

Office Space for Lease

ANNOUNCING

NEW OWNERSHIP & MANAGEMENT

*Now offering a tenant broker
bonus of \$2.00/SF**

299 NORTH EUCLID AVE | PASADENA, CA



SHARP CAPITAL
REAL ESTATE INVESTMENT, DEVELOPMENT, & MANAGEMENT

*FOR QUALIFIED TENANTS, TERMS AND NEW LEASES FOR 1ST FLOOR SPACE

KIDDER.COM

 **Kidder
Mathews**



PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



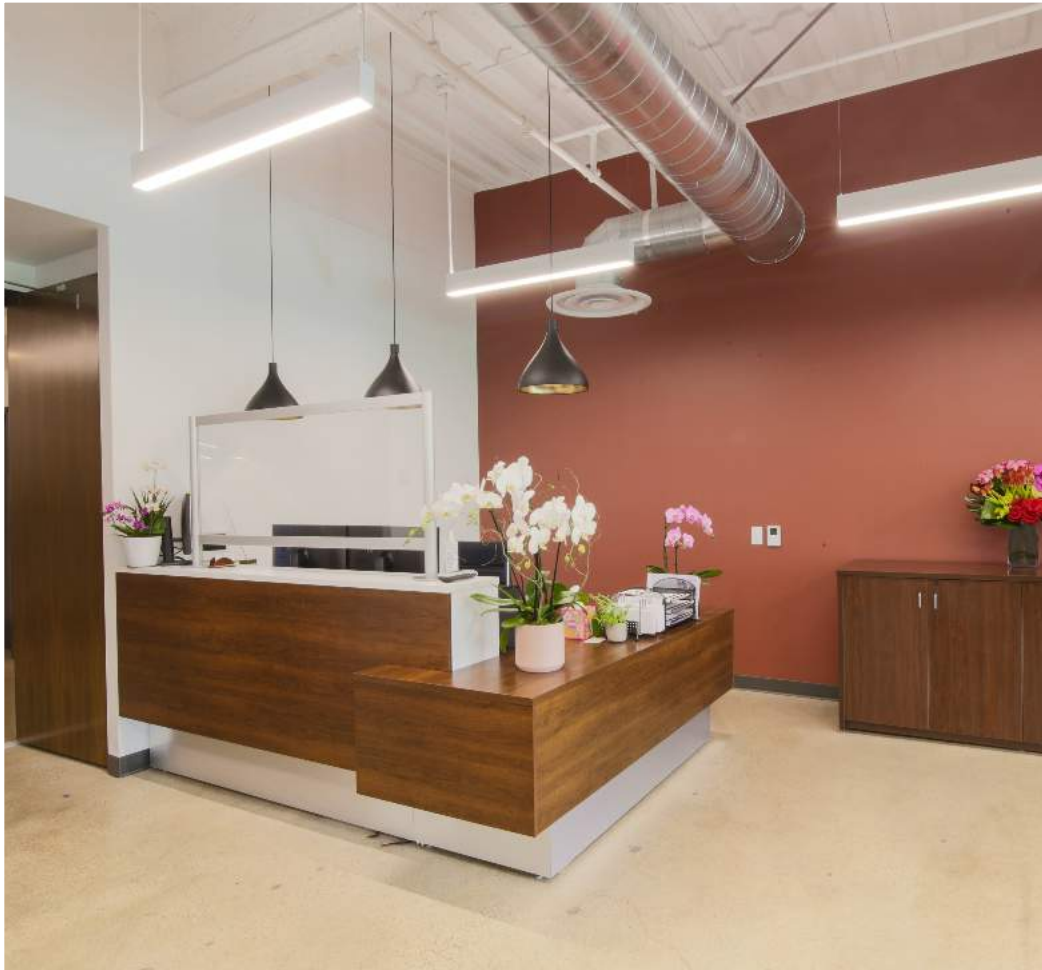
NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



