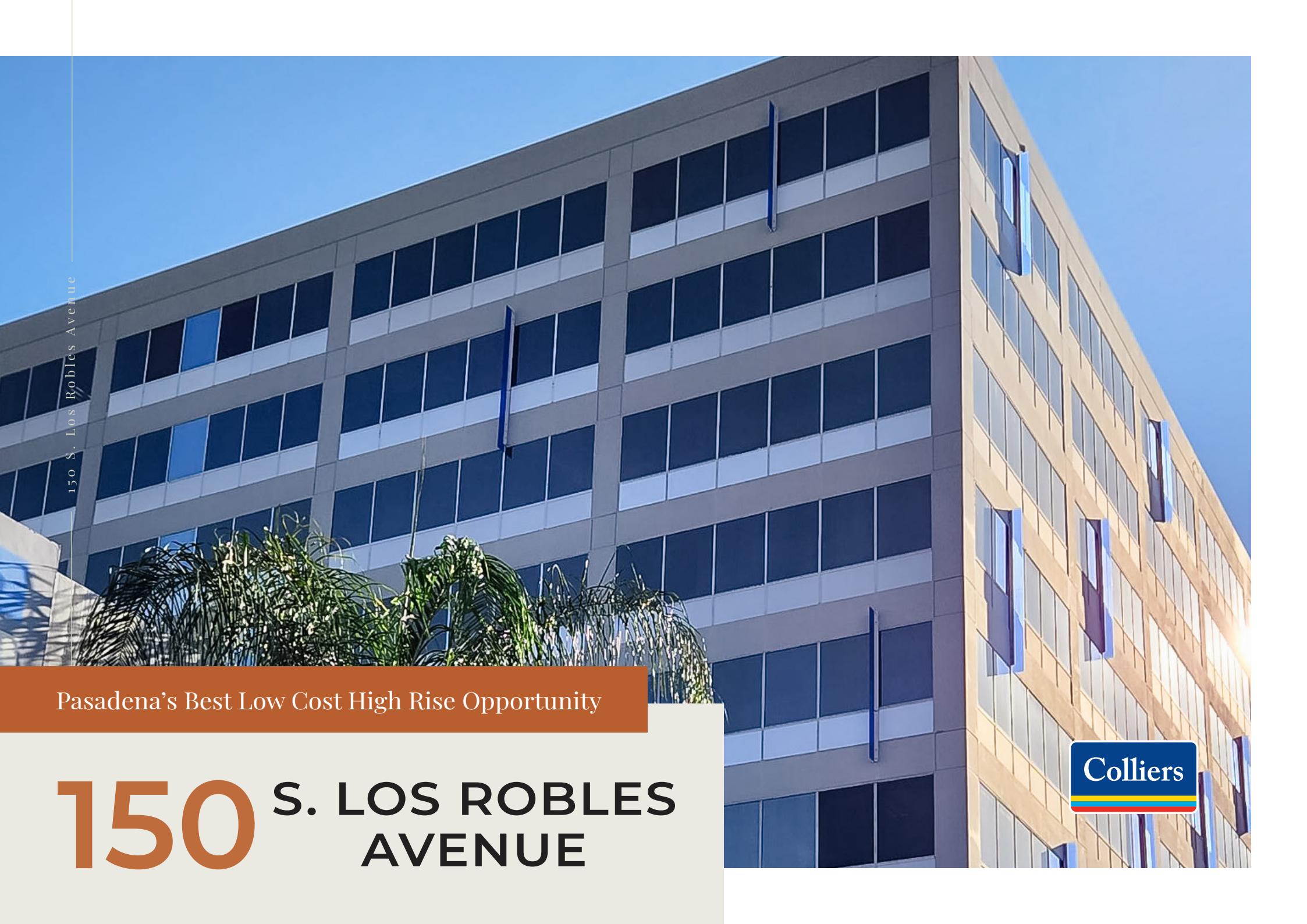


150 S. Los Robles Avenue



Pasadena's Best Low Cost High Rise Opportunity

**150 S. LOS ROBLES  
AVENUE**

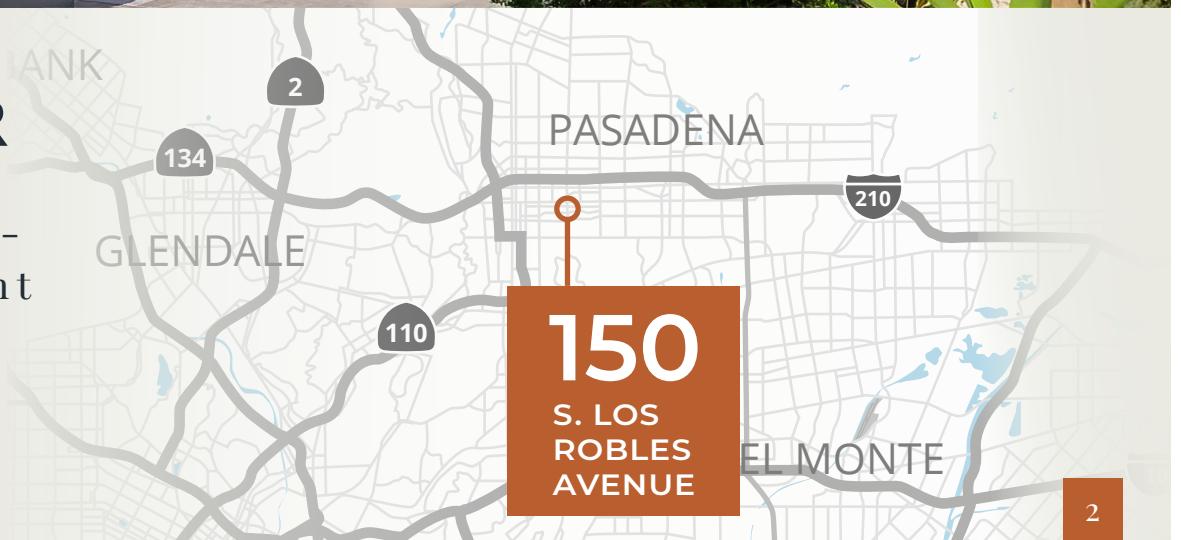
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## CLASS A OFFICE TOWER

Professionally owned with best in-class on-site property management

Walkable amenities, restaurants, and retail





# WHY 150 S. LOS ROBLES ? AVENUE



Asking Rate:  
\$2.95/RSF (Full Service)



Parking: 3/1000  
Monthly Parking Rates:  

