

200 SOUTH  
LOS ROBLES  
AVENUE

# CLASS A OFFICE SPACE *FOR LEASE* IN PASADENA, CALIFORNIA





*Professionally owned best in-class office building in the heart of Pasadena, California*

Walking distance to The Paseo, Old Pasadena, Playhouse District, South Lake Avenue, and Metro Gold Line with a Walk Score of 89

On-site management with 24/7 security

Convenient access to the 110, 210 and 134 freeways

Building identity potentially available

EV charging stations

Onsite conference center

Direct building access from subterranean parking level

**3.5/1,000**

PARKING RATIO

**\$135**

RESERVED SPACE/MO

**\$105**

UNRESERVED SPACE/MO

**\$90**

TANDEM SPACE/MO

200 SOUTH LOS ROBLES AVENUE

# SUITE AVAILABILITIES

Suite #	RSF	Description
SUITE 200	7,009	Double door identity off the elevator lobby with 8 offices, conference room, break room, open work area, storage and reception.
SUITE 230	2,669	Double door entry with 3 window offices, 1 interior office, conference room, open work space, break room, storage and reception.
SUITE 300	6,789	Double door identity off of the elevator lobby with 8 offices (including 5 corner offices), 2 conference rooms, break room, storage, open work area and reception.
SUITE 525	1,312	1 window office, 1 interior office, storage and reception. Contiguous with Suite 530 to 6,578 RSF.
SUITE 530	5,266	Double door entry off of the elevator lobby with 10 window offices, 2 interior offices, conference room, open work space, break room, storage and reception. Suite is divisible. Contiguous with Suite 525 to 6,578 RSF.
SUITE 600	18,738	Large block of space on the top floor of the building with mountain views and of the Pasadena skyline.

# 200 SOUTH LOS ROBLES AVENUE



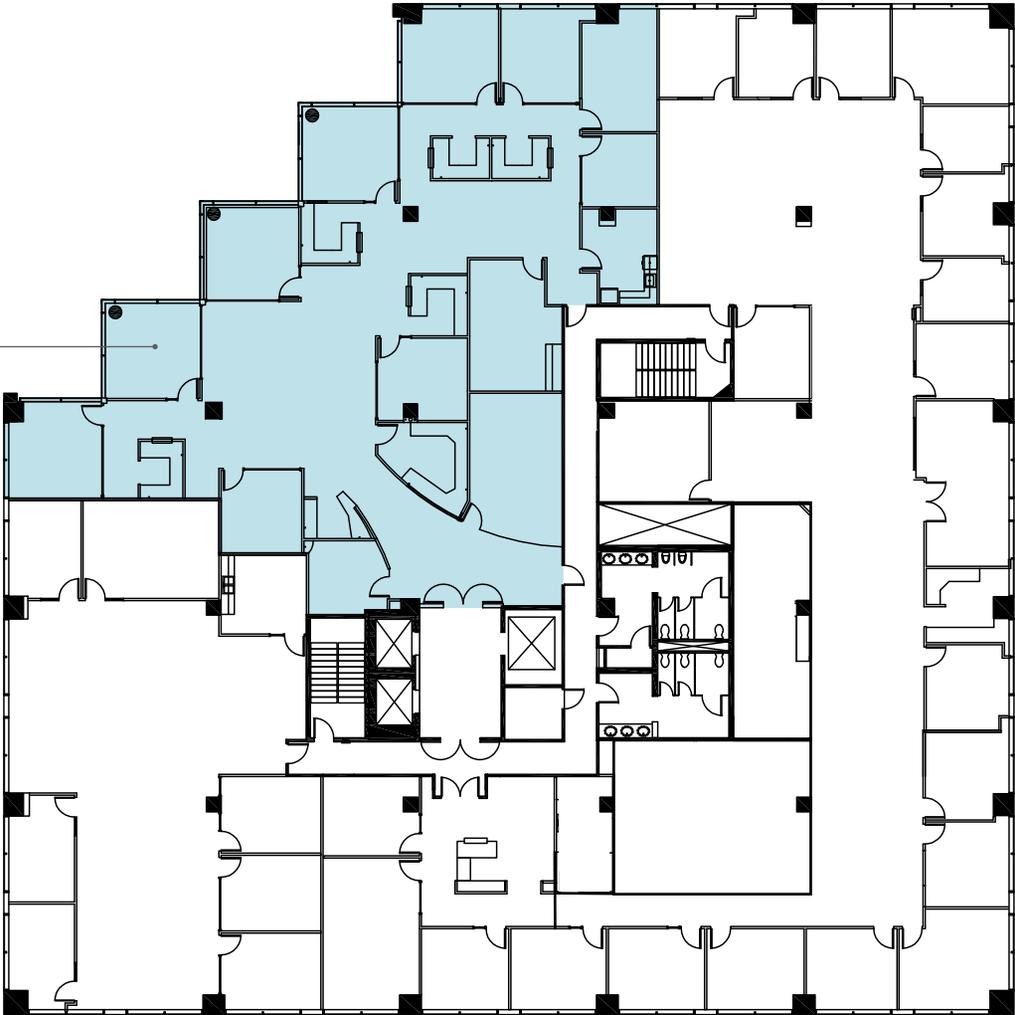
## 2ND FLOOR



Suite #	RSF	Description
SUITE 200	7,009	Double door identity off the elevator lobby with 8 offices, conference room, break room, open work area, storage and reception.
SUITE 230	2,669	Double door entry with 3 window offices, 1 interior office, conference room, open work space, break room, storage and reception.

