

[199] S Los Robles Avenue

PASADENA | CA

Modern
Offices with
Old Town
Pasadena
Access

Colliers

199 South Los Robles

199

199 South Los Robles



8-Floor Class A office building in central Pasadena

On-site café and bottleshop offering added daily convenience

Secure subterranean parking with direct access to all floors (3.0/1,000)

Immediate connectivity to the I-210, CA-134, and CA-110 freeways

Revitalized lobby and modern on-site amenities, including a conference center, tech lounge, and fitness center

Steps from The Paseo and Old Town Pasadena, with access to dining, retail, and neighborhood amenities

Just half a mile from the Del Mar Metro Station for effortless regional access

PROPERTY HIGHLIGHTS.



NEIGHBORING AMENITIES

[199]
S Los Robles Avenue

Bath & Body Works[®] EQUINOX BOWLING & ARCADE ROUND1
Brighton. salonrepublic H&M TOMMY HILF TOMMY BAHAMA
west elm The Good Feet Store OPEN BOOK
REGAL WAGYU MASTER WUSHILAND BOBA YARD HOUSE STARBUCKS

Del Mar Metro Station

THE PASEO

HYATT PLACE

RUTH'S CHRIS STEAK HOUSE

Javier's 85°
Agnes MIO★ PANE

Old Pasadena

Fleming's PRIME STEAKHOUSE & WINE BAR



410/ 
±2,817 SF
Available Immediately

700/ 
±22,024 SF *
Available Immediately

810^A/ 
±2,183 SF
Spec Suite
Available 2026 Q3

810^B/ 
±4,873 SF
Spec Suite
Available 2026 Q3


810^C/ 
±3,185 SF
Spec Suite
Available 2026 Q3

840/ 
±3,696 SF
Available with 60
days notice

860/ 
±1,051 SF
Available Immediately

* Suite 700 is divisible

Availabilities;

Click on each  to go to the suite plan.

[199]
**S Los Robles
Avenue**

PASADENA | CA

Modern Lobby; —



Outdoor Retreat;



A building that makes a strong first impression on your clients and guests.

On-site amenities that your employees will love.

Conference & Fitness Center;