- Reserved \$160
- Unreserved \$115
- Tandem Space \$130



Sensible Class A Office Space within walking distance to The Paseo, Old Pasadena, and South Lake Avenue



Offering various-sized suites with updated finishes



New Fitness Center



Newly remodeled lobby with on-site security and property management



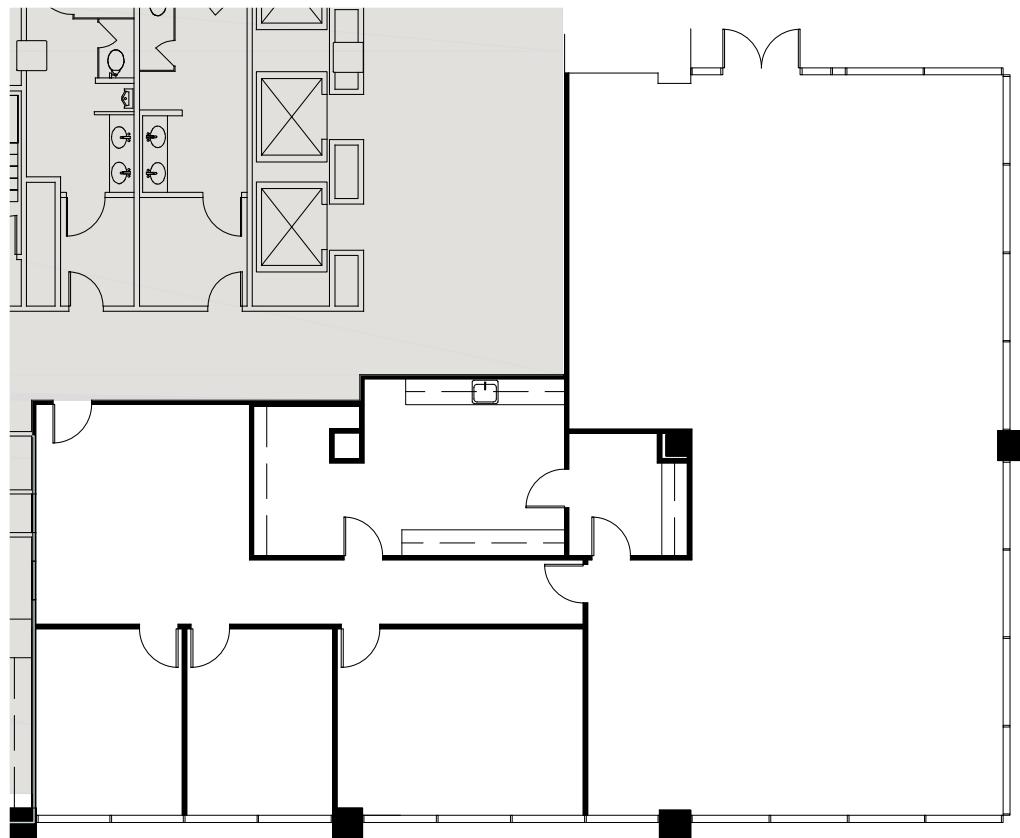
Adjacent to the Pasadena Hilton which offers its restaurant, bar/lounge, and shuttle service to Hollywood Burbank Airport & LAX to the office tenants

