

# 87 N RAYMOND AVE

P A S A D E N A , C A 9 1 1 0 3

*Creative Offices for Lease*

**MACVAUGH & CO**  
Commercial Real Estate Services



# AVAILABILITY

## SUITE 200

- 3,228 SQFT @ \$2.75/SF FSG
- 4 offices, open workspace, storage and restroom.

## SUITE 500

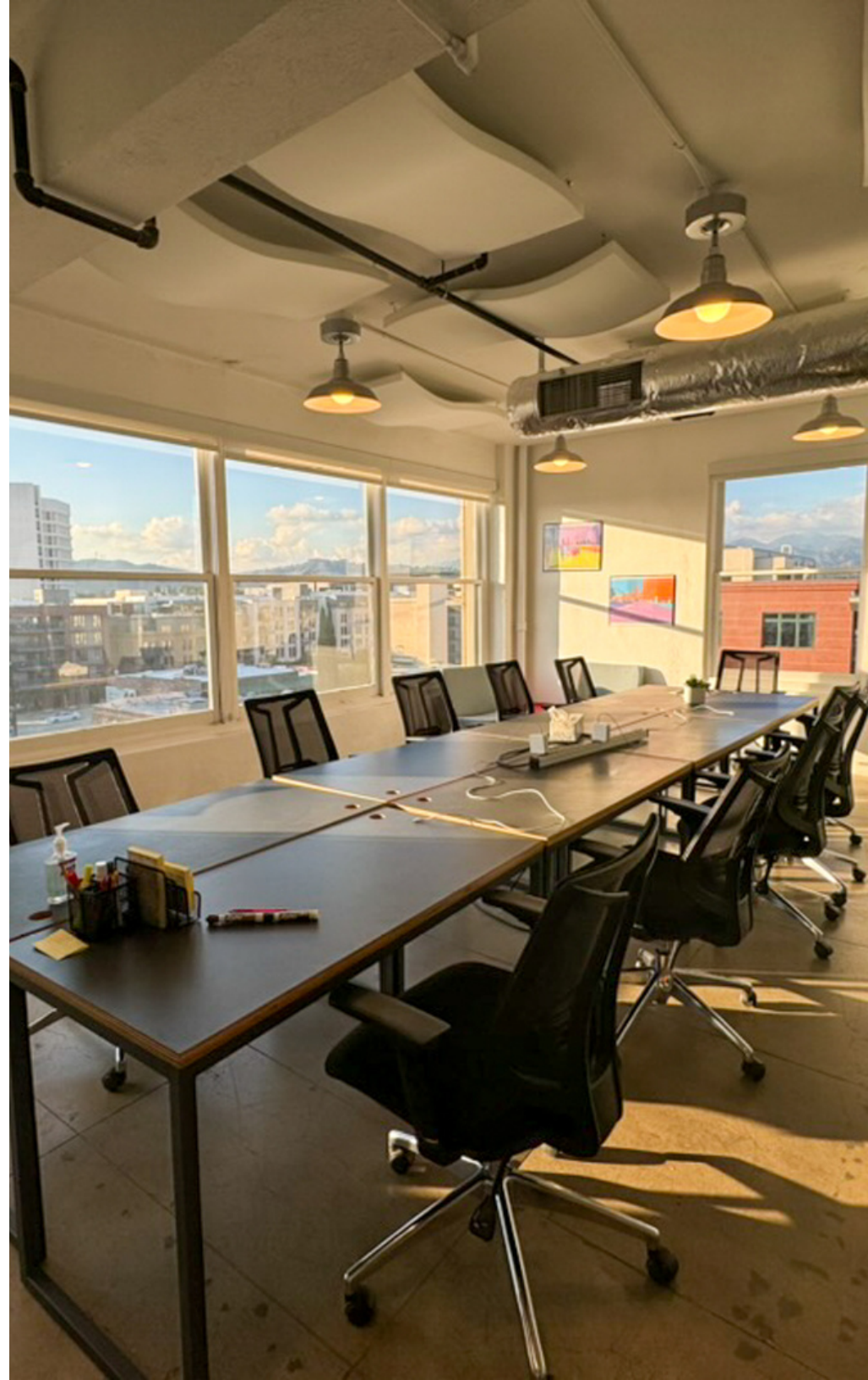
- 4,775 SQFT @ \$2.75/SF FSG
- 20 carpeted offices, kitchenette, private restrooms

## SUITE 700

- 2,636 SQFT @ \$2.75/SF FSG
- 1 office, conference room, open workspace, kitchenette and shared restrooms

