

150 S. Los Robles Avenue

Pasadena's Best Low Cost High Rise Opportunity

150 S. LOS ROBLES AVENUE

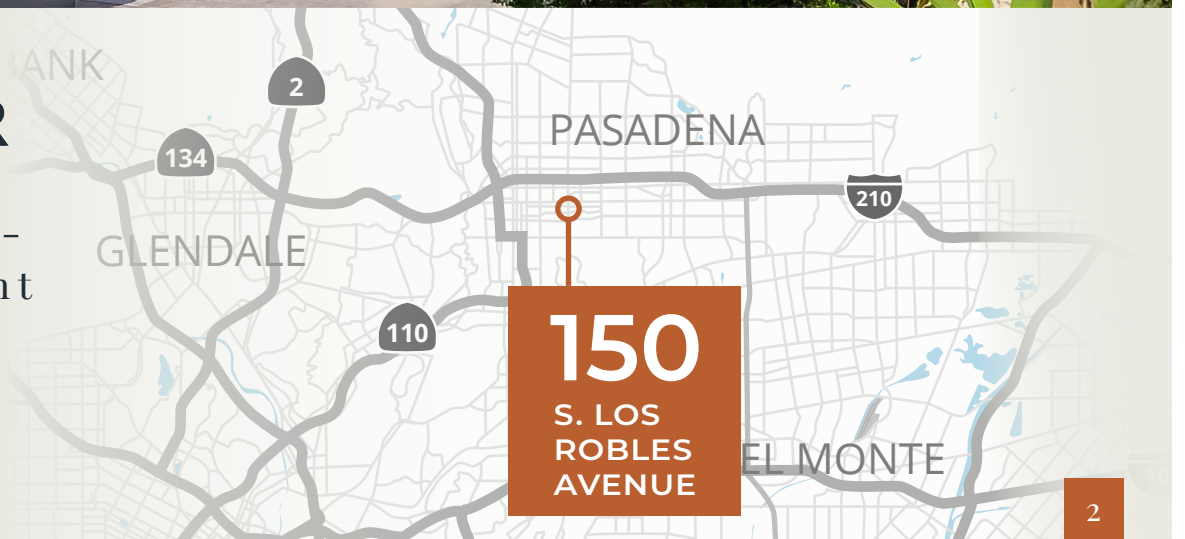
Colliers



CLASS A OFFICE TOWER

Professionally owned with best in-class on-site property management

Walkable amenities, restaurants, and retail





WHY 150 S. LOS ROBLES ? AVENUE



Asking Rate:
\$2.95/RSF (Full Service)



Parking: 3/1000
Monthly Parking Rates:

- Reserved \$160
- Unreserved \$115
- Tandem Space \$130



Sensible Class A Office Space within walking distance to The Paseo, Old Pasadena, and South Lake Avenue