3/1,000 RSF
\$95/UNRESERVED
\$155/RESERVED



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS





AVAILABILITIES

Suite	RSF	Rate (SF/Mo)	Description
FL 1	1,190-14,307	\$3.25 FSG	<ul style="list-style-type: none"> • Prime ground floor space with high ceilings. • Full floor availability or the suite can be demised and customized to tenant's specifications. • Medical use available on first floor.
100A	1,190	\$3.25 FSG	<ul style="list-style-type: none"> • Move-in ready spec suite with 2 offices, break area and open work area. Available January 1, 2025.
350	2,214	\$3.25 FSG	<ul style="list-style-type: none"> • Plug 'n' Play suite. • Move-in ready with furniture and appliances available. • 1 window office, conference room, break area and open work area. Additional offices can be constructed.
425	1,359	\$3.25 FSG	<ul style="list-style-type: none"> • Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed.
540	403	\$3.25 FSG	<ul style="list-style-type: none"> • Window office with open area/reception. • Ideal for small office user. • Available January 1, 2025 or sooner, subject to agreement with current occupant.

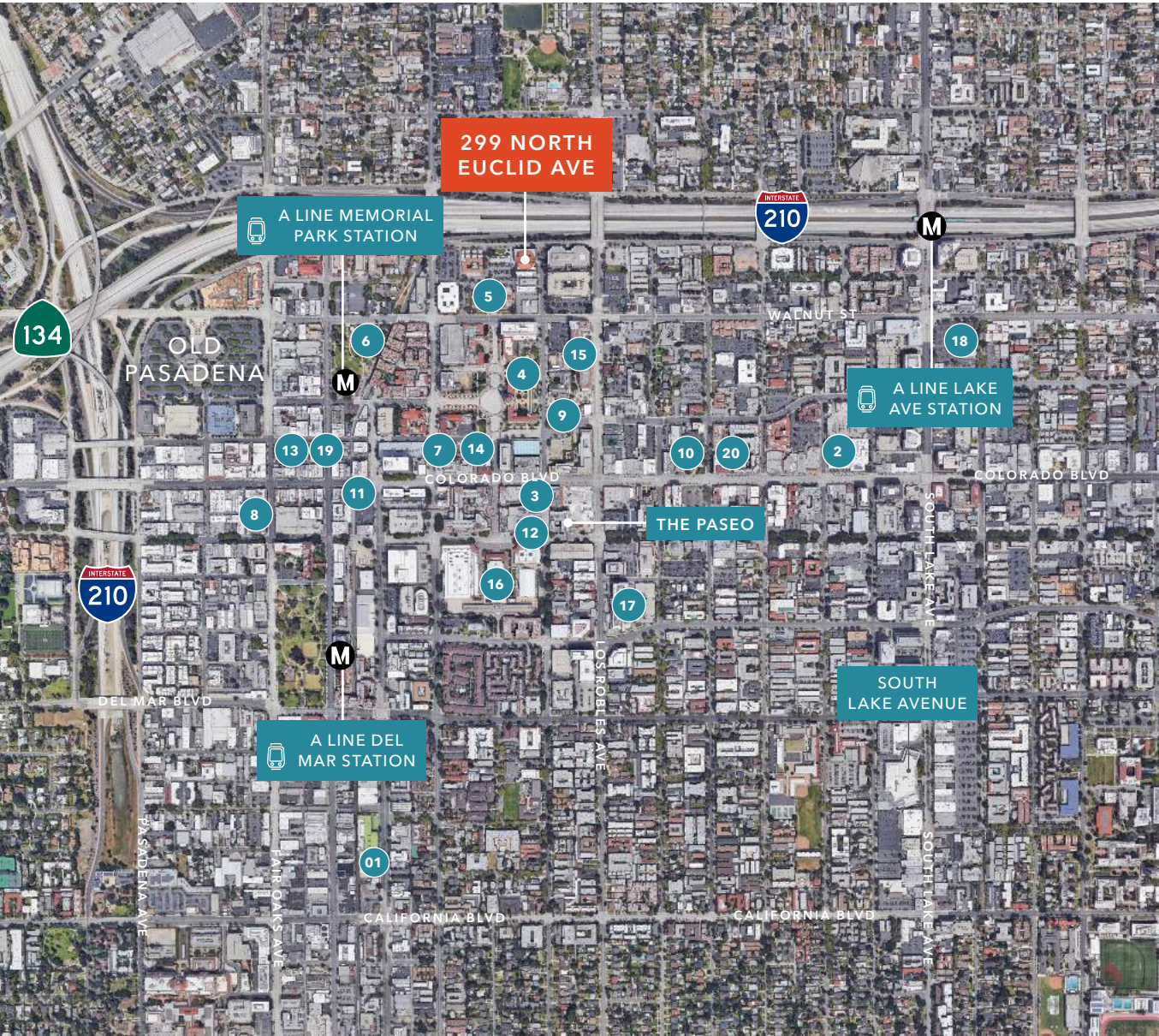
PROPERTY HIGHLIGHTS

Walking distance to The Paseo, Old Pasadena and A Line with WalkScore of 91

Direct building access from subterranean parking levels

Unobstructed mountain views to the north and surrounding Pasadena skyline to the south

EV charging stations



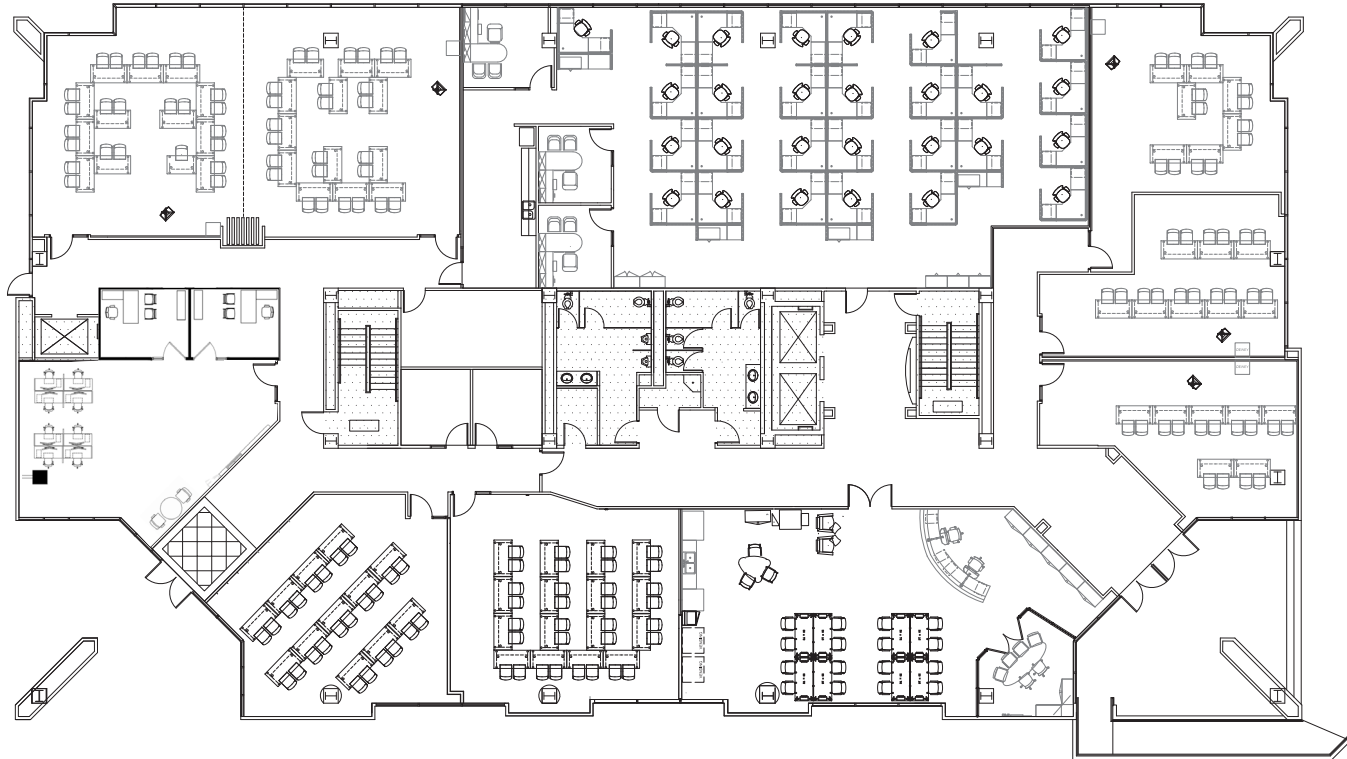
NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Whole Foods Market
- 02 Target
- 03 Starbucks
- 04 Pasadena City Hall
- 05 Pasadena Public Library
- 06 Pasadena Memorial Park
- 07 Subway Restaurants
- 08 The Cheesecake Factory
- 09 California Pizza Kitchen
- 10 24 Hour Fitness
- 11 Chase Bank
- 12 Arlight Cinema
- 13 Russell's
- 14 USPS
- 15 FedEx Office Ship Center
- 16 Sheraton Pasadena Hotel
- 17 Hilton Pasadena
- 18 Ralphs
- 19 Slater's 50/50
- 20 Tender Greens



