

OFFICE SPACE FOR LEASE



*Now offering a broker bonus of \$2.00 PSF**

299 NORTH EUCLID AVE, PASADENA, CA

LucasHorsfall

*For qualified tenants and new leases.
Minimum 2,000 RSF and 5-year lease term.

km Kidder
Mathews



PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



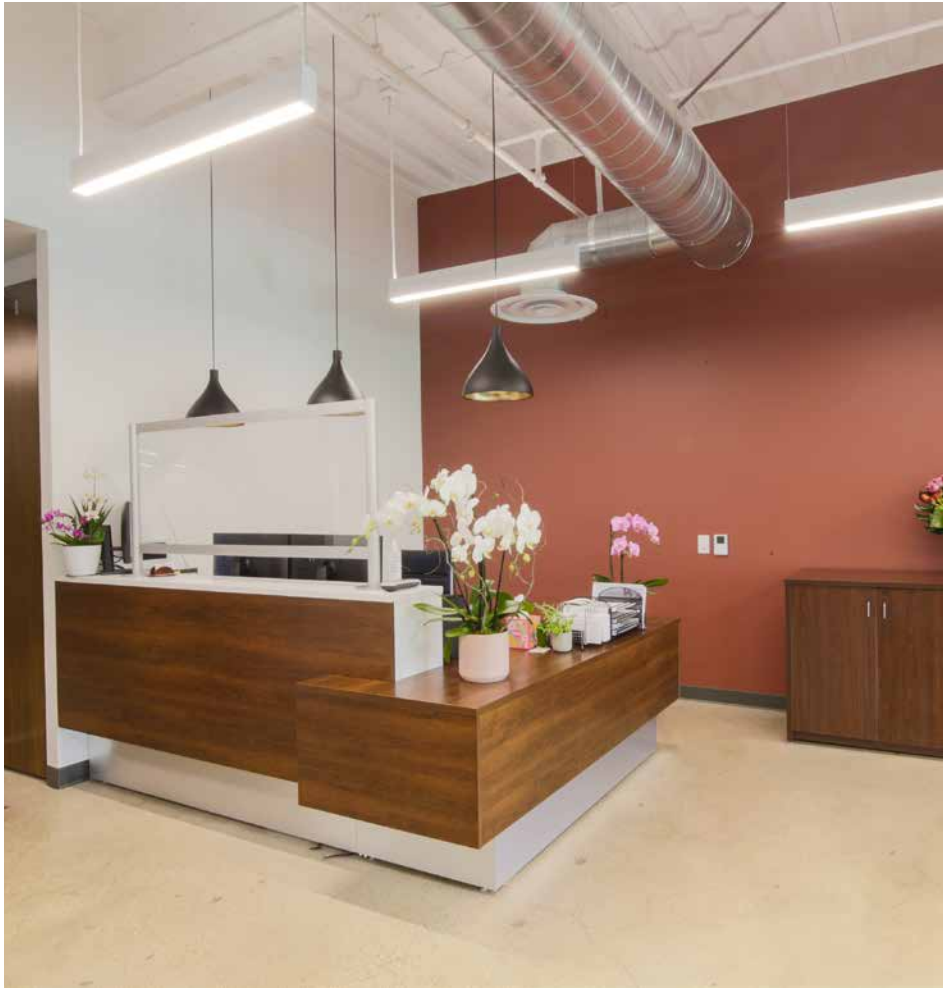
NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



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



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS





AVAILABILITIES

Suite	RSF	Description
110	2,153	Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.
310	3,334	Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area. Available August 1, 2026.
400	6,566	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Available March 1, 2027 or sooner, subject to agreement. Contiguous to 7,925 RSF with Suite 425.
425	1,359	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous to 7,925 RSF with Suite 400.
550	5,529	Double door identity with 2 window offices, 2 interior glass offices, conference room, break area, open work area, storage and reception. Mountain views and of the surrounding Pasadena skyline.