Offering various-sized suites with updated finishes



New Fitness Center



Newly remodeled lobby with on-site security and property management



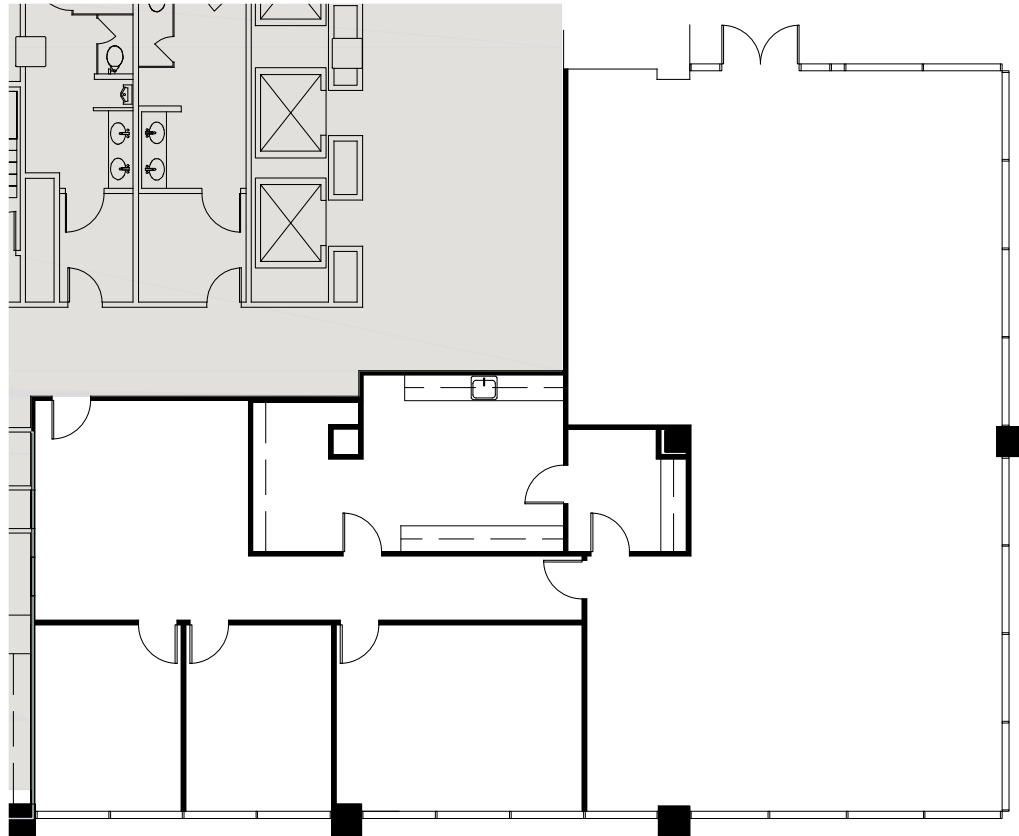
Adjacent to the Pasadena Hilton which offers its restaurant, bar/lounge, and shuttle service to Hollywood Burbank Airport & LAX to the office tenants

WHAT'S AVAILABLE?

Suites	RSF	Availability	Asking Rate	
100	4,095	Vacant	\$2.95 FSG	
450	2,184	Vacant	\$2.95 FSG	
480	3,851	Vacant	\$2.95 FSG	
500	17,488	Vacant	\$2.95 FSG	Full Floor
620*	1,732	Vacant	\$2.95 FSG	
650*	2,344	Vacant	\$2.95 FSG	*Contiguous for 6,214 RSF
665*	2,138	Vacant	\$2.95 FSG	
675	2,474	Vacant	\$2.95 FSG	
700*	5,204	Vacant	\$2.95 FSG	*Contiguous for 8,622 RSF
720	898	Vacant	\$2.95 FSG	
760*	3,418	Vacant	\$2.95 FSG	*Contiguous for 8,622 RSF
830	3,148	Vacant	\$2.95 FSG	
900	2,532	Vacant	\$2.95 FSG	



