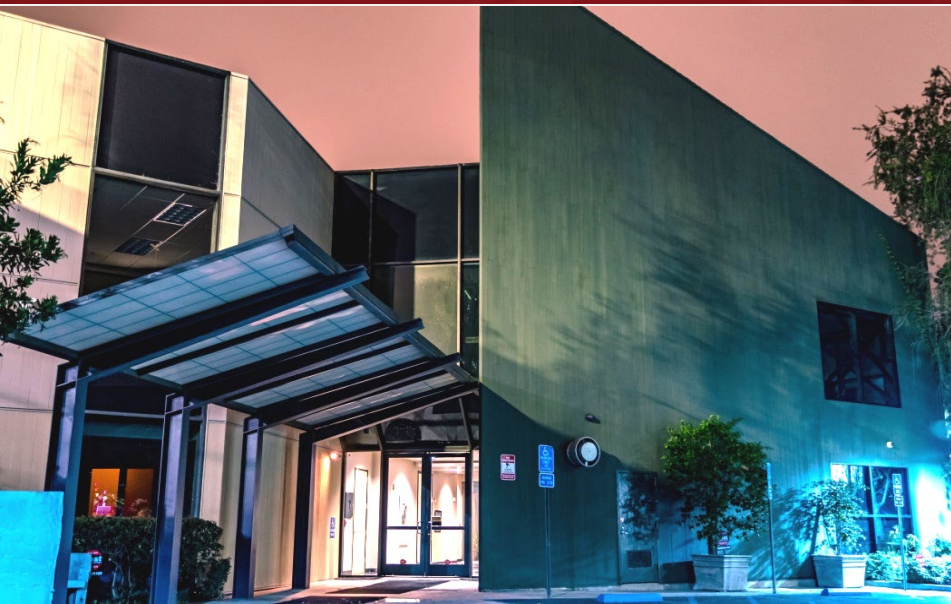


# GROUND FLOOR OFFICES FOR LEASE



## 150 S. ARROYO PARKWAY, PASADENA, CA

**AVAILABLE SPACE:** Suite 100 - Approximately 4,064 sq. ft. (Reception, admin area, conference room with glass, four (4) private offices, kitchen area, and open space for desks.)

Suite 103 – Approximately 1,371 sq. ft. (Three (3) offices, conference room, and kitchen area).

Both Suites 100 and 103 – Contiguous space approximately 5,435 rentable sq. ft.

**LEASE RATE:** \$2.50 per sq. ft., Full Service Gross.

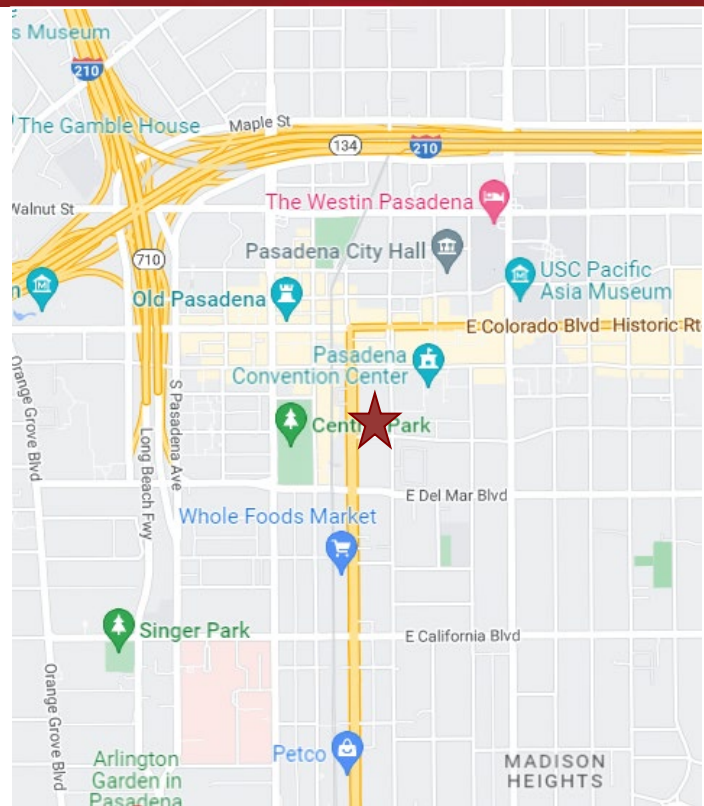
**AVAILABLE:** Suite 100 – Immediately.  
Suite 103 – January 1, 2025.

**PARKING:** Prorata share of free reserved parking spaces in the parking lot.

**AMENITIES:**

- \* Beautiful lobby.
- \* Suites have an abundance of light with numerous windows.
- \* State of the art security cameras for lobby area and parking areas.
- \* Walking distance to Houston's, Parkway Grill, Whole Foods, and Old Town Pasadena retail.
- \* AT&T fiber access.
- \* Easy access to 210 and 110 freeways.