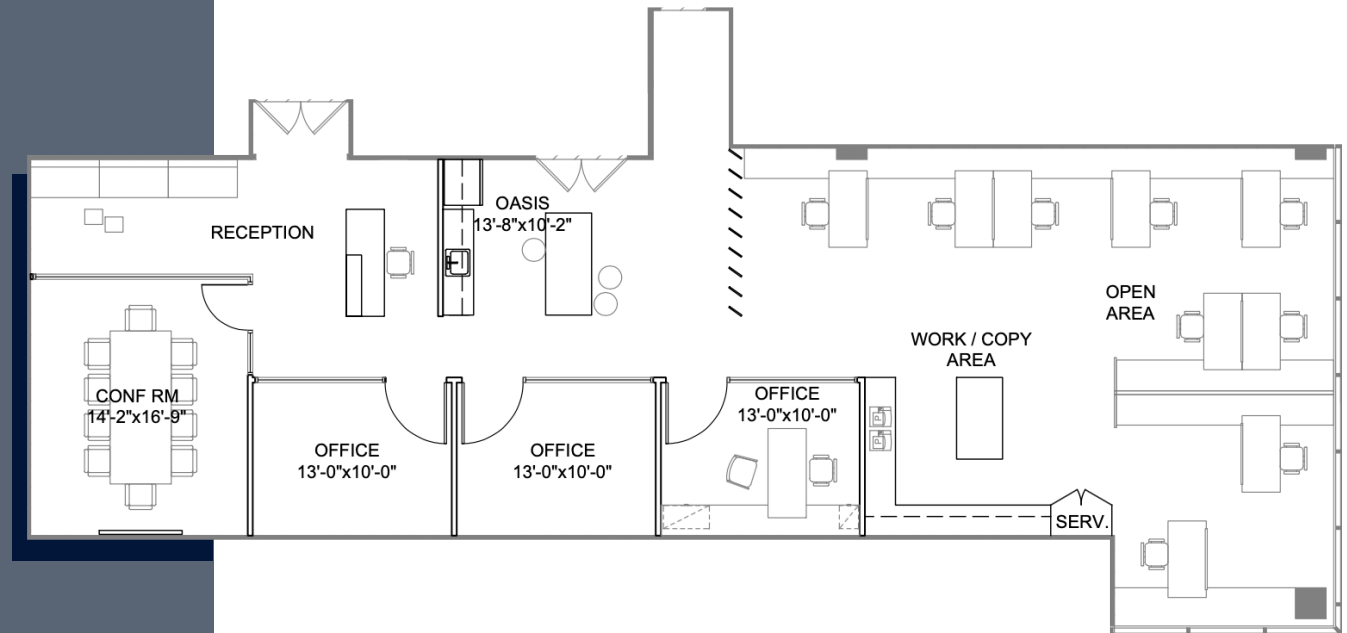


Conference and fitness center that enrich tenant events and enhance the employee experience.

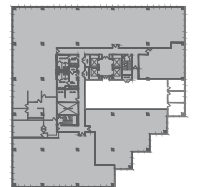


±2,817 SF

Hypothetical Floor Plan
Creative Layout



Click to go to availabilities.

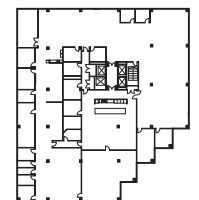
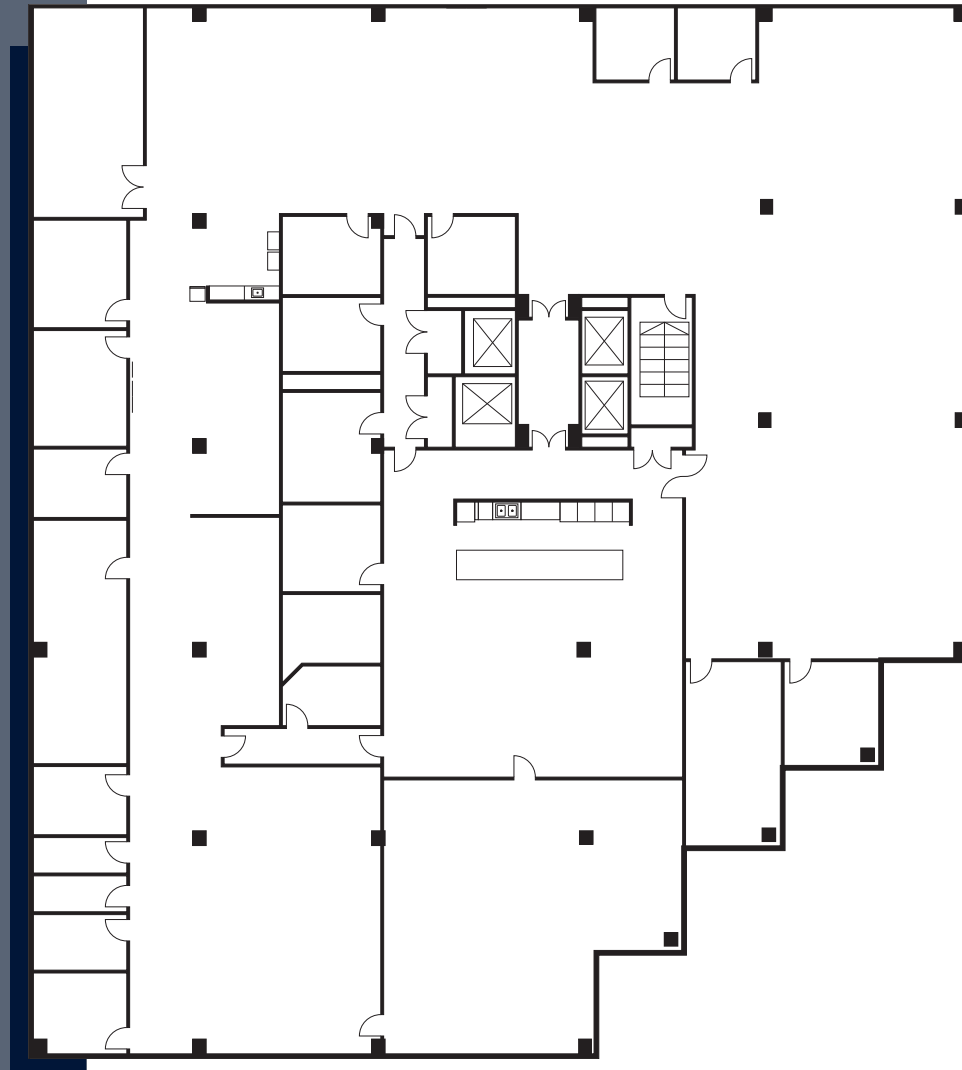


