

599 N FAIR OAKS AVE
PASADENA, CA 91103

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



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**TURN-KEY CREATIVE
OFFICE SPACE FOR LEASE**

PROPERTY SUMMARY & HIGHLIGHTS

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Asking Rate: \$4,250.00/Mo FSG

1st Floor Suite Size: ±1,024 SF

2nd Floor Suite Size: ±1,024 SF

Total Building SF: ±2,048 SF

Year Built: 1903

Zoning: FGSP-C-3B

Terms: Negotiable

Square footage is official calculation per the assessor.

PROPERTY HIGHLIGHTS

Creative Office Space With State Of The Art Improvements.

Fully restored and Award Winning Historic Building with approximately \$650K of Improvements

Open/Creative Floor Plan

Conference Room

Full Bathroom

Modern Kitchenette or Breakroom

Dedicated/Private Balcony

New Solid Bamboo Flooring

All utilities are included, except cleaning

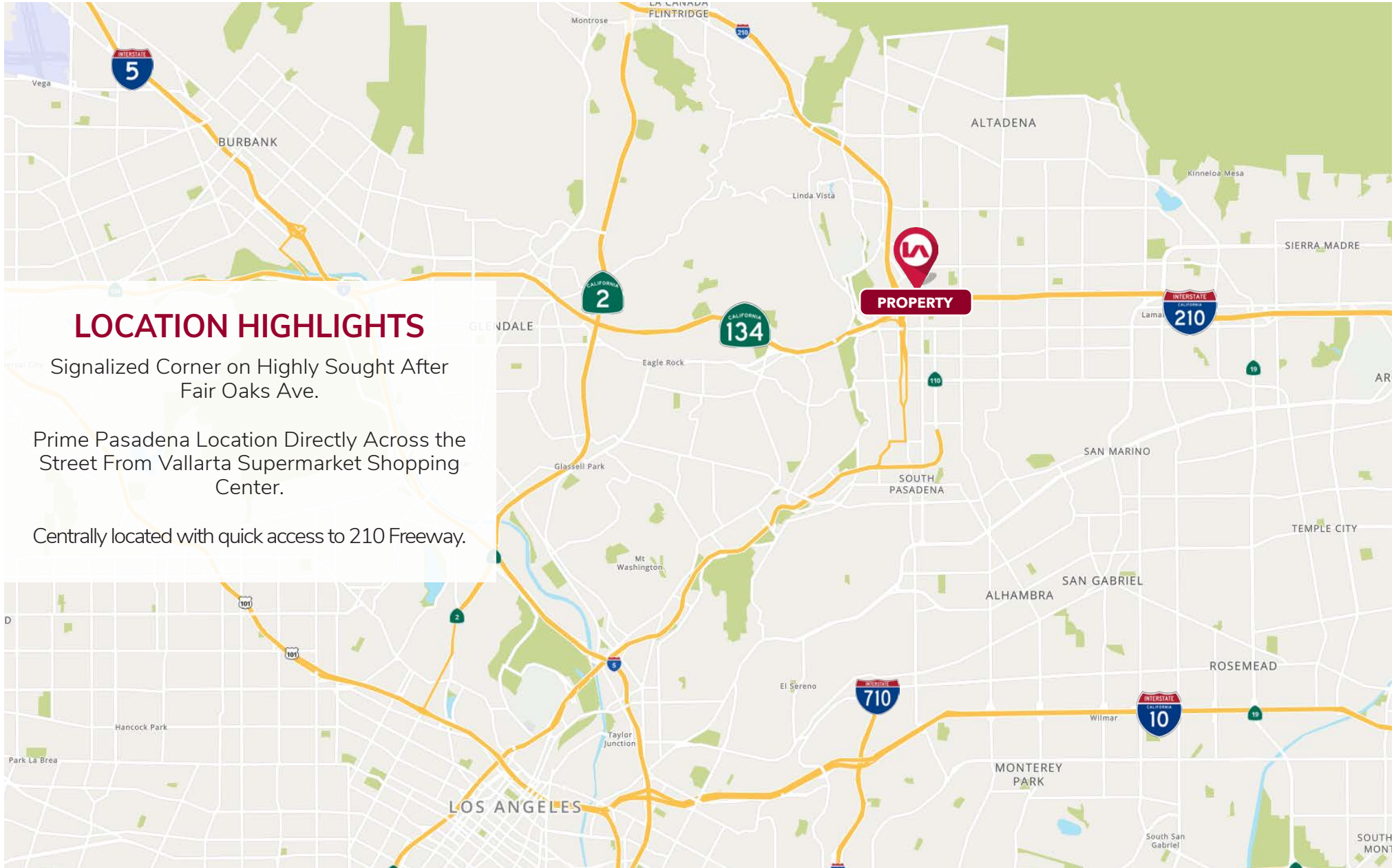
Signage is available under the 'Sustain' sign