**PLEASE MAKE APPOINTMENT WITH BROKER.**



For more Information, Contact:

**Dan Alle**

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

(626) 483-6358

**Julie Alle**

[jalle@redstonecre.com](mailto:jalle@redstonecre.com)

Lic. # No. 01889085

(626) 864-3927

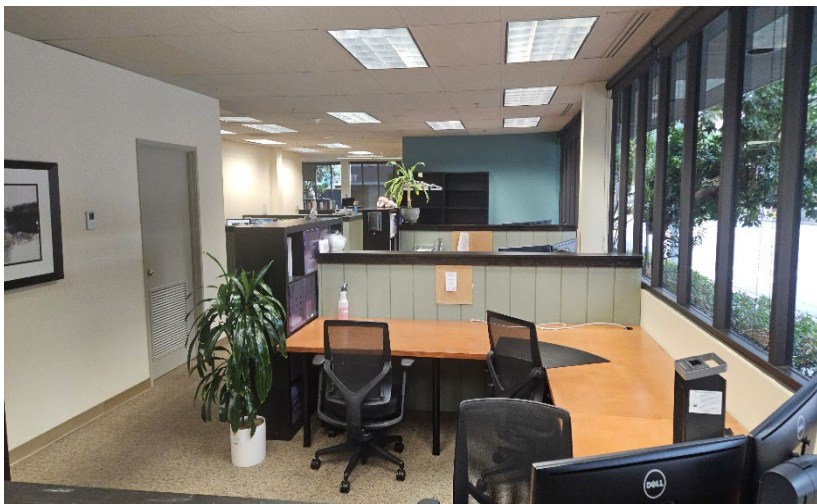


All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

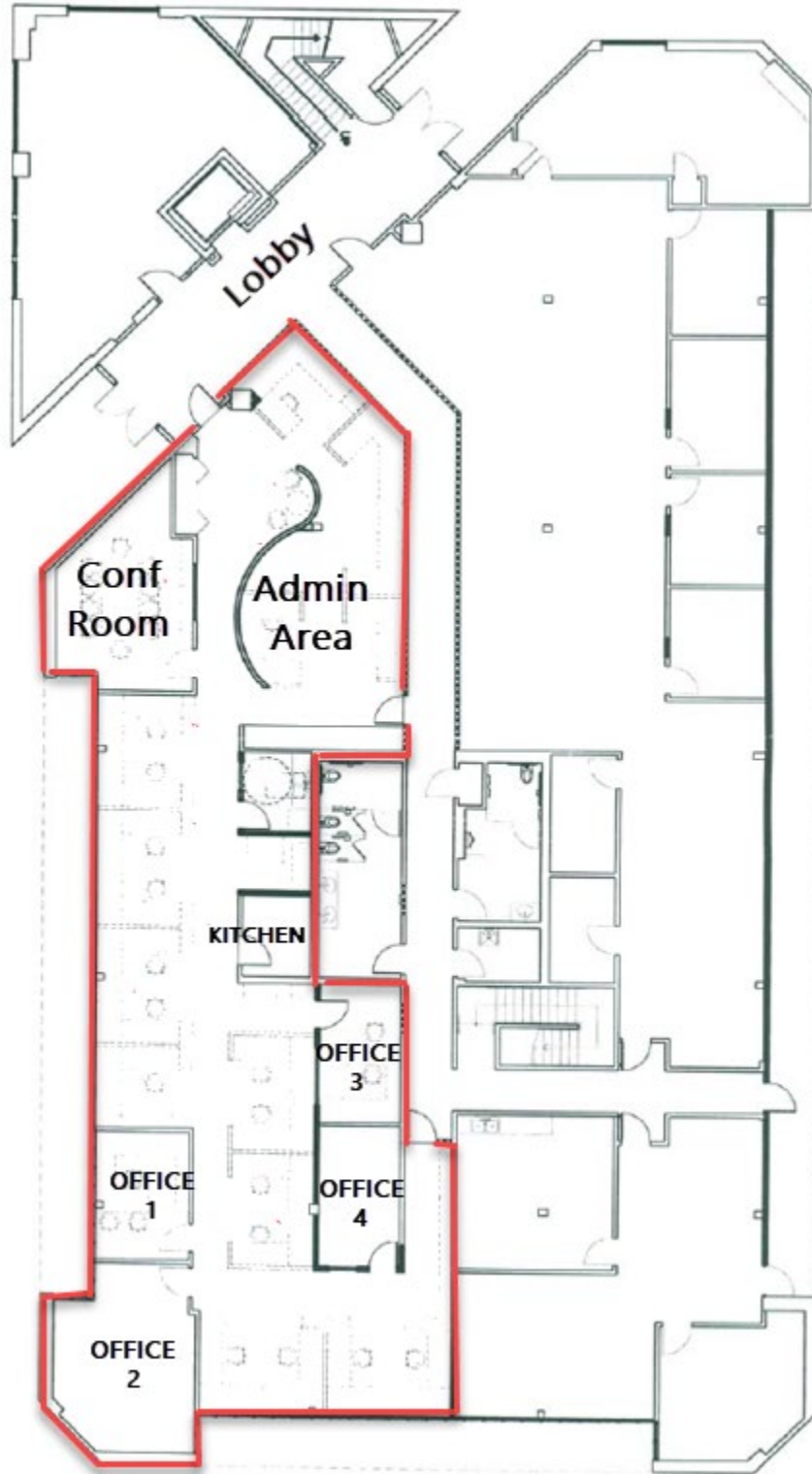


