

Brochure and Specification Sheet for Suite 203

Thank you for your inquiry about Suite 203:

Premises and Rentable Square Feet: 5,975. See attached Floor Plan and Pictures.

Rental Rate: \$3.25 per square foot per month full service gross.

Term: 5 years negotiable.

Parking: 18 spaces allocated to Suite 203.

Additional spaces are available.

Monthly rates are \$110 for single reserved and \$95 for tandem reserved. All tenant parking is covered under the building with direct elevator and stair access to Suite.

Business Lounge and Conference Center:

The 7,000 square foot facilities are located adjacent to the Ground Floor Lobby and are available at no charge for meetings, casual working environment, lunches and breaks. It is equipped with internet, WiFi, teleconference, and presentation facilities.

Second Floor Suite 203

Consists of the coveted Southeast wing of the Second Floor. It's 5,975 square feet are accessed from a beautiful reception lobby that opens directly off of the elevator lobby. The open floor plan consists five (5) perimeter window offices, a large employee lounge and kitchen and several large open areas for work stations and other business uses. This suite is turn key ready with all cabling and switches for data, voice, VOIP, WiFi, video conferences etc. This suite enjoys the coveted southeast views of Pasadena's iconic city Hall and San Gabriel Mountains and access by two stair wells. Best of all, this suite is only burdened with a 1.06 rentable/useable ratio and lays out extremely efficient for space planning. Its tenant will enjoy at least a 15% to 25% rent advantage over any other class "A" building in Pasadena.

We are owner occupied and managed and have a number of Unique Advantages over other class A Buildings in Pasadena, including location and freeway access. See Map and Summary attached.

