

739 E. WALNUT STREET, SUITE 200  
PASADENA, CA 91101

# OFFICE SPACE FOR LEASE



- **\$1.95/SF MODIFIED GROSS**
- **2,728 RENTABLE SQUARE FEET**
- **TERM: 3 - 5 YEARS**
- **FULL BUILD-OUT**
- **7 RESERVED PARKING SPACES**
- **SECURE, GATED PARKING**

Creative Office Space in excellent condition. Features 4 private offices, conference room, kitchen, and copy/mail room all surrounding a large open space. Vinyl flooring throughout, two thermostats, two entrances (secure, keypad controlled vestibule entrance as well as an exclusive entrance from Walnut St). Common area restrooms shared with only one other tenant. No elevator access.



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