FIRST FLOOR AS-BUILT PLAN



1,190-14,307

RSF AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

- Prime ground floor space with high ceilings.
- Full floor availability or the suite can be demised and customized to tenant's specifications.
- Medical use available on first floor.

FIRST FLOOR HYPOTHETICAL PLAN OPTION 1



1,190-14,307
RSF AVAILABLE

\$3.25 FSG
LEASE RATE (SF/MO)

LEGEND

- Suite A | 3,881 RSF
- Suite B | 1,190 RSF
- Suite C | 9,236 RSF

FIRST FLOOR HYPOTHETICAL PLAN OPTION 2



1,190-14,307

RSF AVAILABLE

\$3.25 FSG

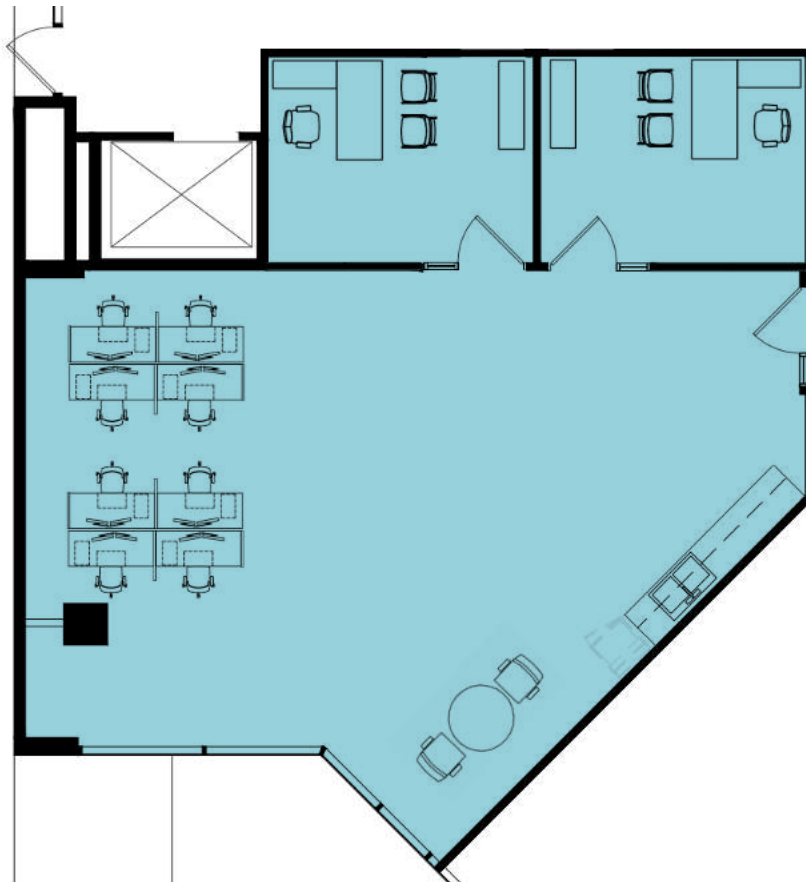
LEASE RATE (SF/MO)