## SUITE 750

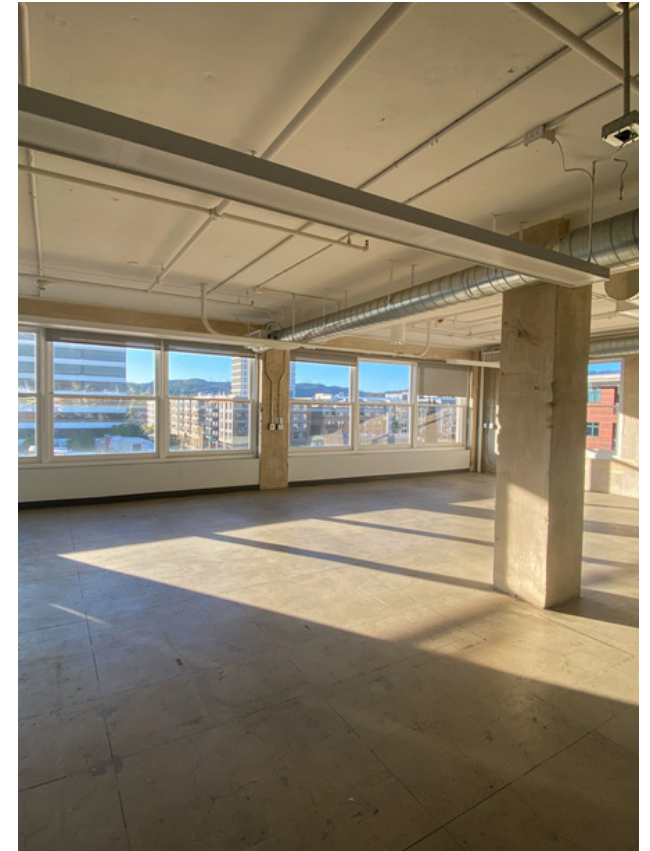
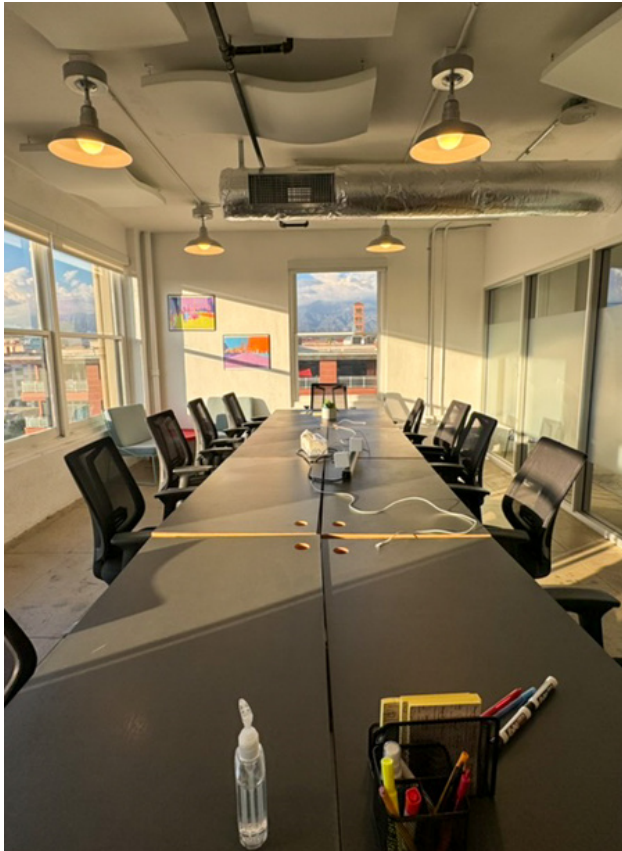
- 2,300 SQFT @ \$2.75/SF FSG
- 1 office, conference room, open workspace and kitchenette



# DESCRIPTION

Creative offices located in the heart of Old Pasadena. Blocks away from Colorado Blvd and neighboring Holly St and Union St. Renovated in 2013, each floor features concrete flooring, private restrooms, a kitchenette and views of Pasadena/the San Gabriel Mountains. Floors can be taken as a whole or divided. Multiple layouts are possible. 24/7 secured access.

Osawa and Chado Tea Room occupy the first floor retail. Additional neighboring retailers include Bodegon No. 69, Bone Kettle, Emblush Beaute, Kaviar Sushi and The Blind Donkey. Multiple parking lots are available nearby on Raymond Ave and Union St at a monthly cost.





# PASADENA, CA CITY INFORMATION

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- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare





