

FOR LEASE

RARE CORPORATE OFFICE SPACE IN OLD TOWN PASADENA

210 S De Lacey Ave Pasadena, CA 91105



LEASE RATE: \$1.99/ SF/Mo (Full Service)

BUILDING SIZE: +/- 23,718 Square Feet

PARKING: Free Parking

Bill Ukropina

626 844 2200

CalDRE #00820557

Kathi Constanzo

626 898 2308

CalDRE #02067397



COLDWELL BANKER
COMMERCIAL
REALTY

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PROPERTY DESCRIPTION

This lease opportunity offers +/- 23,718 square feet of corporate office space in Pasadena, divisible as needed.

This property features full-service amenities at a competitive rate of \$1.99 per square foot, including complimentary parking. It stands out as one of Pasadena's most secure buildings.

OFFERING SUMMARY

Lease Rate:	\$1.99/SF Full Service
Available SF:	+/- 23,718 SF
Lot Size:	1.247 Acres
Zoning:	PSC-
APN:	5713-022-032 - 5713-022-033

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	14,523	210,374	763,881
Total Population	25,161	541,943	2,049,563
Average HH Income	\$102,324	\$111,285	\$88,860

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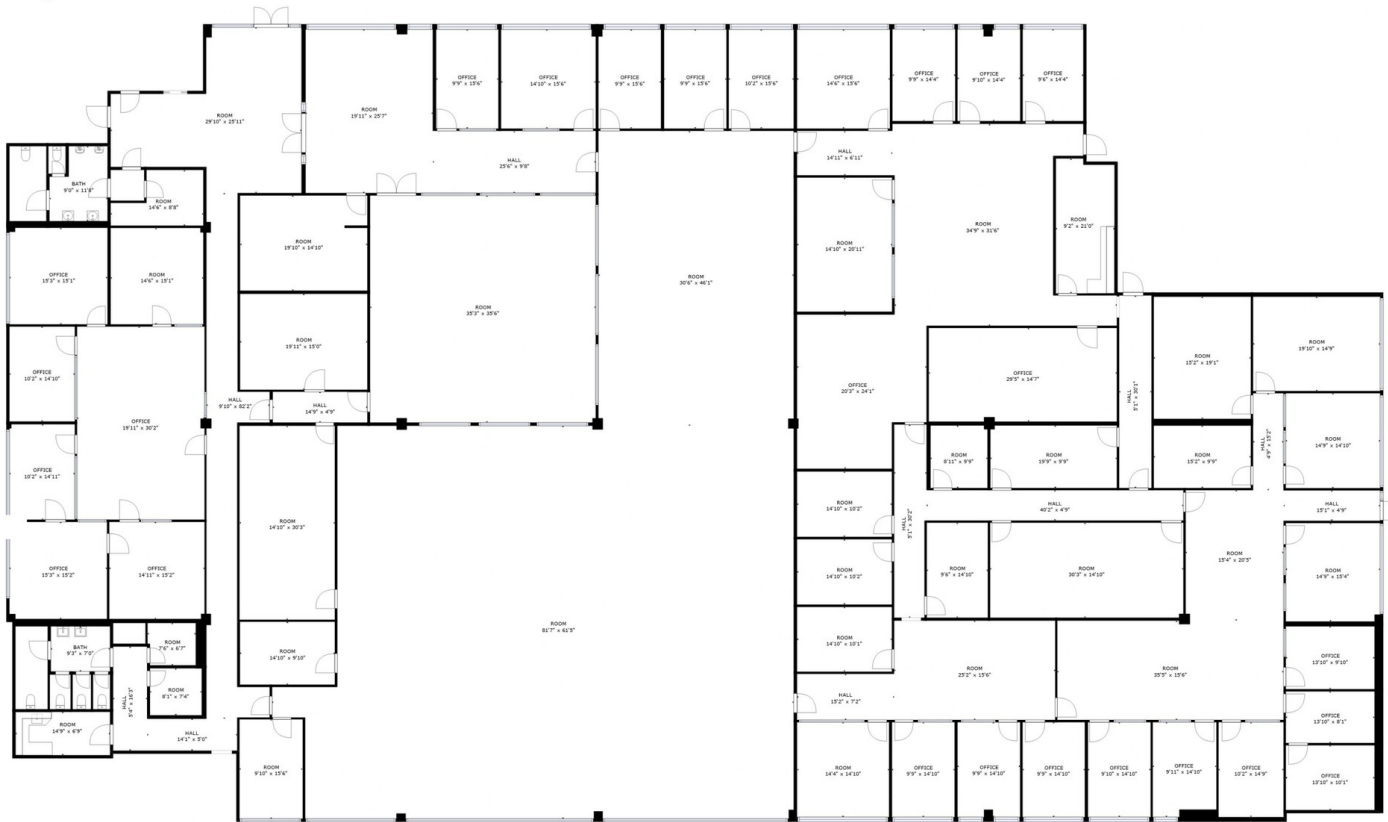
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210 S. De Lacey Ave, Pasadena, CA 91106

+/- 23,718 Square Feet

The floor plan provided is for illustrative purposes and dimensions and layouts are approximate and may vary from the actual space. We recommend verifying all measurements independently.

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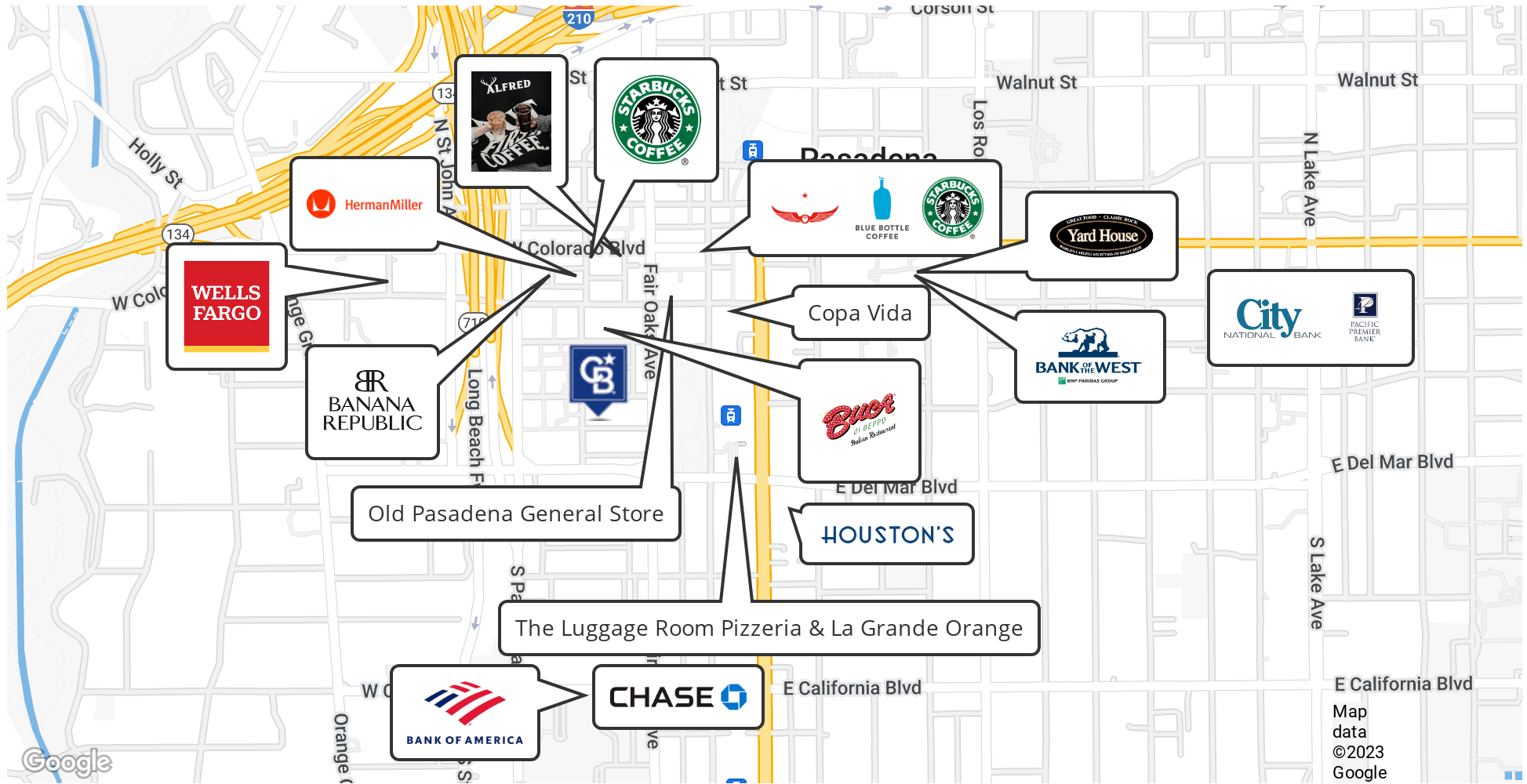