LEGEND

- Suite A | 1,728 RSF
- Suite B | 2,153 RSF
- Suite C | 1,190 RSF
- Suite D | 3,756 RSF
- Suite E | 5,480 RSF



SUITE 100A



1,190 RSF

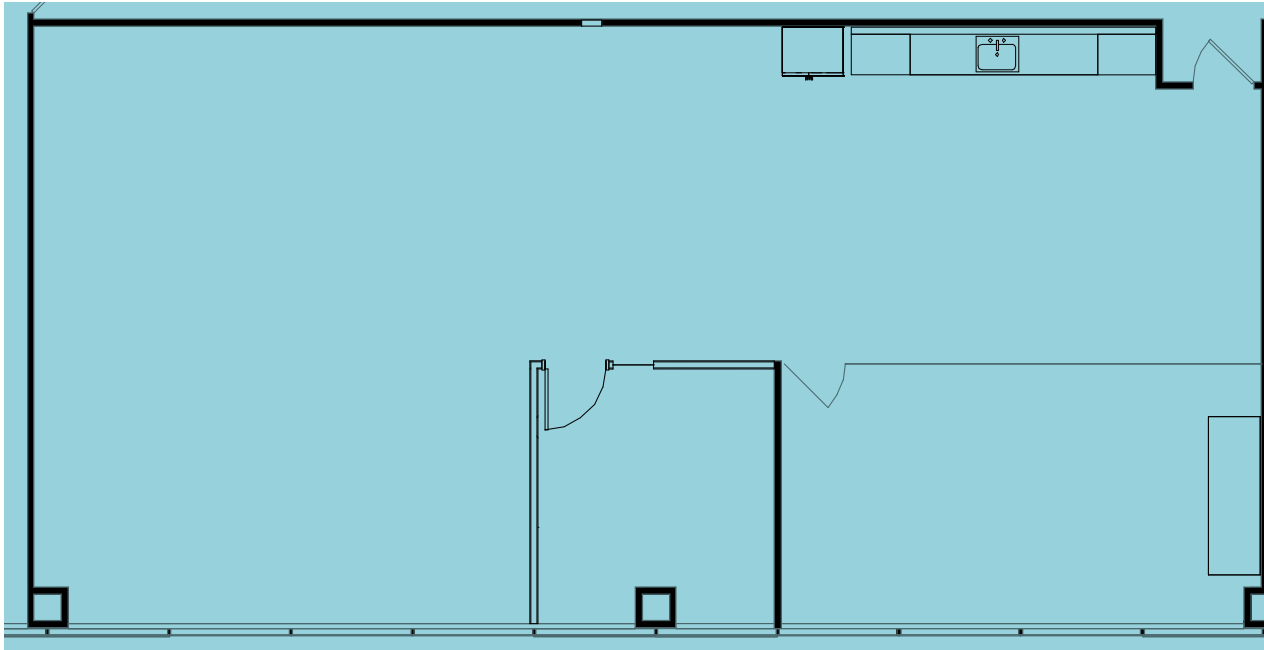
AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

- Move-in ready spec suite with 2 offices, break area and open work area. Available January 1, 2025.