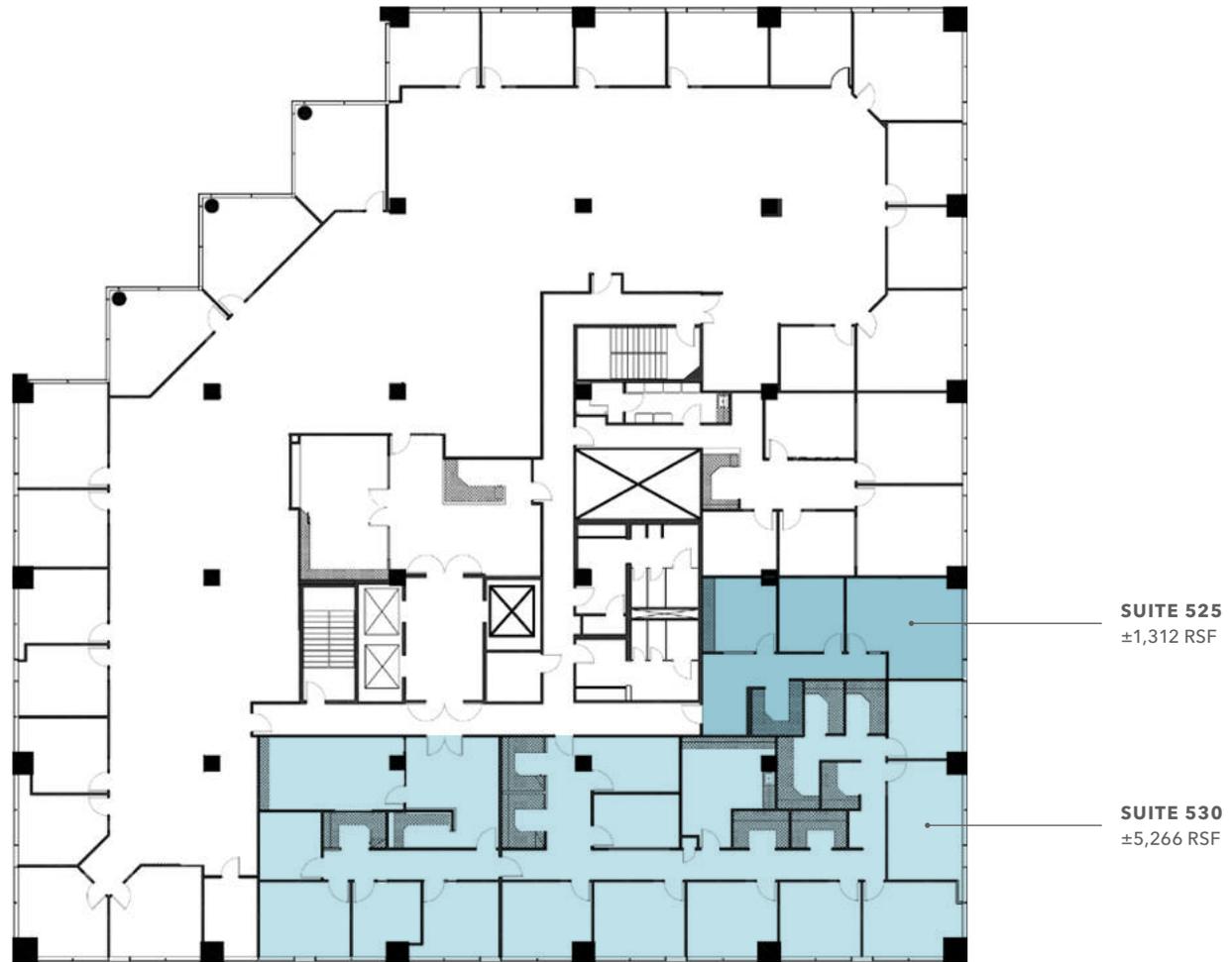
# 3RD FLOOR

SUITE 300  
±6,789 RSF



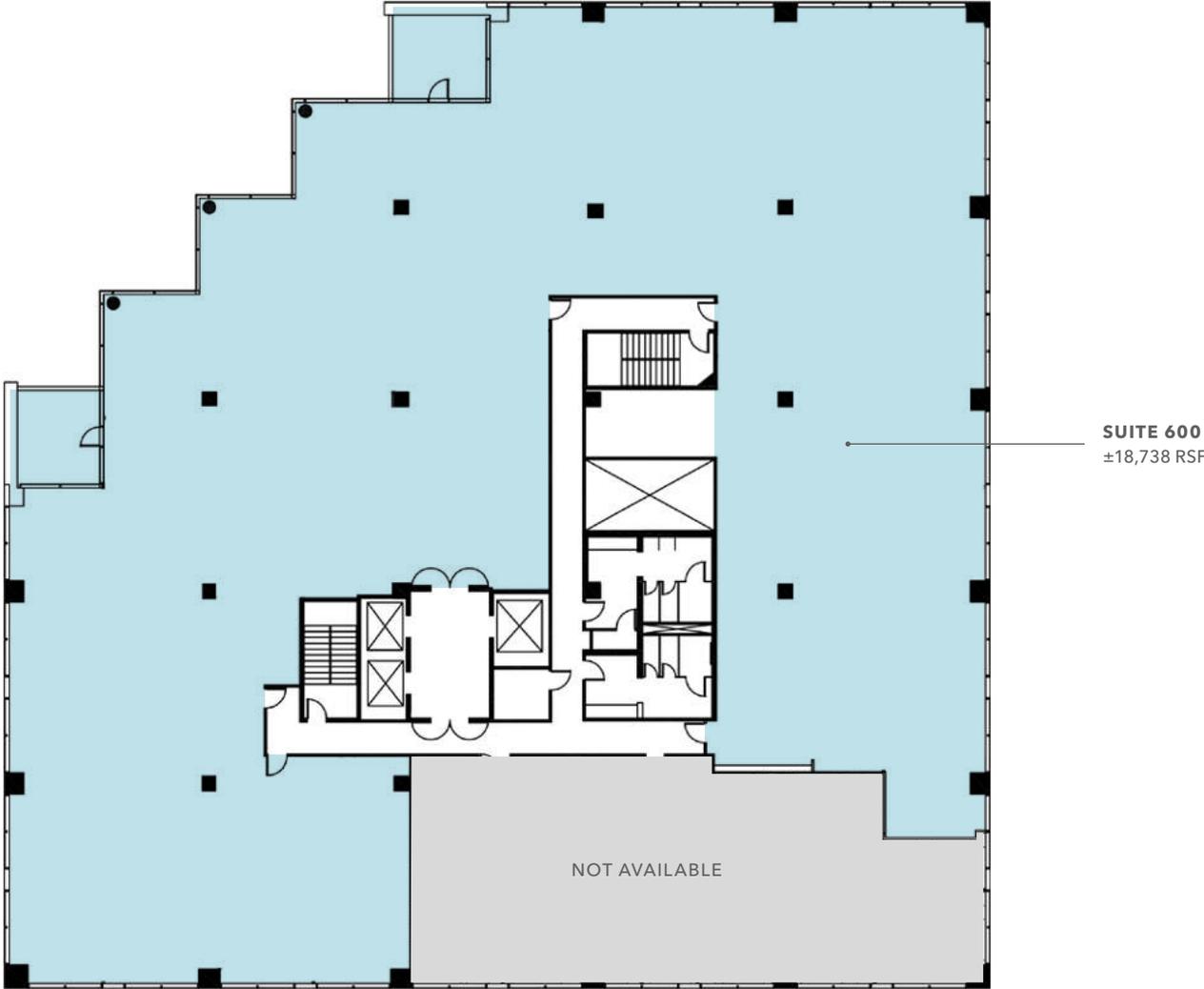
Suite #	RSF	Description
SUITE 300	6,789	Double door identity off of the elevator lobby with 8 offices (including 5 corner offices), 2 conference rooms, break room, storage, open work area and reception.

# 5TH FLOOR



Suite #	RSF	Description
SUITE 525	1,312	1 window office, 1 interior office, storage and reception. Contiguous with Suite 530 to 6,578 RSF.
SUITE 530	5,266	Double door entry off of the elevator lobby with 10 window offices, 2 interior offices, conference room, open work space, break room, storage and reception. Suite is divisible. Contiguous with Suite 525 to 6,578 RSF.

# 6TH FLOOR



Suite #	RSF	Description
---------	-----	-------------

SUITE 600	18,738	Large block of space on the top floor of the building with mountain views and of the Pasadena skyline.
-----------	--------	--

200 SOUTH LOS ROBLES AVENUE



2 | SOUTH  
0 | LOS ROBLES  
0 | AVENUE

*Exclusively leased by*

**SCOTT UNGER**  
Senior Vice President  
626.873.1803  
scott.unger@kidder.com  
LIC N° 01855517

**BILL BOYD**  
Executive Vice President  
626.873.1800  
bill.boyd@kidder.com  
LIC N° 00816177

**LINDA LEE, CCIM**  
Executive Vice President  
626.873.1802  
linda.lee@kidder.com  
LIC N° 01278768

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