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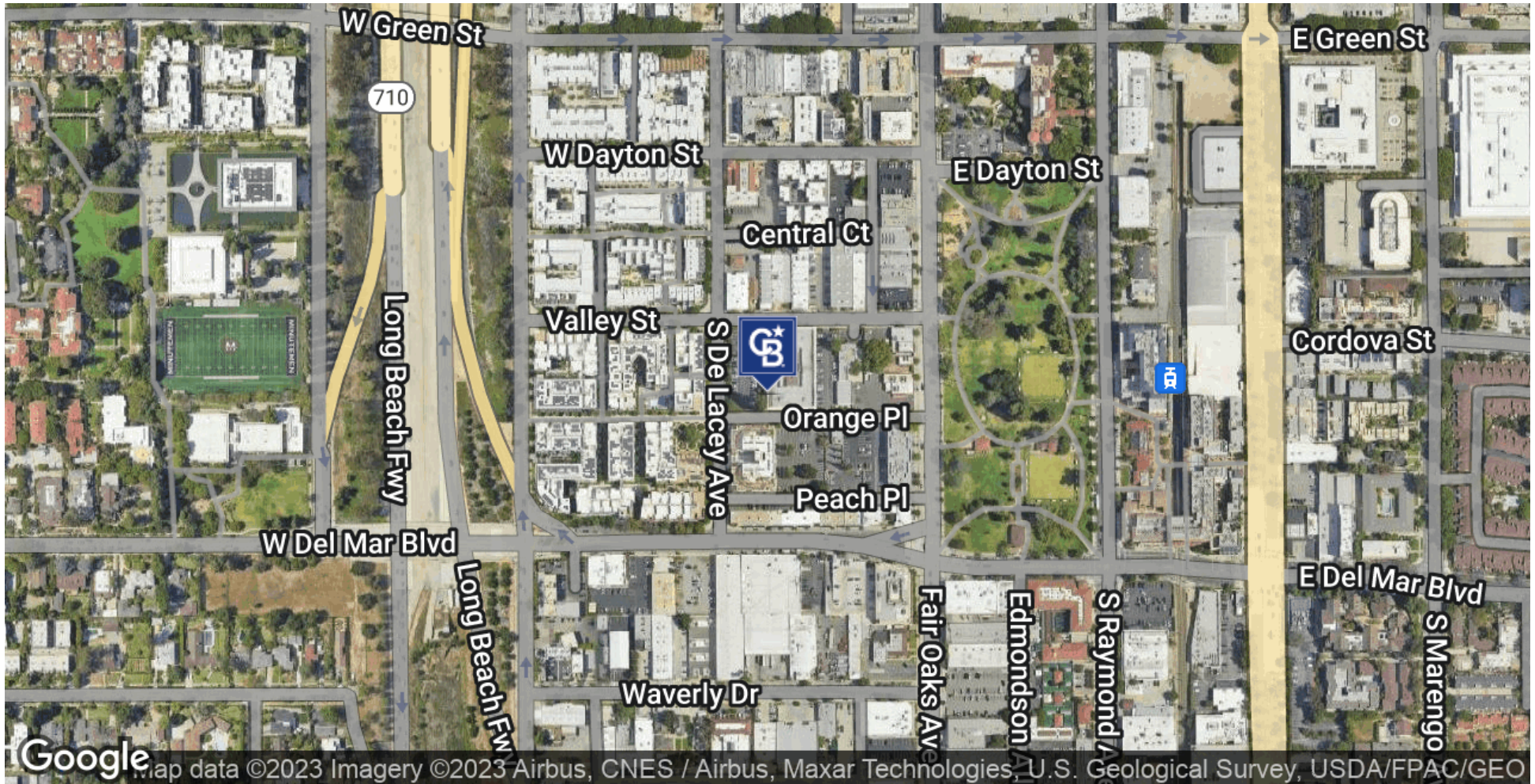