1ST FLOOR PLAN



Available Suite

Suite 100
4,095 RSF

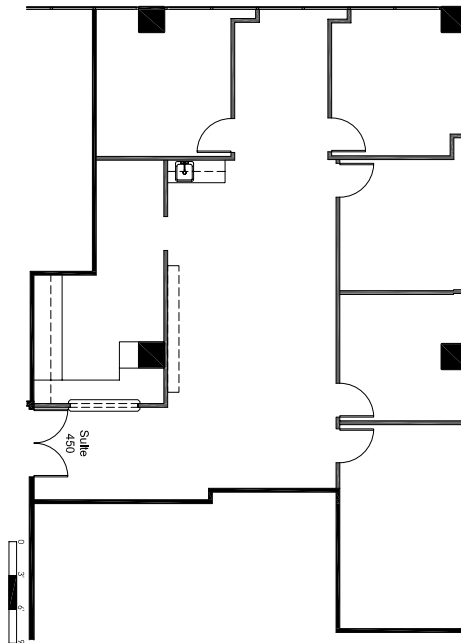
4TH FLOOR PLAN

Available Suites

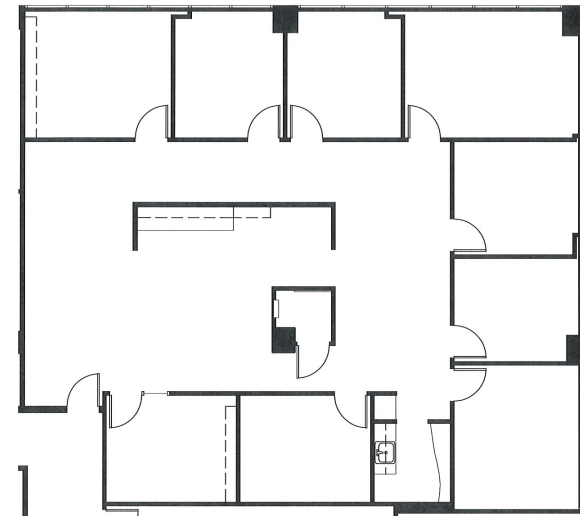
Suite 450 - 2,184 RSF

Suite 480 - 3,851 RSF