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LOCATION HIGHLIGHTS

Signalized Corner on Highly Sought After Fair Oaks Ave.

Prime Pasadena Location Directly Across the Street From Vallarta Supermarket Shopping Center.

Centrally located with quick access to 210 Freeway.





JPL
Jet Propulsion Laboratory
California Institute of Technology

Robinson
Park

VALERIA
SUPERMARKETS
STARBUCKS
SUBWAY **BLAZE PIZZA** **WELLS FARGO**
SALLY **CHASE** **POSTERS**

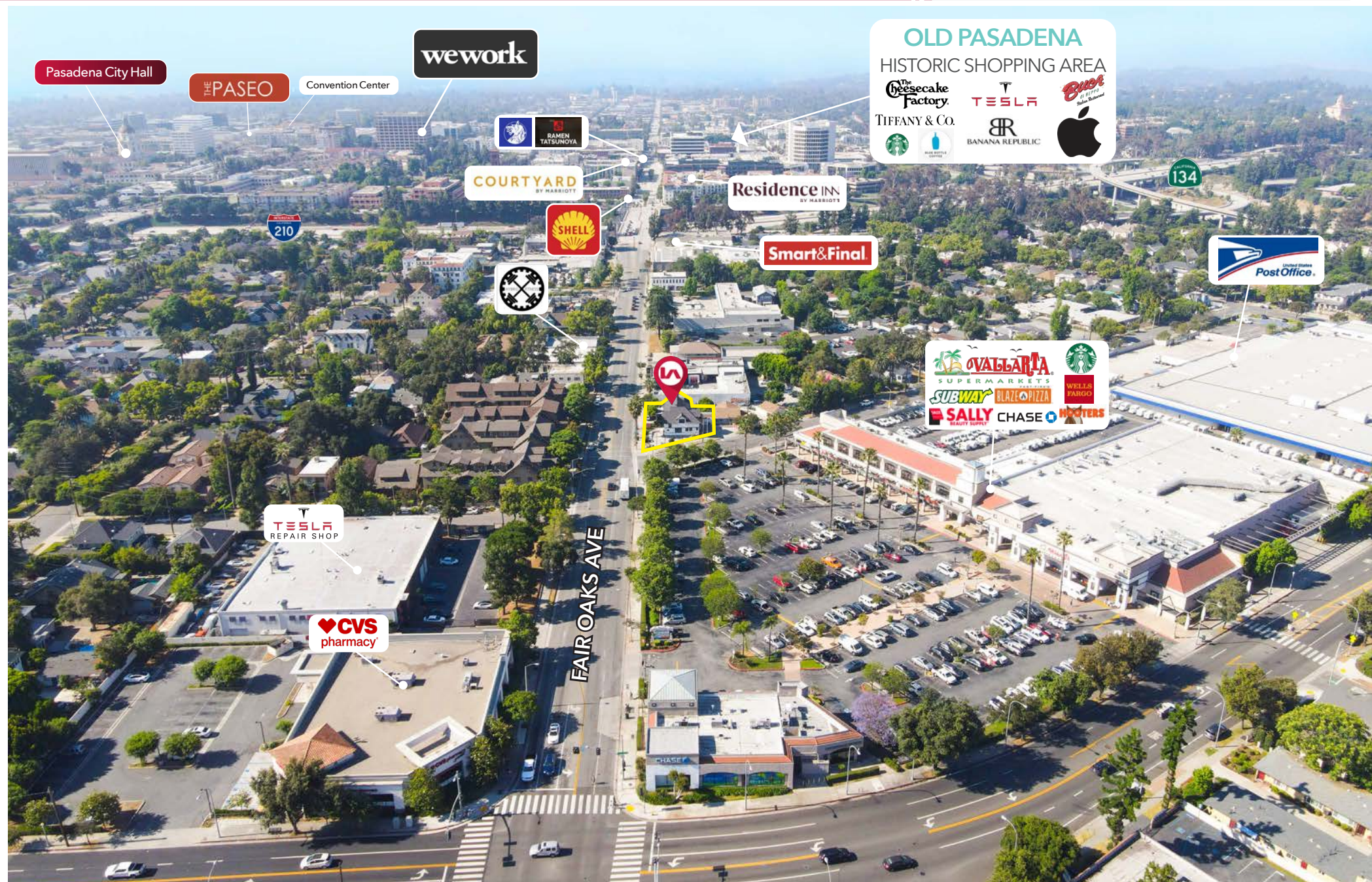
CVS
pharmacy

TESLA
REPAIR SHOP

United States
PostOffice

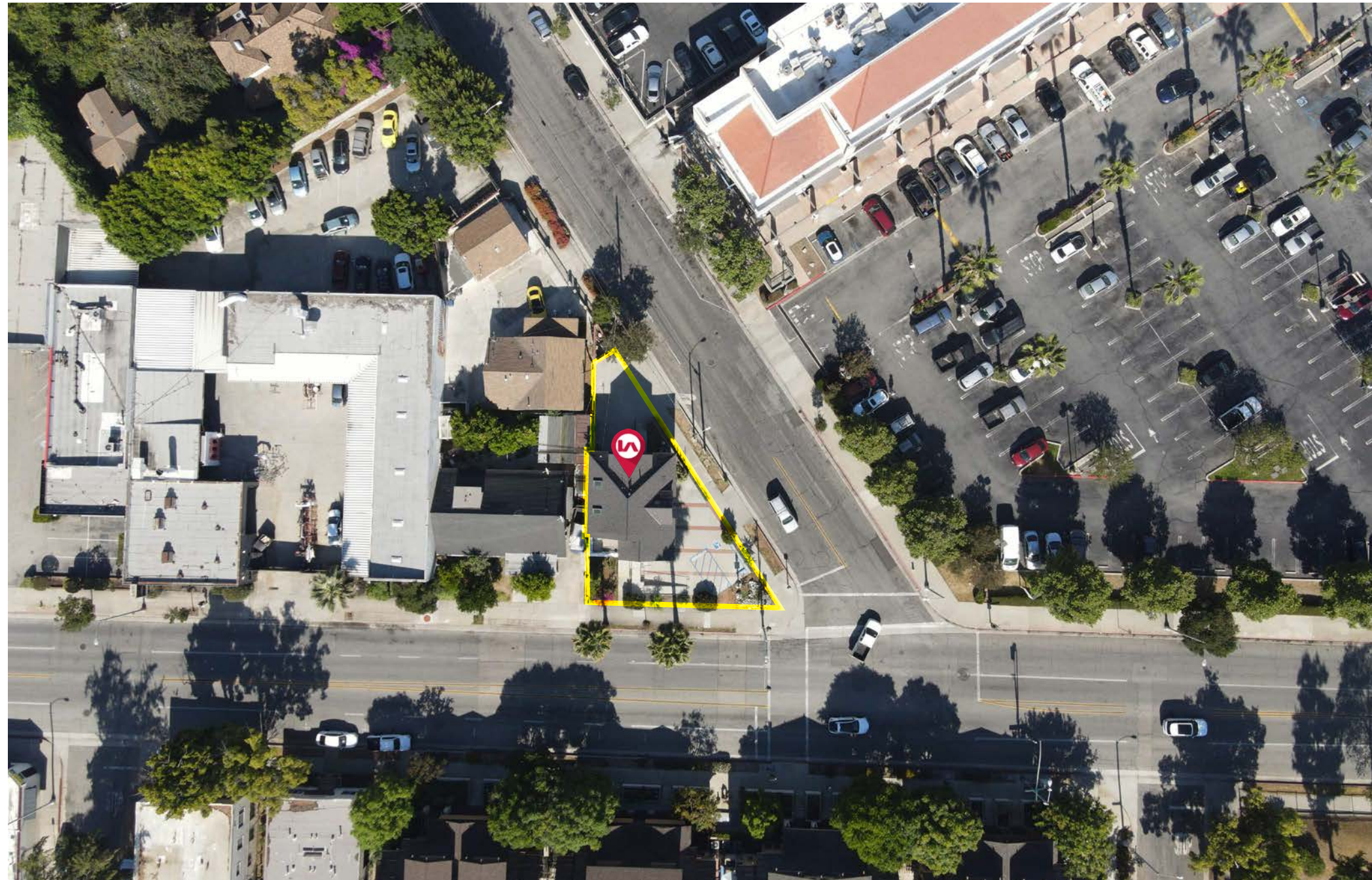
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AERIAL PHOTO