# WHAT'S AVAILABLE?

Suites	RSF	Availability	Asking Rate	
100	4,095	Vacant	\$2.95 FSG	
450	2,184	Vacant	\$2.95 FSG	
480	3,851	Vacant	\$2.95 FSG	
500	17,488	Vacant	\$2.95 FSG	Full Floor
650	2,344	Vacant	\$2.95 FSG	
760	3,418	Vacant	\$2.95 FSG	
830	3,148	Vacant	\$2.95 FSG	



# 1ST FLOOR PLAN



## Available Suite

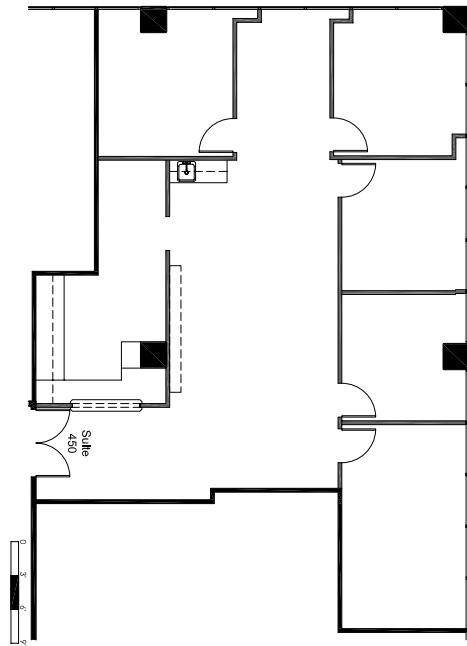
Suite 100  
4,095 RSF

# 4TH FLOOR PLAN

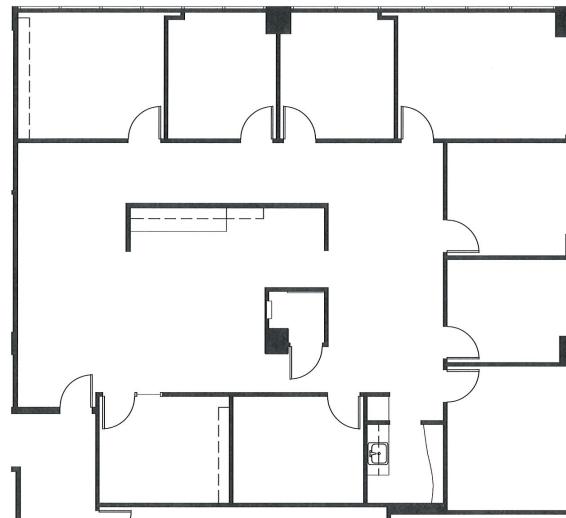
## Available Suites

Suite 450 - 2,184 RSF  
Suite 480 - 3,851 RSF

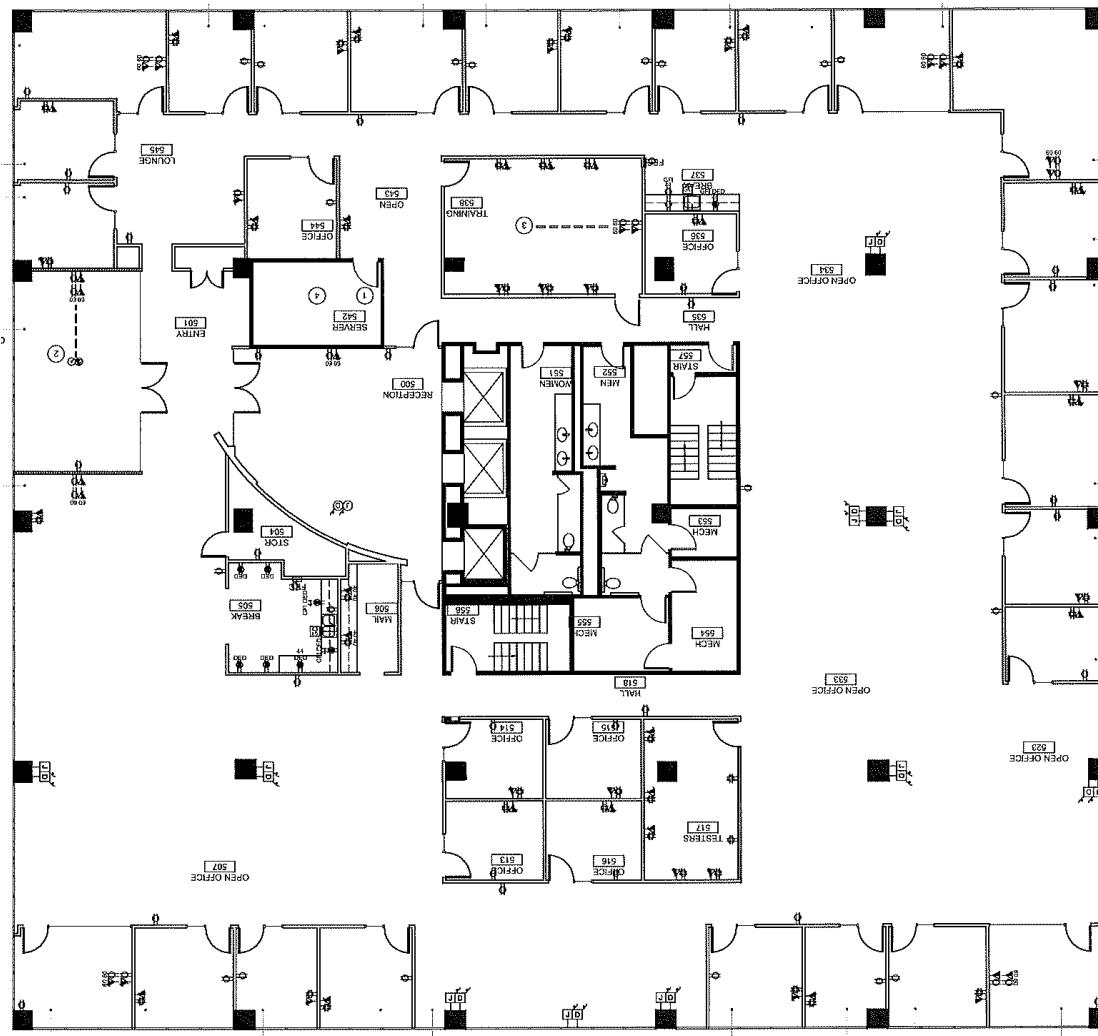
