

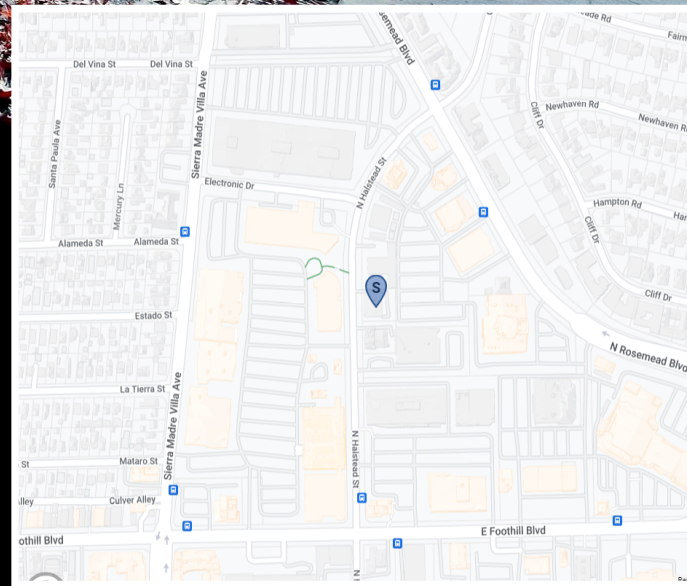
OFFICE/R&D SPACE FOR LEASE

370-380 Halstead Avenue
Pasadena CA 91107



HIGHLIGHTS:

- » PRIDE OF OWNERSHIP BUILDING
- » EXCELLENT LOCATION
- » OFFICE OR R&D USE
- » EASY FREEWAY ACCESS
- » AMPLE PARKING



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 Population	13,480	146,358	427,952
2016 Average HH Income	\$123,684	\$124,283	\$111,664

Exclusively Marketed by:

Thomas Theung

Broker

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PROPERTY SUMMARY

Number of Tenants	1
Net Rentable Area (SF)	8,374
Land SF	19,997
Land Acres	0.46
Year Built	1956
Year Renovated	N/A
# of parcels	1
Zoning Type	EPSP
Building Class	A
Location Class	A
Topography	Rolling/Hilly
Number of Parking Spaces	15
Parking Ratio	2/1000
Typical Floor SF	8,374
Building FAR	N/A
Core Factor	N/A
Traffic Counts	N/A
Number of Ingresses	2
Number of Egresses	2
ADA compliant	Unknown
Elevator	None
Subterranean Parking	None
Ceiling Height	Unknow

INVESTMENT SUMMARY

Offering Price	\$16,330 per month
Price PSF	\$1.95 PSF (MG)

INVESTMENT SUMMARY

Pride of Ownership Building with excellent curb appeal ideal for office use or research & development use. This single story concrete tilt up building is located at 370-380 Halstead Avenue in the City of Pasadena, just North of Foothill Boulevard and West of Rosemead Boulevard in the East Pasadena commercial office, retail, and technology corridor of the city. The building is divisible into two separate unit with Unit 370 Halstead Avenue having an approximate 4,293 square feet and Unit 380 Halstead Avenue having an approximate 4,081 square feet. Total available lease space is approximately 8,374 square feet. The building is currently not divided and is ideal for tenant who is looking for both office space and research & development space.

Beside being conveniently located adjacent to numerous restaurants, retail stores, office, health clubs, and other commercial uses in the area, the location is also very close to the 210 freeway and short access to the 605, 57, 10, and 134 freeways.

Property improvements includes beautifully manicured landscape, recently repaved parking lot, new interior and exterior paint, recently updated restrooms, newly polished concrete floor, updated kitchen and lunch room, newly added conference room.

