

# 161

PASADENA  
AVENUE  
*Pasadena*



## FOR SUBLEASE

CREATIVE OFFICE | WAREHOUSE

# SUBLEASE

161 PASADENA AVENUE, B  
PASADENA, CA 91030

Incredible opportunity to sublease a creative office in the Arroyo Gateway Business Park at the border of South Pasadena/Highland Park.

DETAILS

## RATE

\$2.80 MG

## TERM

06/30/2028

## SIZE

4,800 SF

## PARKING

3/1,000

## LISTING TEAM



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## REIMAGINED CREATIVE COMPOUND

A bright building with dramatic exposed wood trusses in the Arroyo Gateway Business Park. The property offers a mix of private offices, a glass-front reception/lounge, two brick-accented conference rooms, a full kitchen, open studio space, and a back workshop/warehouse.

*Flexible layout for multiple configurations and uses.*

## INDUSTRIAL-CHIC FINISHES

Exposed brick feature walls, wide-plank wood flooring, and polished concrete run throughout, paired with updated interior lighting and a wall of glass at the entry that fills the space with natural light.

## IN GOOD COMPANY

Located along a creative corridor neighboring Mount Washington and Highland Park.



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# NEIGHBORHOOD AMENITIES

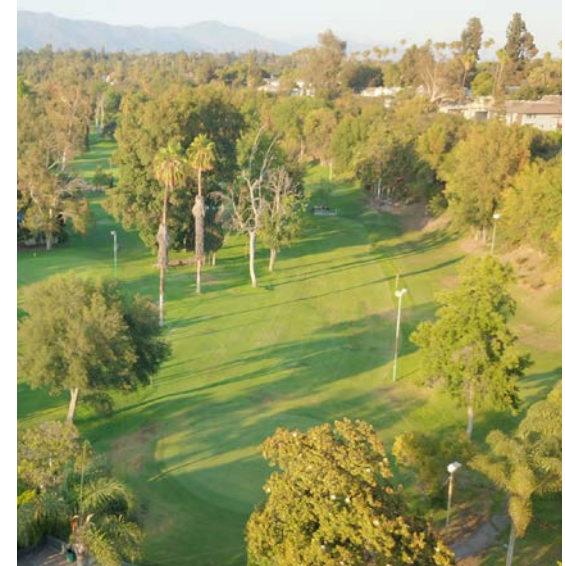
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📍 HIGHLY LIKELY



📍 VILLAS TACOS



📍 ARROYO SECO GOLF COURSE



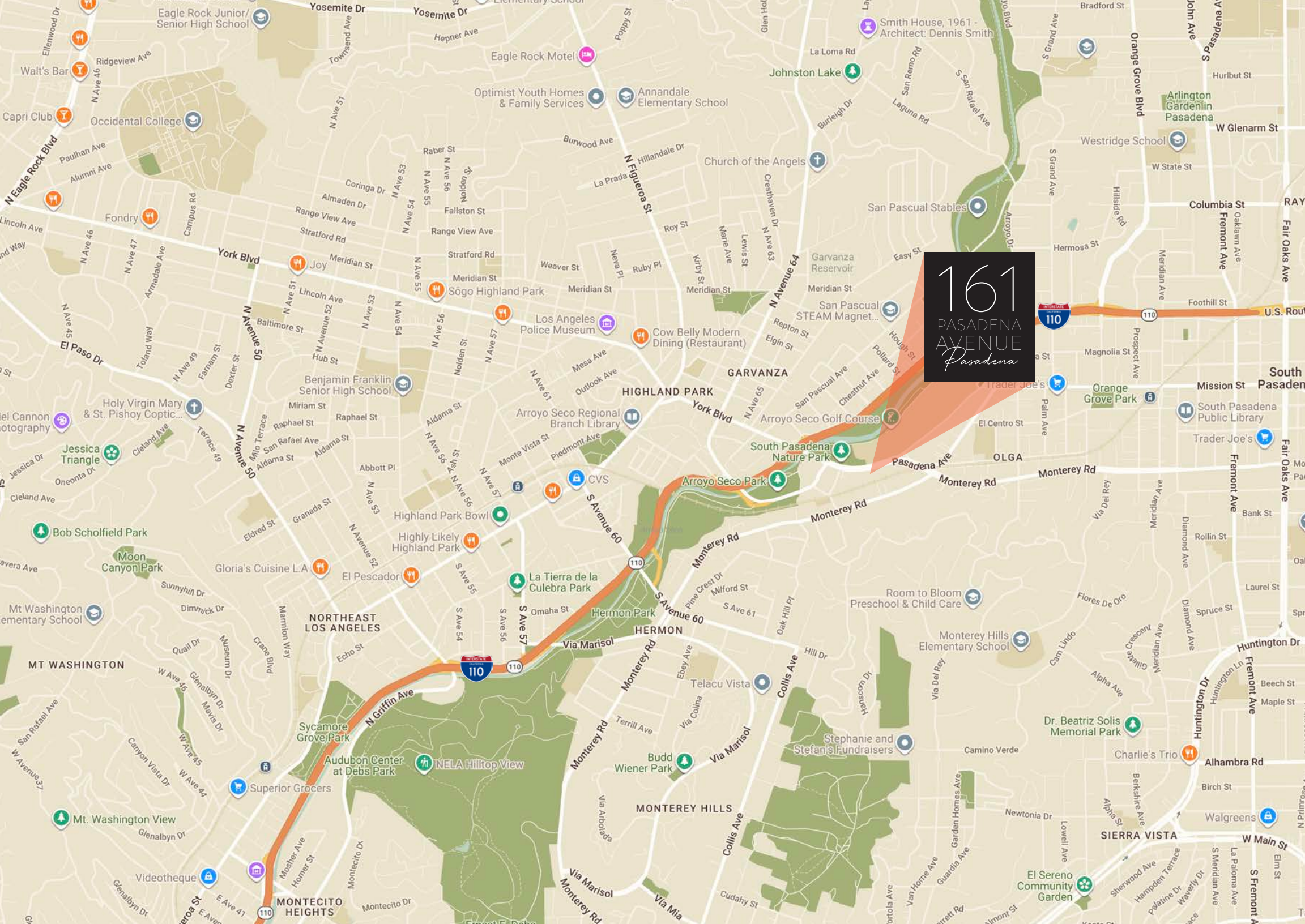
📍 PENNY'S BURGERS



📍 KITCHEN MOUSE CAFE



📍 TRADER JOES



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