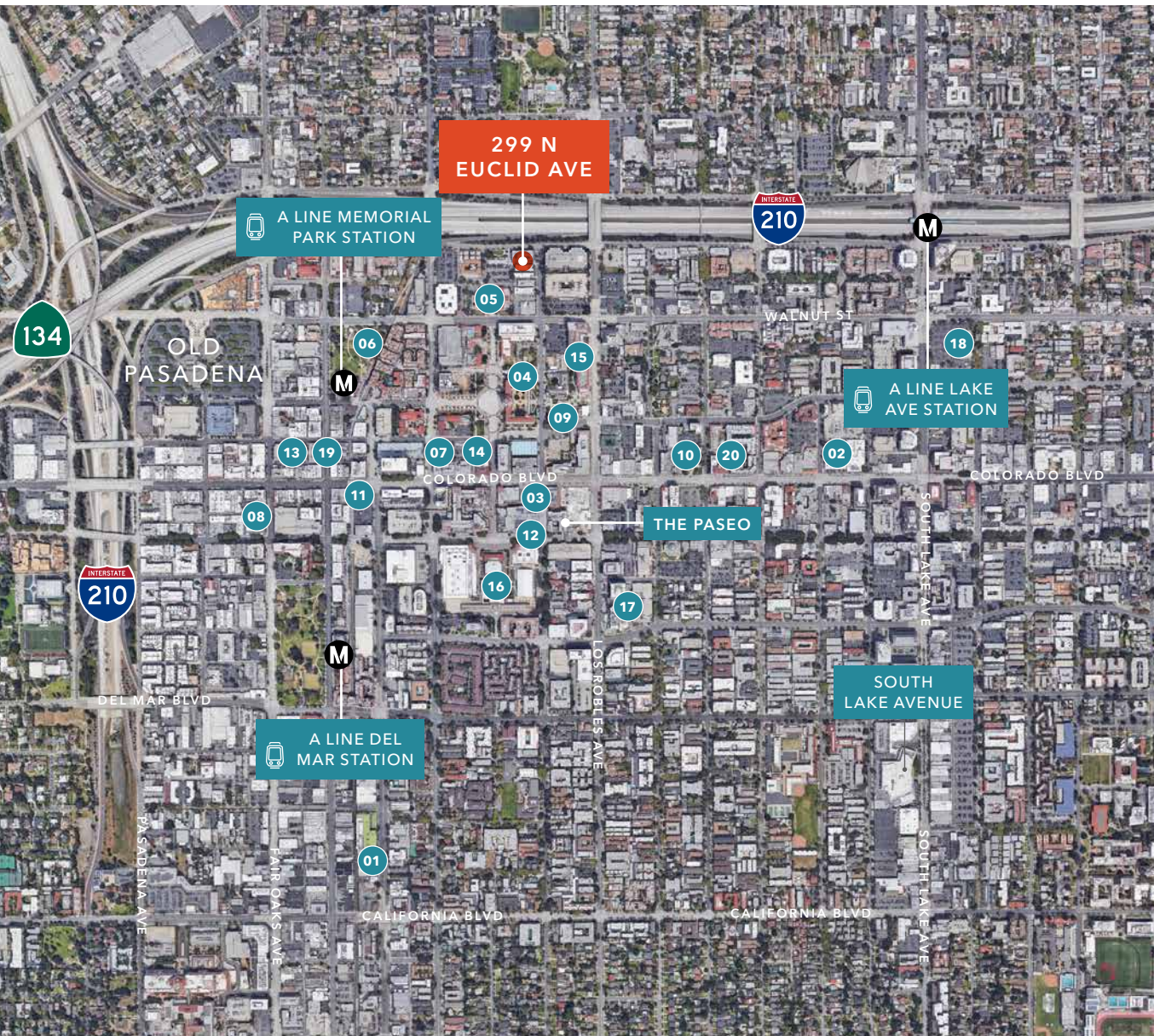
PROPERTY HIGHLIGHTS

Walking distance to The Paseo, Old Pasadena and the Metro A Line with a Walk Score 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