/410

±22,024 SF

Full Floor Opportunity
Panoramic Pasadena Views

Suite is divisible

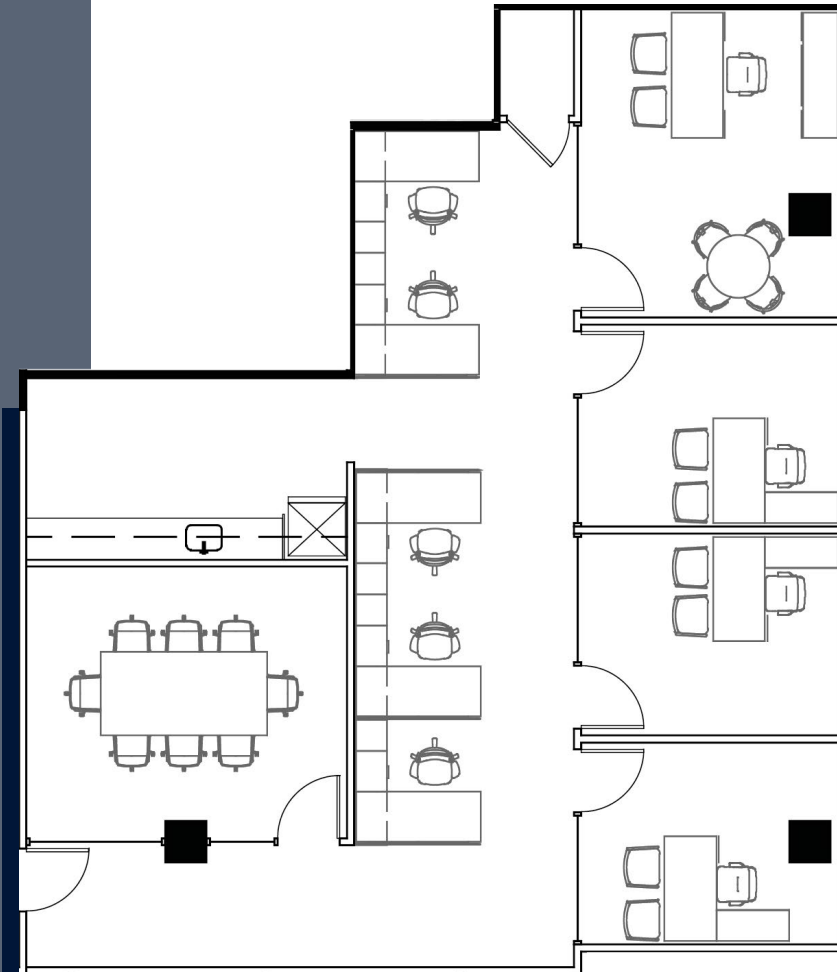


 Click to go to availabilities.