SUITE 350 | PLUG N' PLAY



2,214 RSF

AVAILABLE

\$3.25 FSG

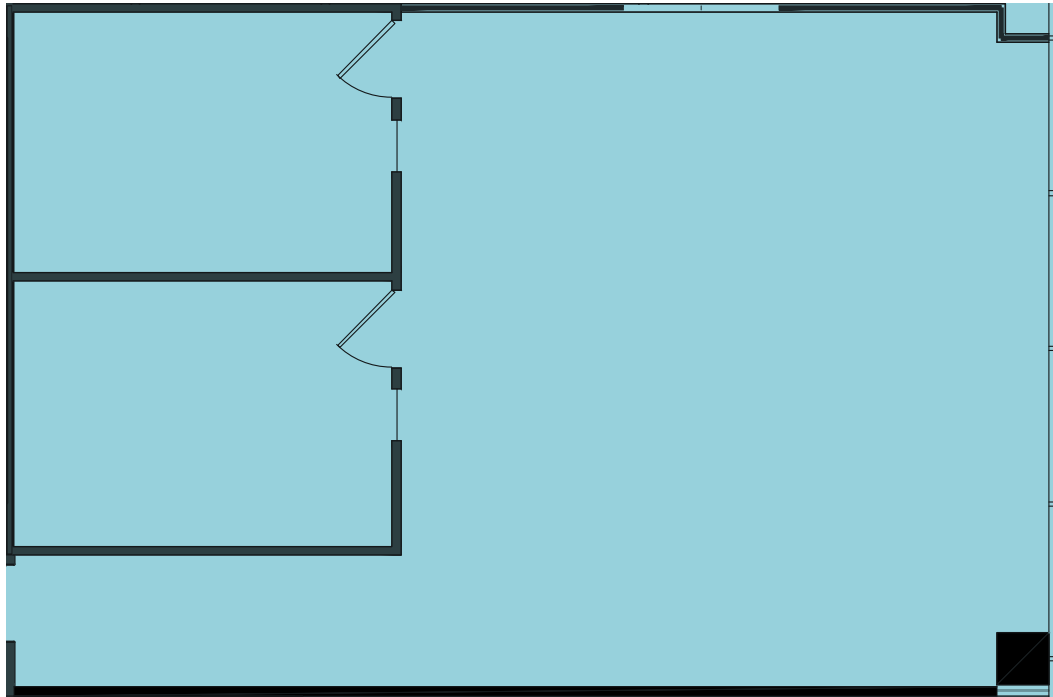
LEASE RATE (SF/MO)

- Plug 'n' Play suite.
- Move-in ready with furniture and appliances available.
- 1 window office, conference room, break area and open work area. Additional offices can be constructed.





SUITE 425



1,359 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

- Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed.