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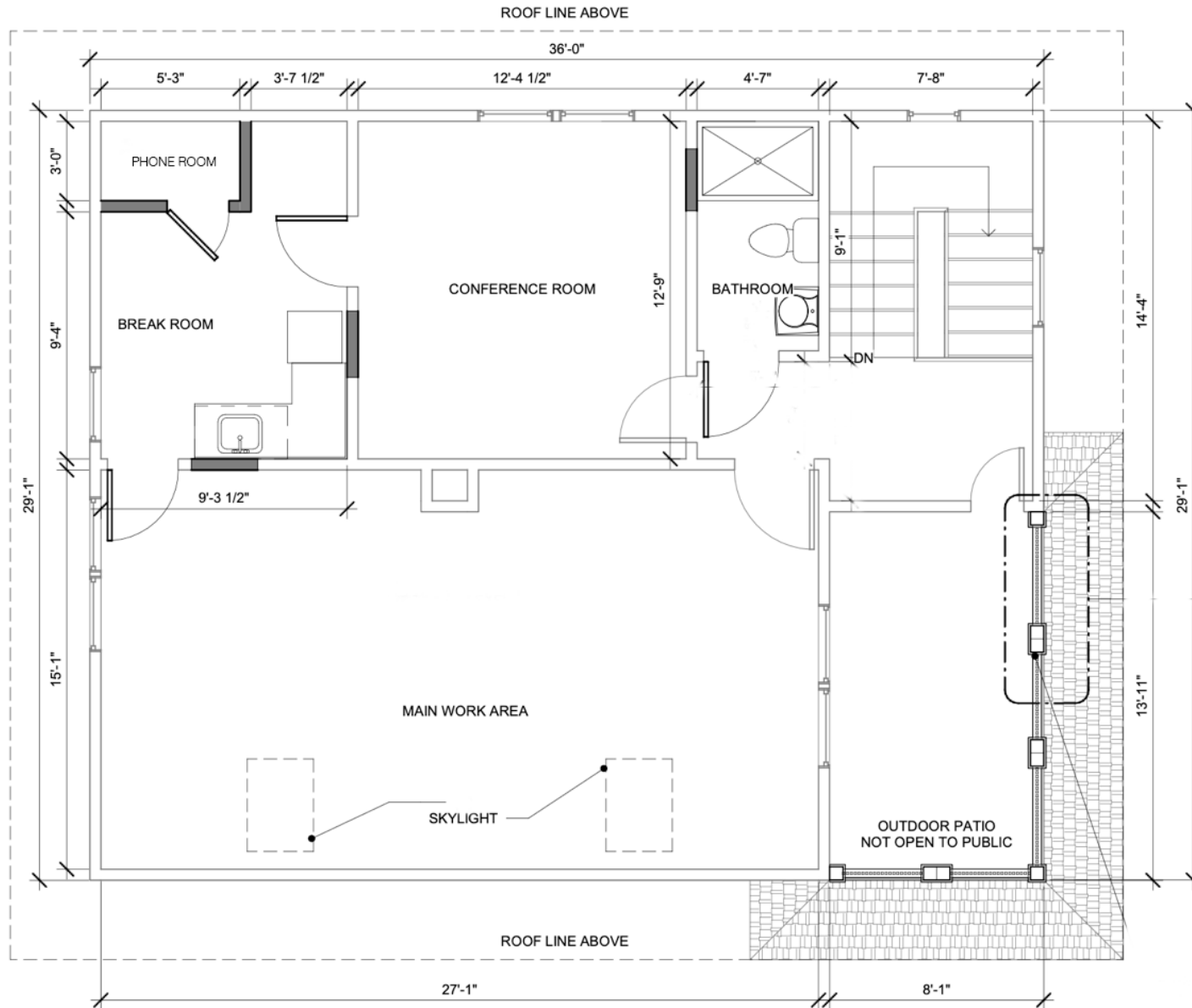
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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