# 150 S. ARROYO PARKWAY

## SUITE 100 - INTERIOR PICTURES



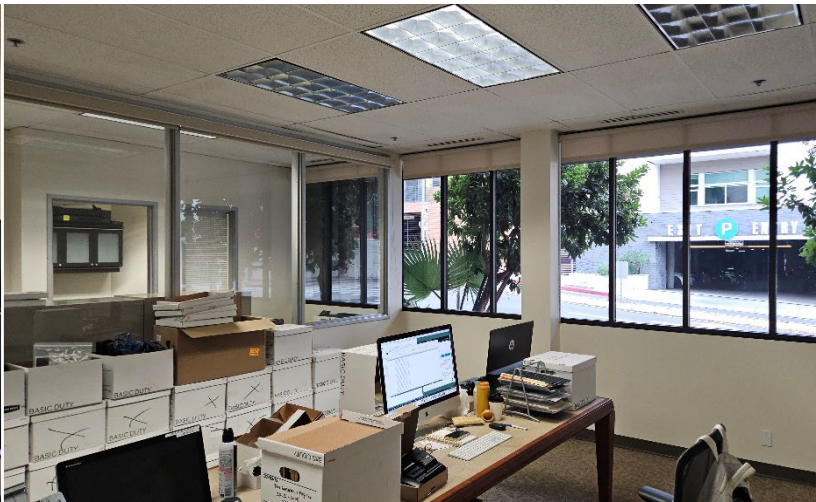
150 S. ARROYO PARKWAY  
SUITE 100



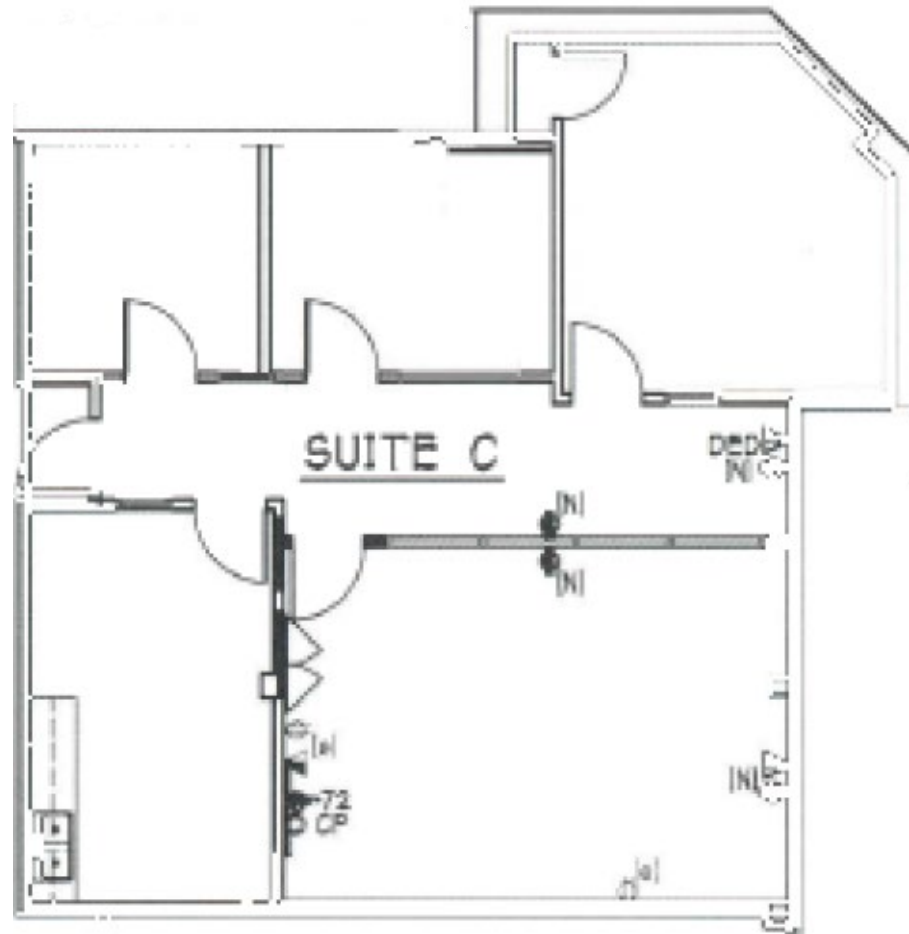


# 150 S. ARROYO PARKWAY

## SUITE 103 - INTERIOR PICTURES



150 S. Arroyo Parkway, Pasadena  
SUITE 103 - 1,371 SF





# 150 S. ARROYO PARKWAY PASADENA





## Amenity Map





# AERIAL VIEW OF 150 S. ARROYO PARKWAY