**Suite 450**



**Suite 480**



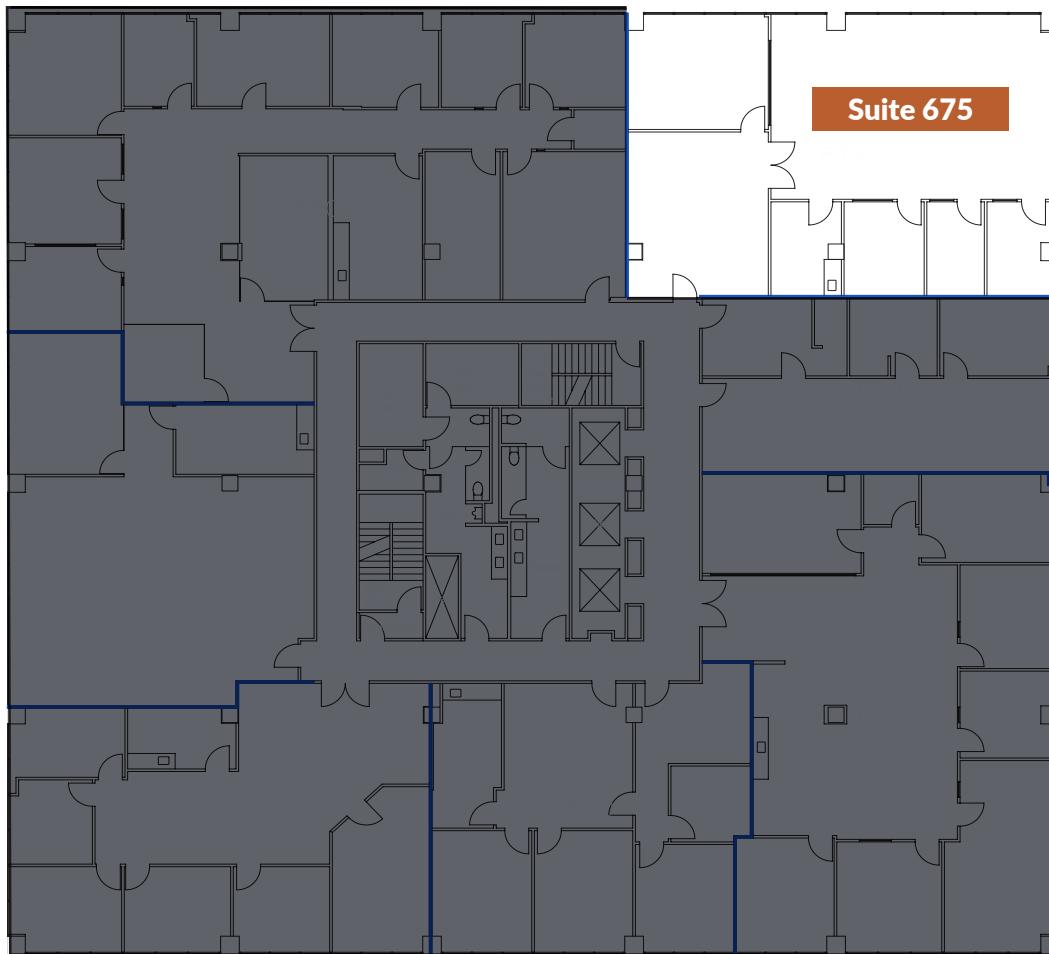
# 5TH FLOOR PLAN



## Available Suite

Suite 500  
17,488 RSF

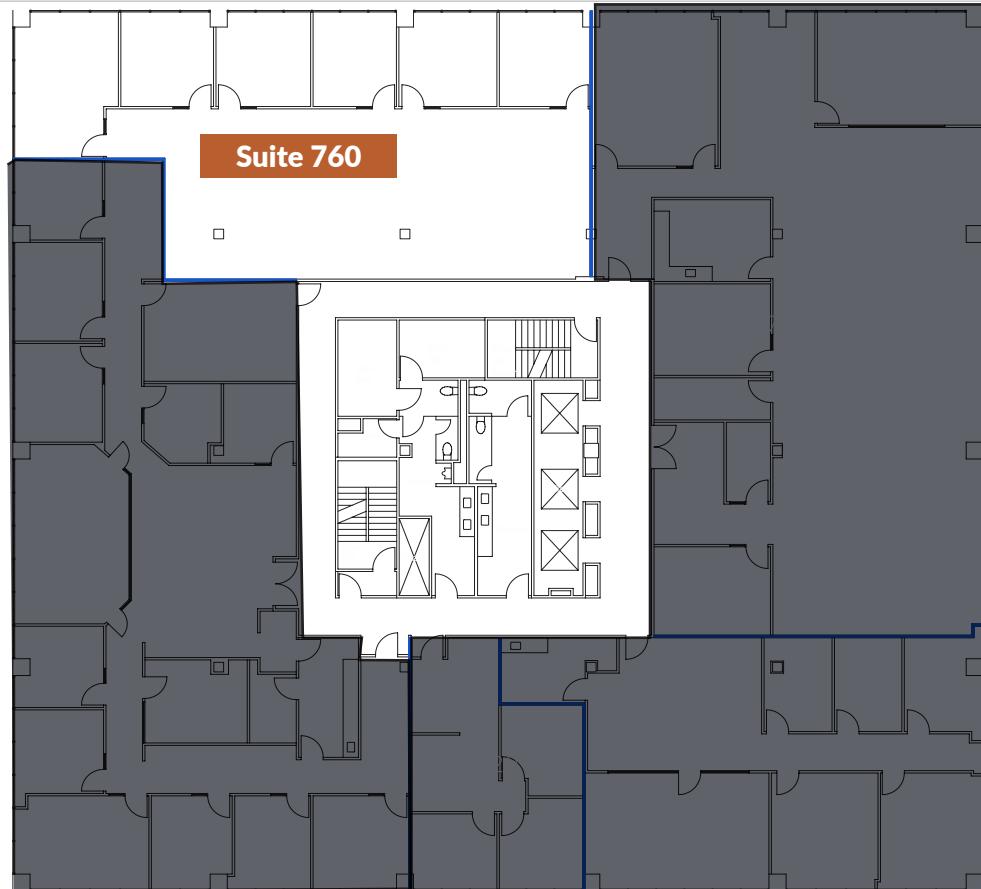
# 6TH FLOOR PLAN



## Available Suites

Suite 675 - 2,474 RSF