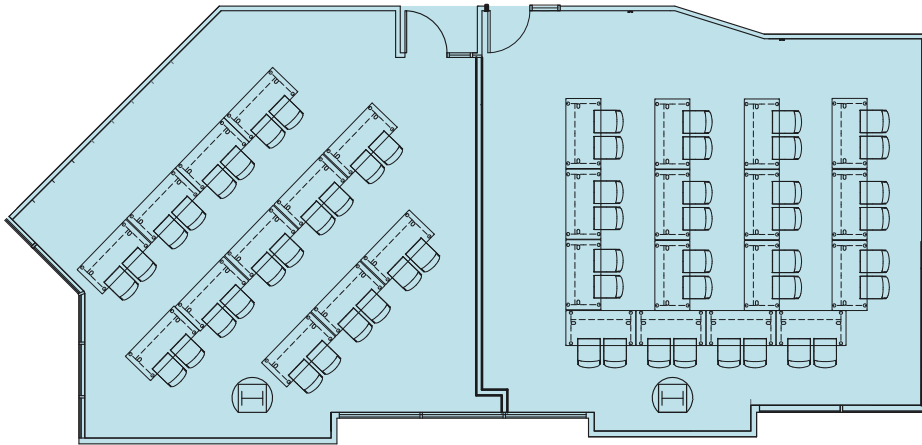
NEARBY AMENITIES

- 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 Arclight 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

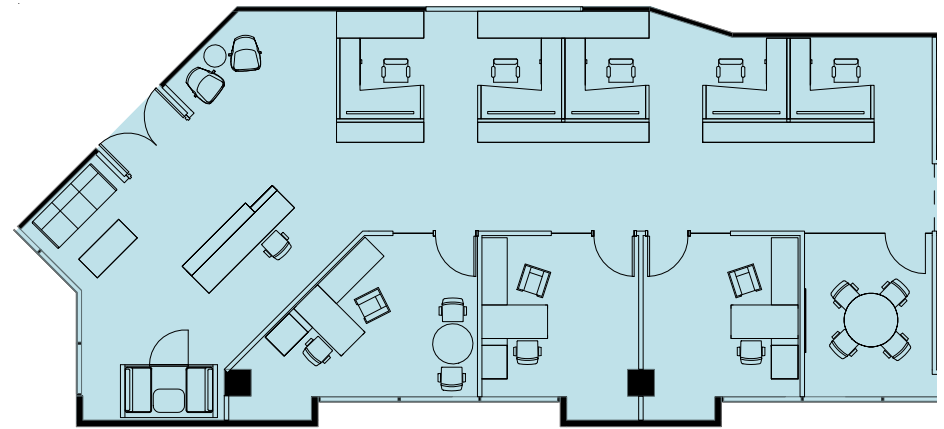
SUITE 110

Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.