1700

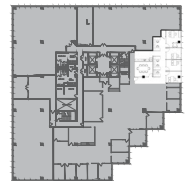
±2,183 SF

Spec Suite
Available 2026 Q3



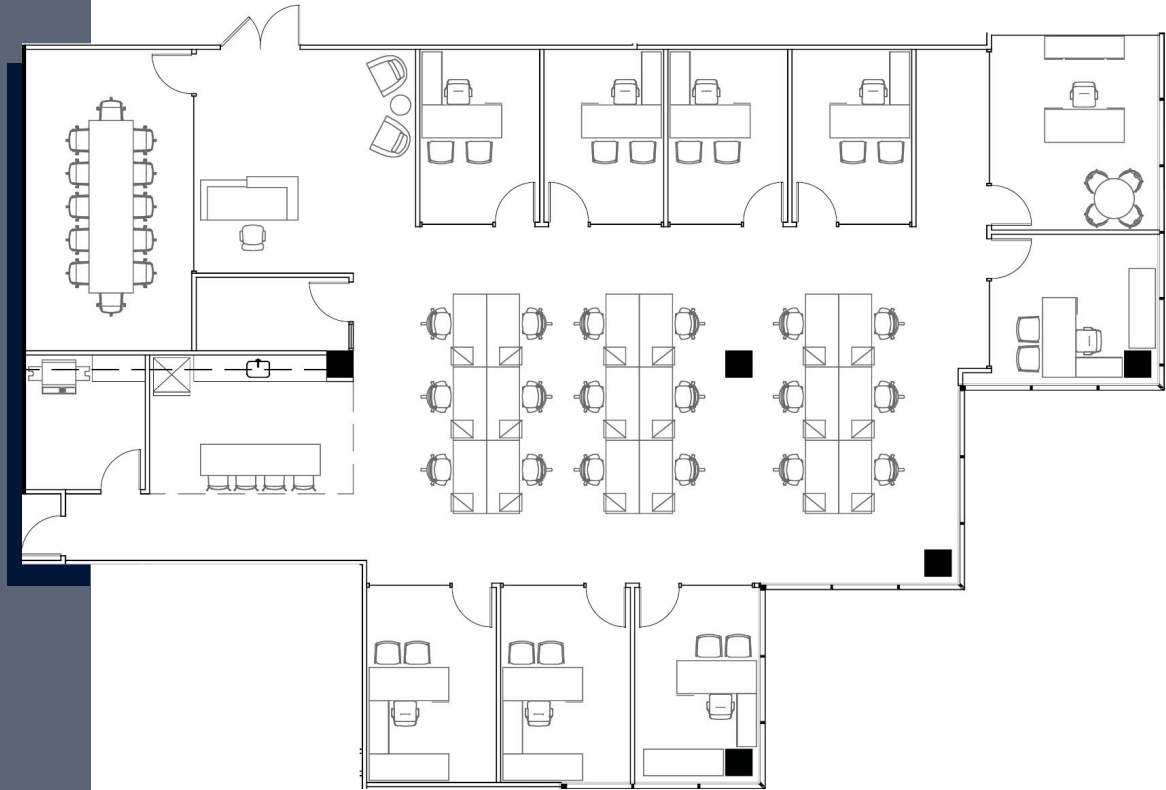
Click to go to availabilities.