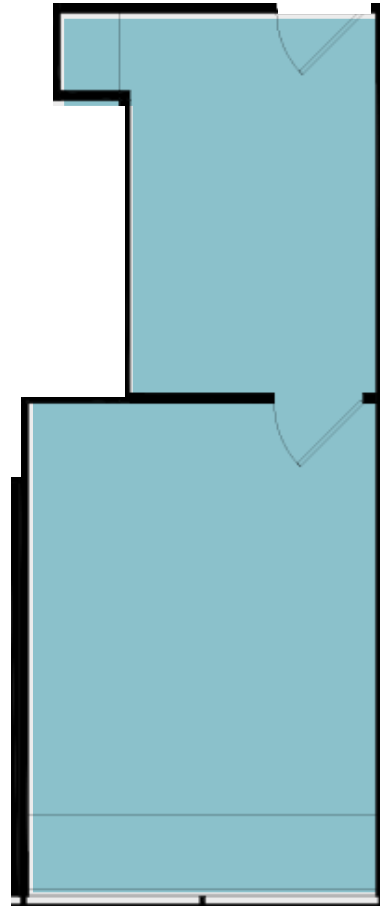
AVAILABLE FOR LEASE



KIDDER MATHEWS



SUITE 540



403 RSF

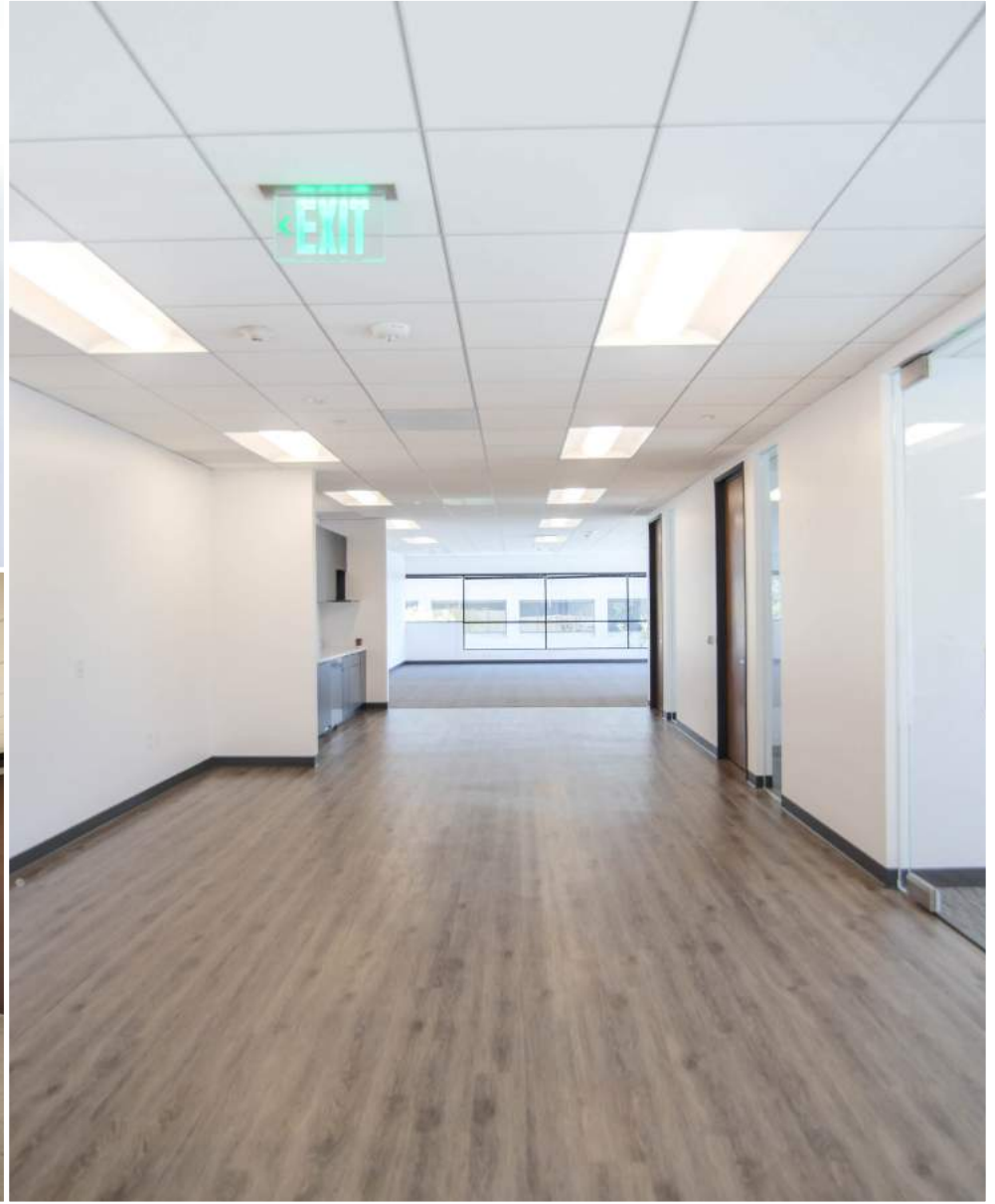
AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

- Window office with open area/reception.
- Ideal for small office user.
- Available January 1, 2025 or sooner, subject to agreement with current occupant.







LucasHorsfall

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