AS-BUILT PLAN



HYPOTHETICAL PLAN



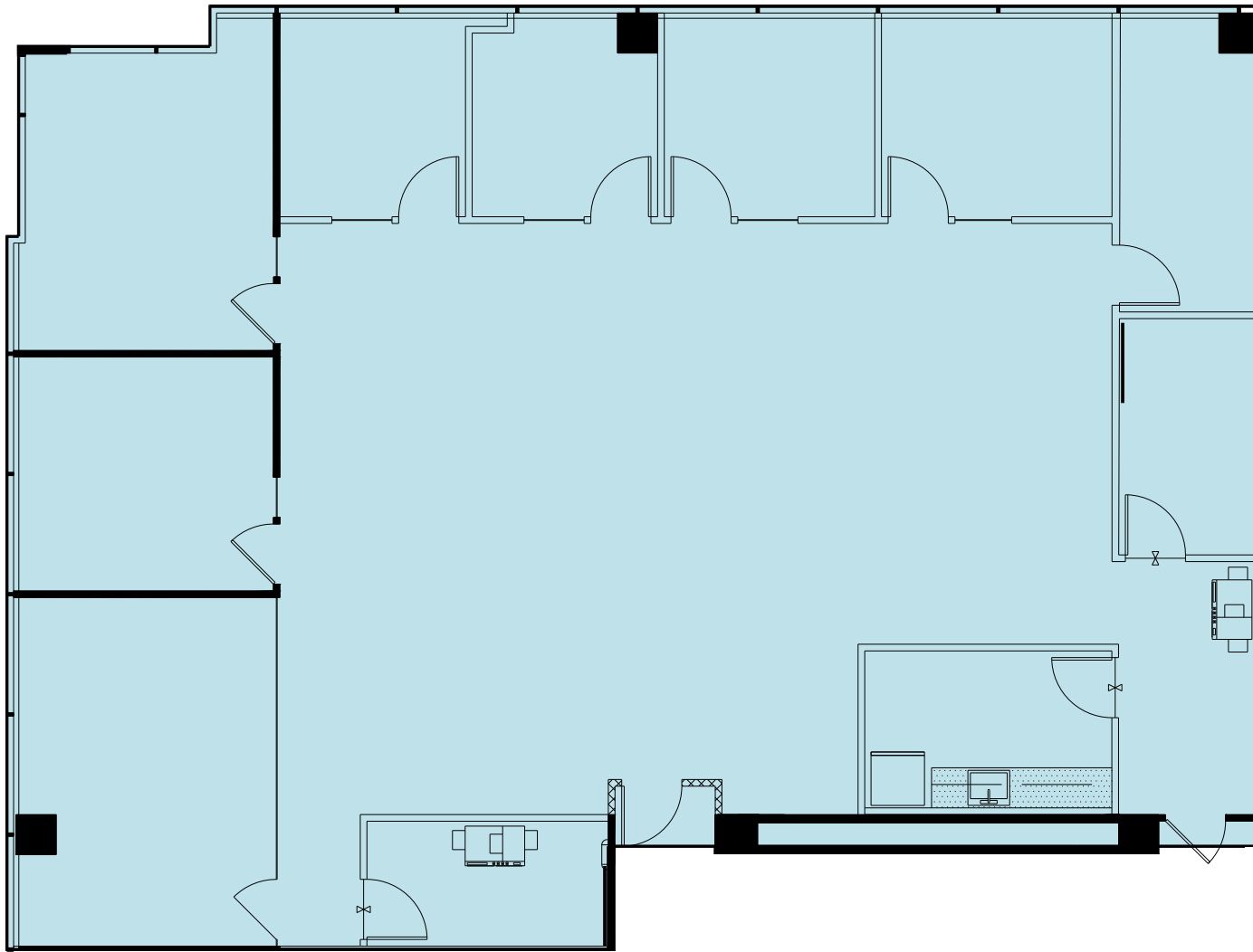
2,153 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 310