/810A



±4,873 SF

Spec Suite
Available 2026 Q3



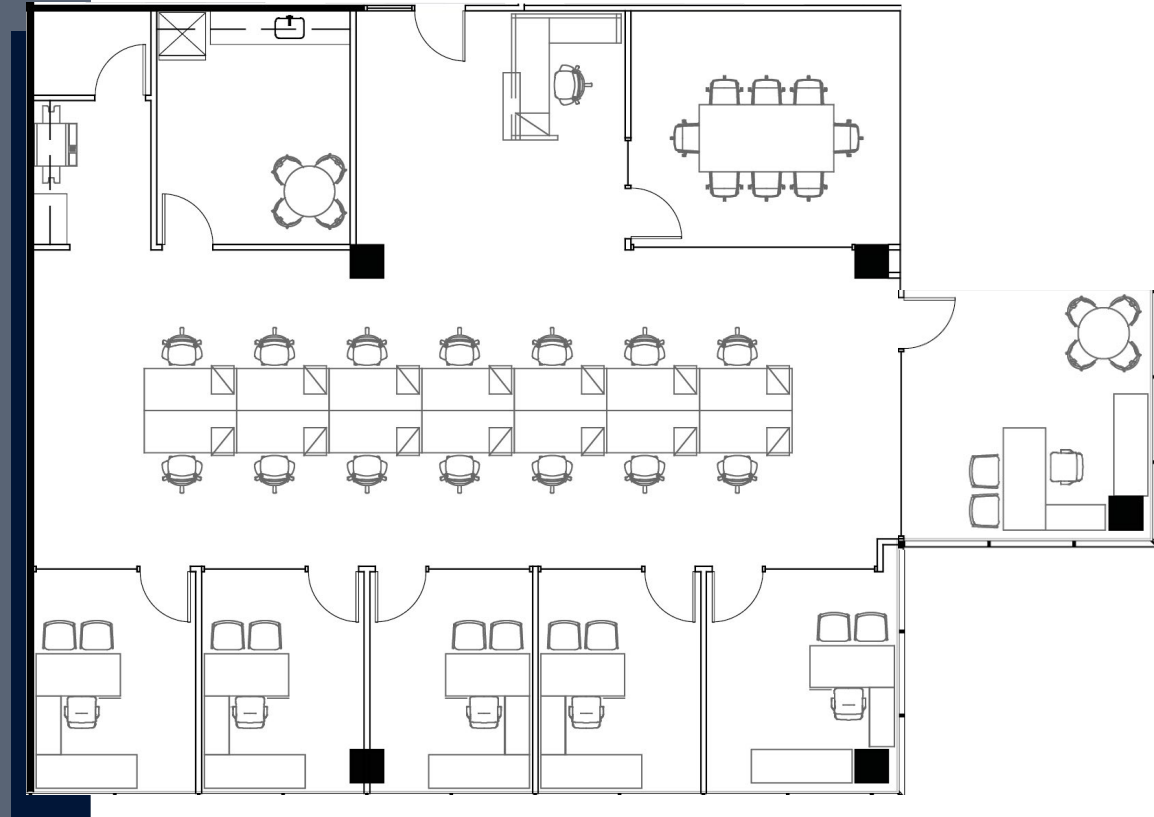
Click to go to availabilities.


/810^B



±3,185 SF

Spec Suite
Available 2026 Q3

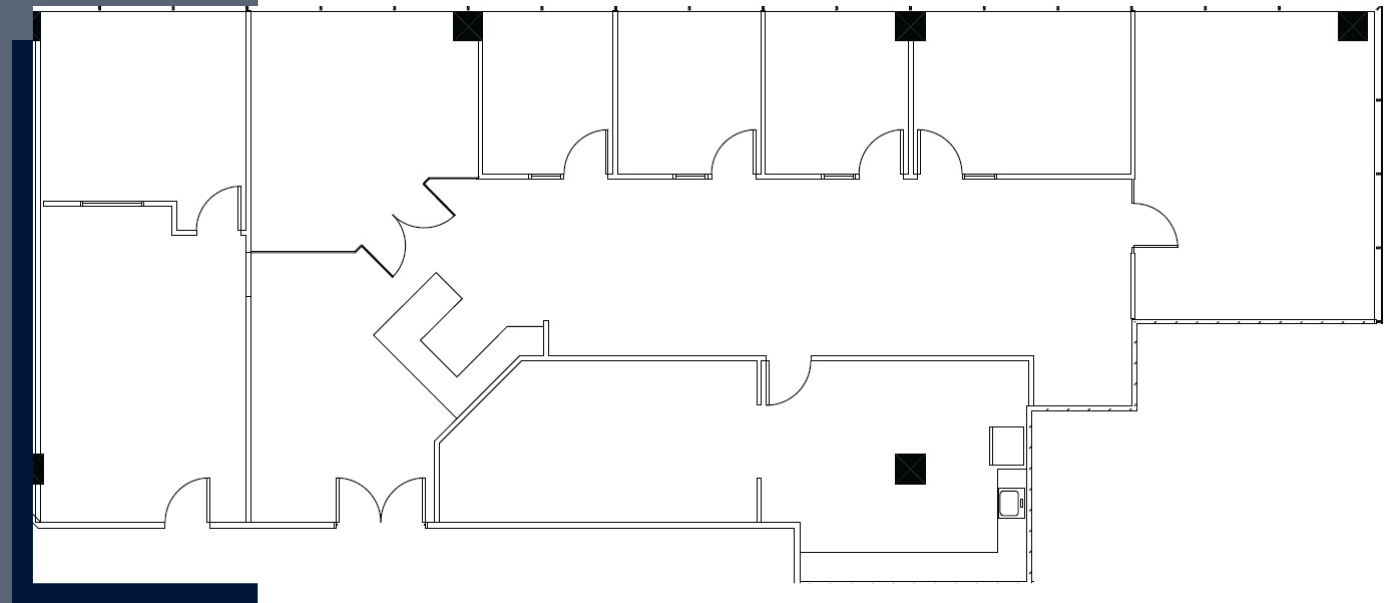


 Click to go to availabilities.