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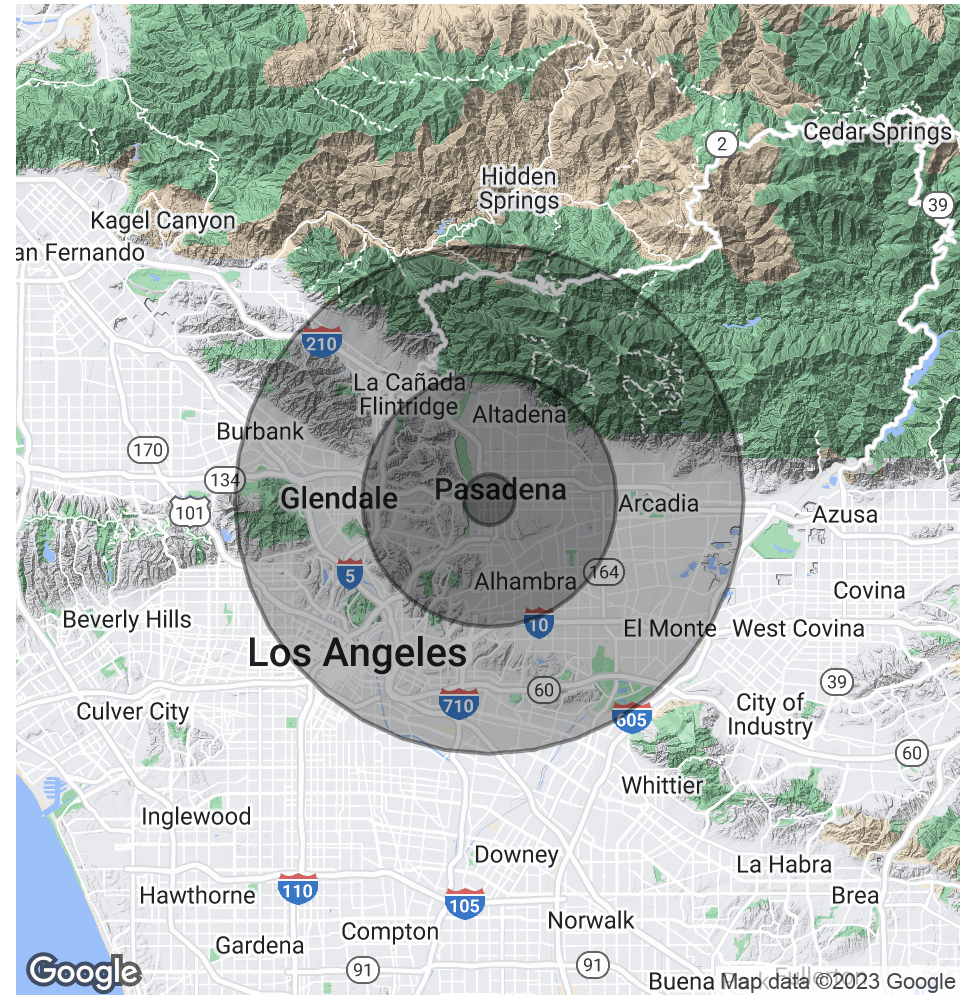
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,161	541,943	2,049,563
Average Age	39.2	40.7	38.8
Average Age (Male)	38.7	39	37.4
Average Age (Female)	41	42.4	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,523	210,374	763,881
# of Persons per HH	1.7	2.6	2.7
Average HH Income	\$102,324	\$111,285	\$88,860
Average House Value	\$742,915	\$800,435	\$625,821

* Demographic data derived from 2020 ACS - US Census



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