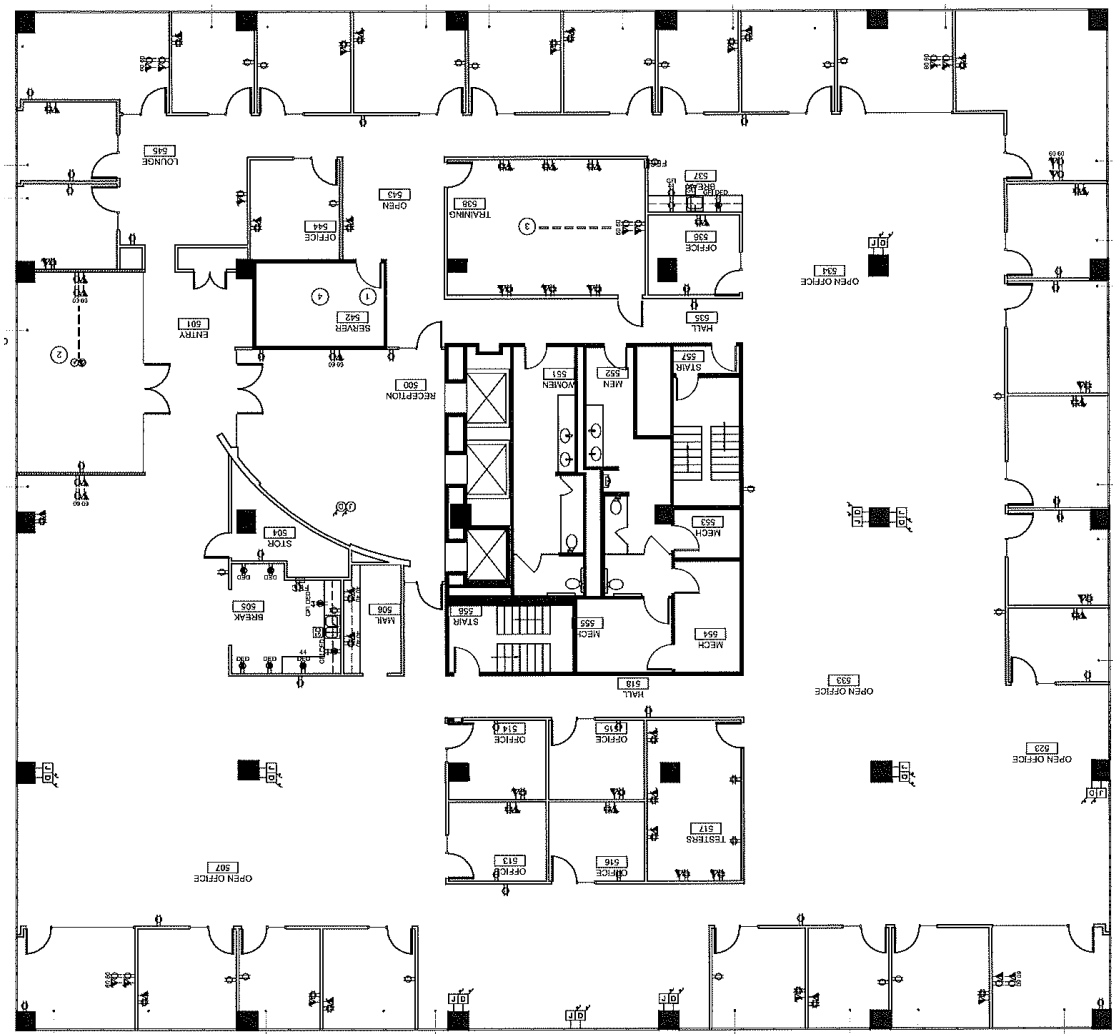
Suite 450



Suite 480



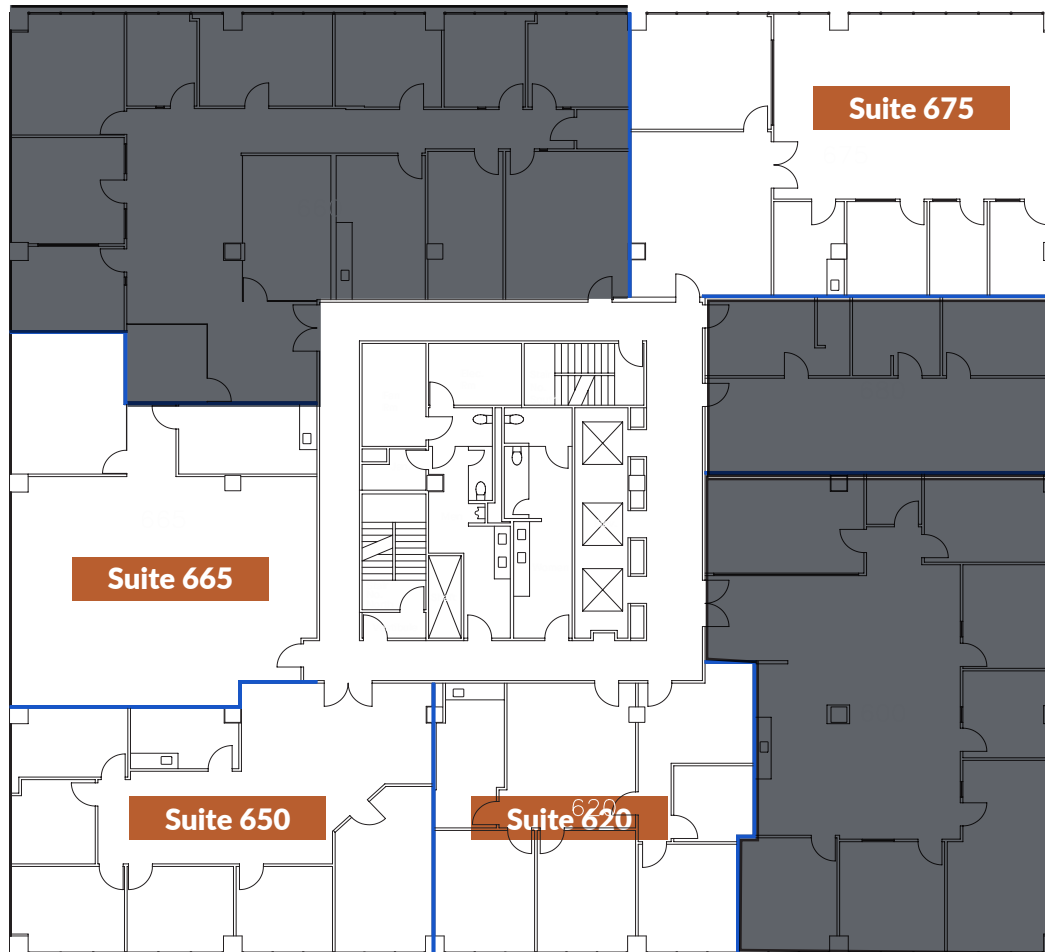
5TH FLOOR PLAN



Available Suite

Suite 500
17,488 RSF

6TH FLOOR PLAN



Available Suites

Suite 620 - 1,732 RSF*

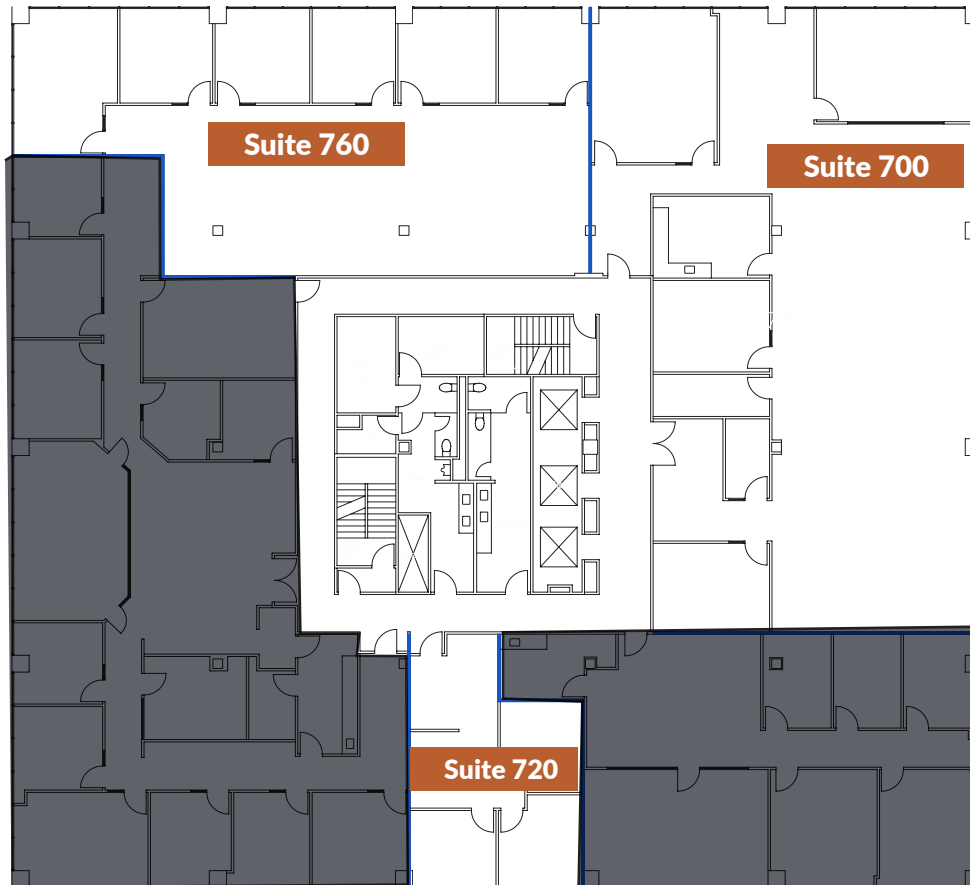