/810^c

±3,696 SF

Second Generation
North-Facing Exposure



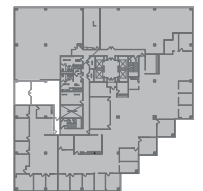
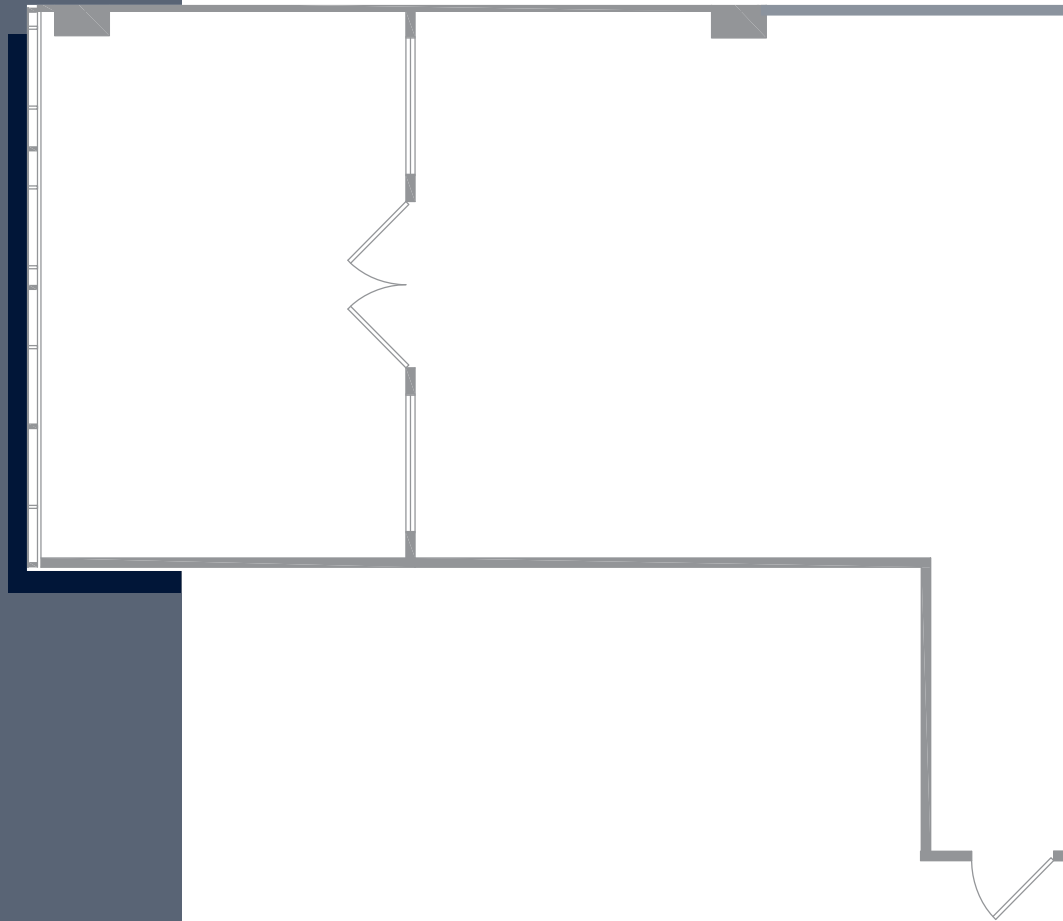
Click to go to availabilities.

/840



±1,051 SF

Second Generation
West-Facing Exposure



Click to go to availabilities.

/860

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