# 7TH FLOOR PLAN



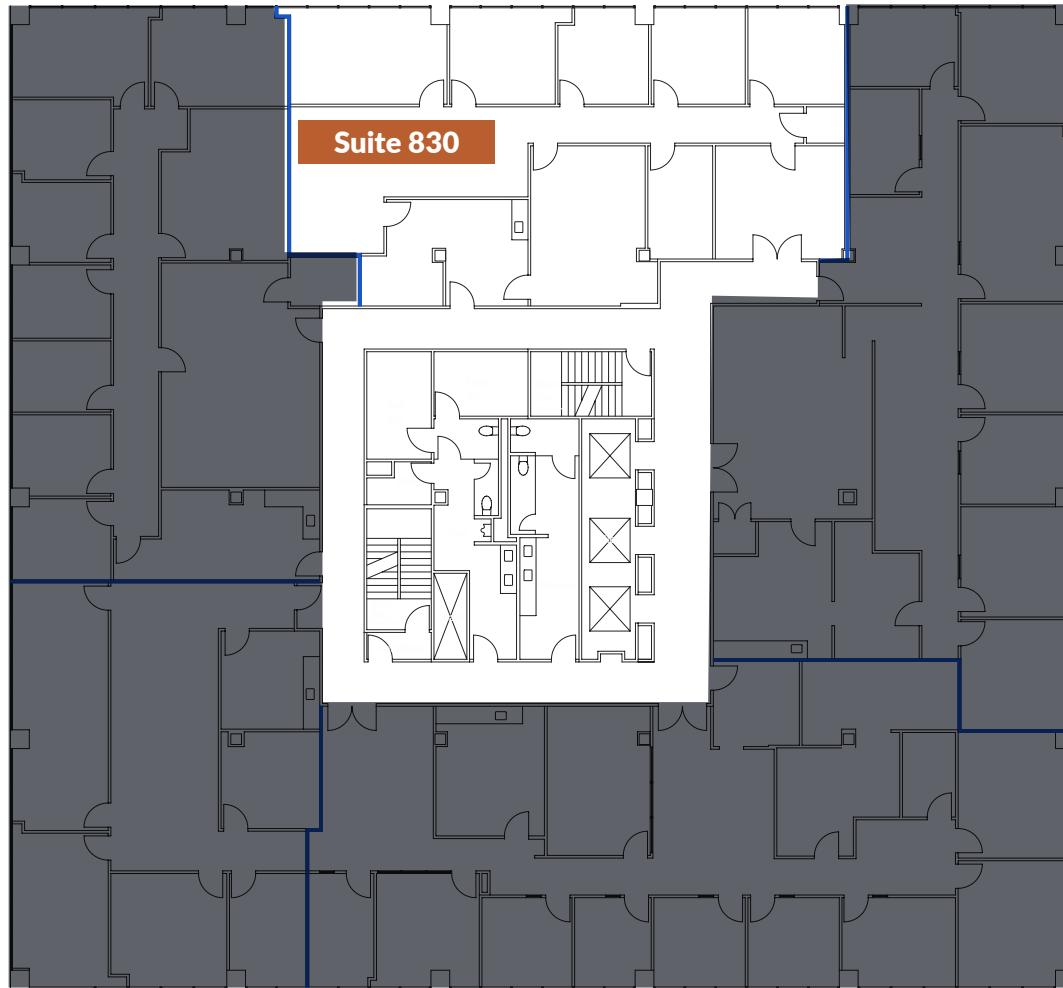
## Available Suites

Suite 760 - 3,418 RSF

# 8TH FLOOR PLAN

## Available Suites

Suite 830 - 3,148 RSF



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**150  
S. LOS  
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AVENUE**