3,334 RSF

AVAILABLE

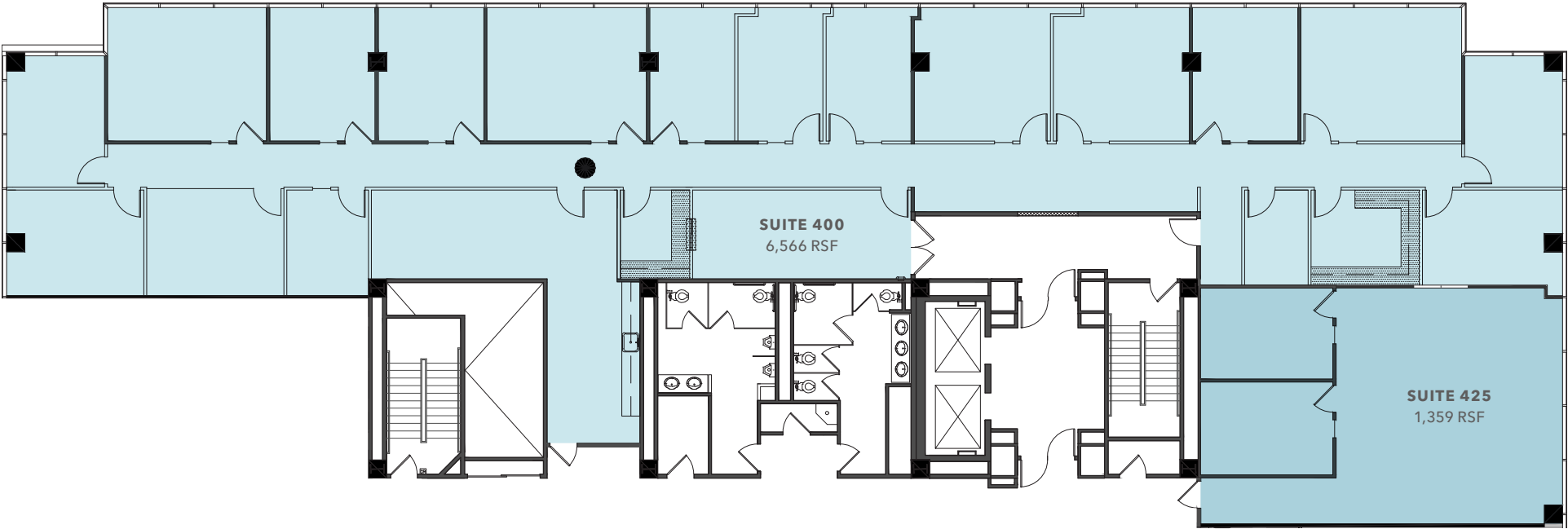
\$3.25 FSG

LEASE RATE (SF/MO)

Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area. Available August 1, 2026.

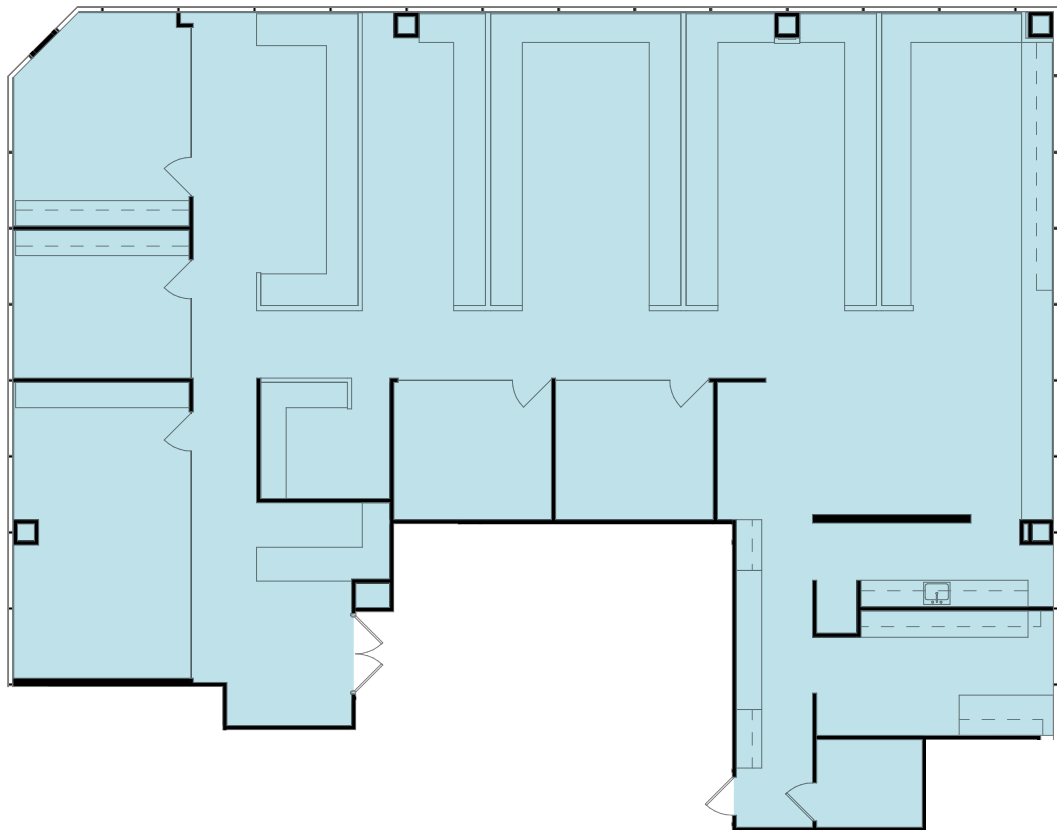
SUITES 400 & 425

7,925 RSF
CONTIGUOUS SPACE



Suite	RSF	Lease Rate (RSF/Mo)	Description
400	6,566	\$3.25 FSG	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Available March 1, 2027 or sooner, subject to agreement. Contiguous to 7,925 RSF with Suite 425.
425	1,359	\$3.25 FSG	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous to 7,925 RSF with Suite 400.

SUITE 550



5,529 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



KIDDER MATHEWS







LucasHorsfall

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