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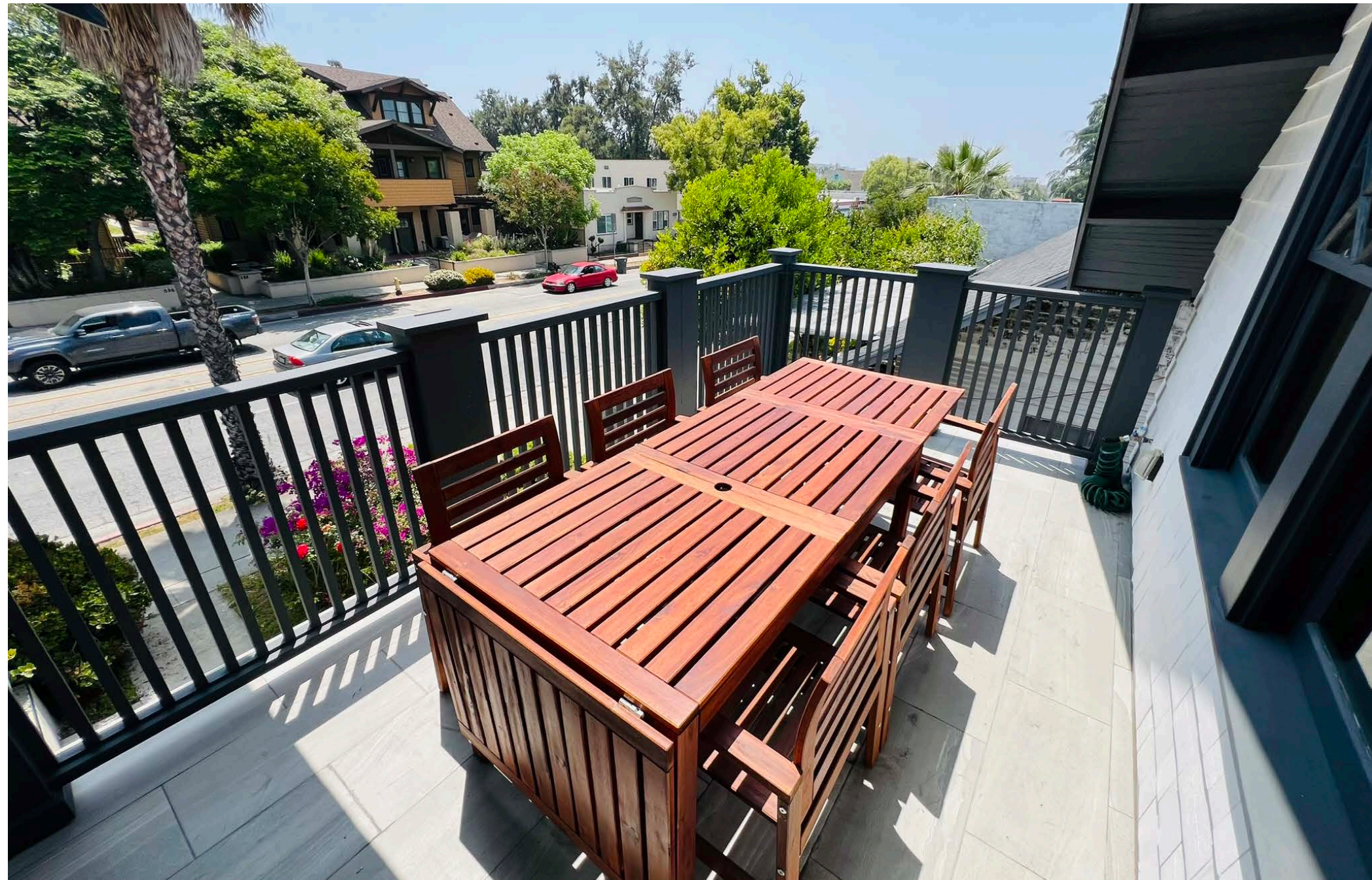
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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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