Please give me a call at your convenience,

Best regards

Vern

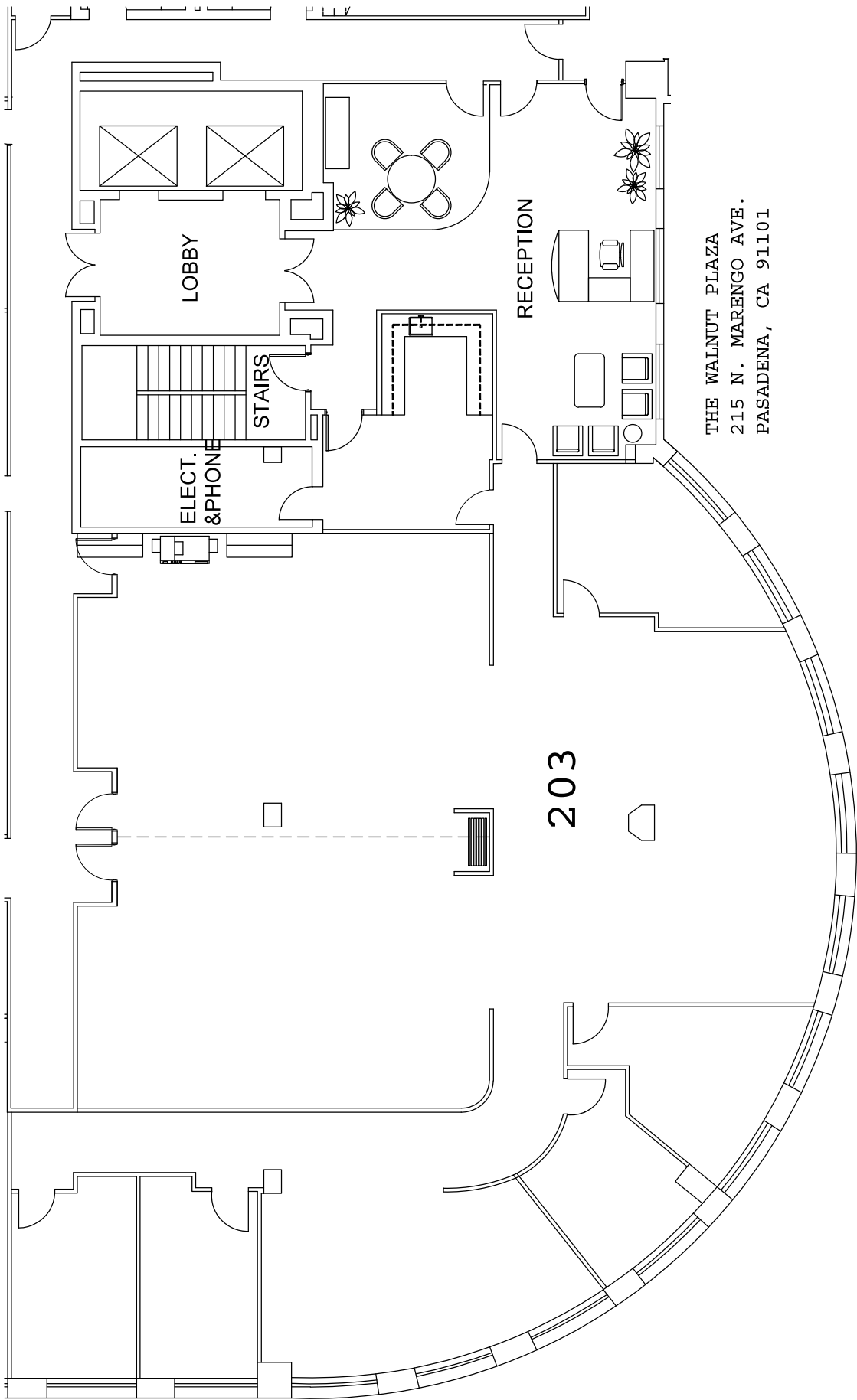
626-755-0869

Attachments: Floor

Plan Pictures

Location Map

Unique Advantages



LOBBY

ELECT.
&PHONE

STAIRS

RECEPTION

203

THE WALNUT PLAZA
215 N. MARENGO AVE.
PASADENA, CA 91101



The Walnut Plaza

215 N Marengo Ave, Pasadena, CA 91101



Vern Murray

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The Walnut Plaza is in the heart of Pasadena's historic Civic Center. The Building has had close relationships with government agencies in California for many years. From the mercurial sculpture "The Postulates" that greets tenants and guests as they enter to the historically significant "Early Pasadena" photographic collection adorning the walls throughout the building, the expression of the human experience through artwork provides a stimulating vibrancy to the atmosphere.

Within these sumptuous surroundings, elegant furnishings have been added as well as a full range of services and amenities. The Walnut Plaza offers a law library and a 7,000-square-foot conference center with mediation rooms, a business center, and a lounge with a full kitchen.

The Walnut Plaza was a planned element of the Pasadena Civic Center and is just steps from the Courthouse, City Hall, and many other local government buildings. In addition, traffic lanes were specifically designed to provide the building with immediate uncongested access to the on- and off-ramps for I-210, Highway 110, Highway 2, Highway 134, and Highway 710 making commuting a breeze. The Memorial Park Metro Station is across the street and services the Gold Line with rides to Downtown Los Angeles and Glendora in 30 minutes.

Tenants enjoy a five-minute walk to Old Town Pasadena (also known as Old Town or Old Pasadena), once the city's original marketplace and now one of the West Coast's most vibrant shopping, dining, and entertainment destination districts, featuring museums, historical landmarks, gardens, and the world-famous Rose Bowl. For the last 35 years, The Walnut Plaza has hosted the most luxurious, low-density Executive Offices & Mini-Suites in Pasadena. Proven productivity, collegiality, and privacy.











UNIQUE ADVANTAGES TO BEING

“@ THE WALNUT PLAZA”

- The main air handler of our HVAC system has been retrofitted with a hospital grade Bipolar Ionization system to kill bacteria, viruses and pathogens and reduce particulates in recirculated air.
- All tenants and visitors have their temperatures taken upon entry into the Building.
- All tenants are encouraged to conduct meetings in our conference rooms off of the main Building lobby. The conference rooms are cleaned and disinfected after each meeting.
- Our 7,000 square foot Business Lounge and Conference Facilities are available for use by all of our tenants at no charge.
- The Walnut Plaza is part of the Civic Center and has special traffic lanes that provide our tenants with easy on/off, non-congested freeway access.
- Our on-site tenant parking has unusually wide spaces, easy access and all covered. Only 20% of our spaces are tandem.
- We have the most efficient floor plans in Pasadena. Our tenants usually need less than 85% of the rentable space they must take in other buildings for the same number of useable offices.
- We have storage areas in our parking facilities that helps to preserve useable office space for the conduct of your business.
- This is our only building. The owners occupy and personally manage the building. We work hard to create good a good building and a comfortable, efficient working environment.
- The light rail (Gold Line) station to downtown Los Angeles and the San Gabriel Valley is located directly across the street from our building.
- We recently installed state of the art HVAC and energy management system in The Walnut Plaza making our building of the most energy efficient in its class and size. We have twice the capacity required for a building of our square footage. Our energy usage is as efficient as is reasonably possible with the cost savings passed on to our tenants.
- We are a low rise, institutional quality building in the heart of Pasadena’s historic Civic Center. The restaurants, hotels, convention centers and shops of Old Town Pasadena are within a short walking distance of the building.