Suite 650 - 2,344 RSF*

Suite 665 - 2,138 RSF*

Suite 675 - 2,474 RSF

*Contig: 6,214 RSF

7TH FLOOR PLAN



Available Suites

Suite 700 - 5,204 RSF*

Suite 720 - 898 RSF

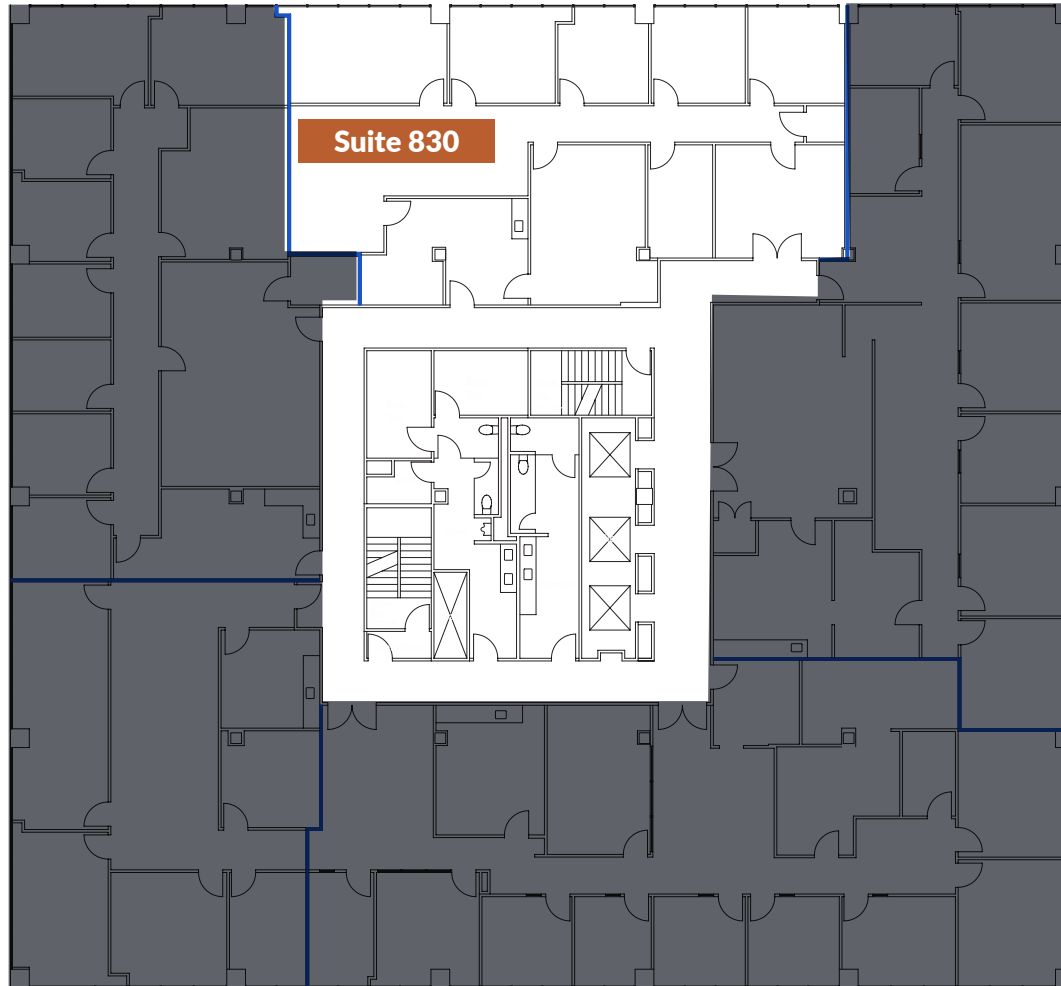
Suite 760 - 3,418 RSF*

*Contig. 8,622 RSF

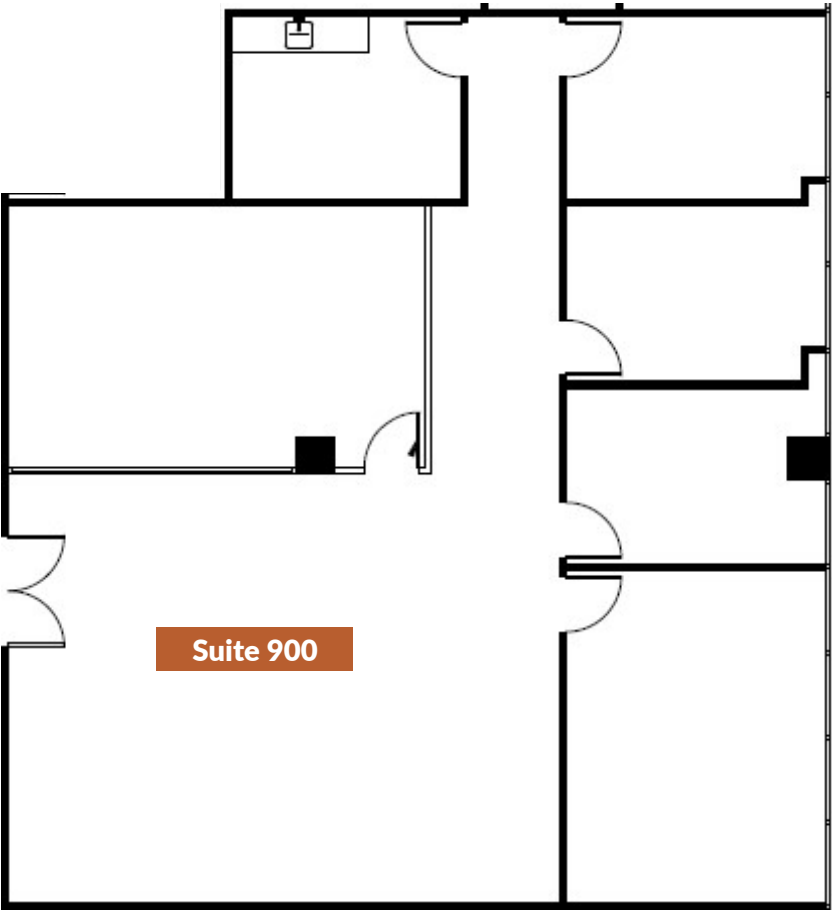
8TH FLOOR PLAN

Available Suites

Suite 830 - 3,148 RSF



9TH FLOOR PLAN



Available Suites

Suite 900 - 2,532 RSF

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