

CREATIVE OFFICES FOR LEASE

# 55 WAVERLY DR

PASADENA, CA 91105



**Hoss MacVaugh**

626.583.8400 | [Hoss@MacVaugh.com](mailto:Hoss@MacVaugh.com)  
#00971669

**MACVAUGH&Co**  
Commercial Real Estate Services

# LISTINGS

UNIT	SQFT	PRICE	AVAILABILITY	AYOUT
101	3,315	\$2.75/SF FSG	30 Days	Open space, conference room, mezzanine, private restroom & kitchenette
103	1,620	\$2.25/SF MG	Now	Open space, mezzanine, private restroom & kitchenette
108	978	\$2.25/SF MG	Now	Open space

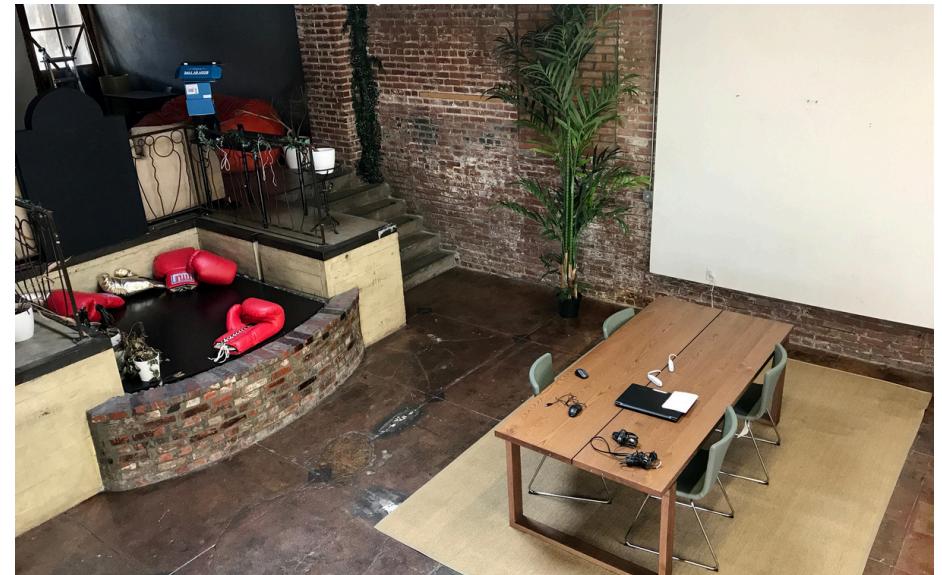
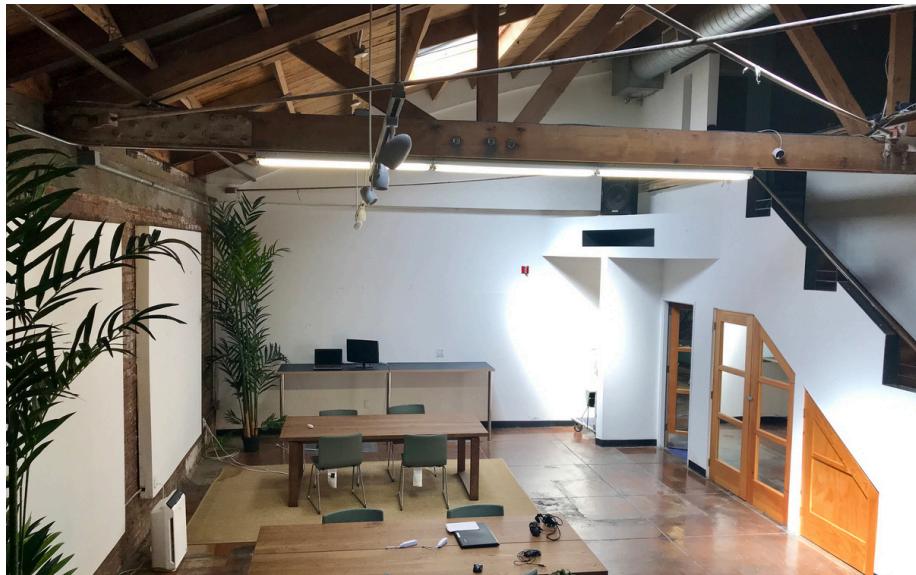
## HIGHLIGHTS

Built in 1925 and thoughtfully renovated in 1997, 55 Waverly includes a mix of nine creative units with exposed brick walls, concrete floors, bow-truss ceilings, and an open loft-style layout. Current tenants include advertising/marketing, music schools and a pilates studio.

Located blocks away from Old Pasadena, 55 Waverly is in close proximity to Downtown Pasadena, Lake Ave, and the Playhouse District, as well as Downtown Los Angeles, Altadena and South Pasadena.

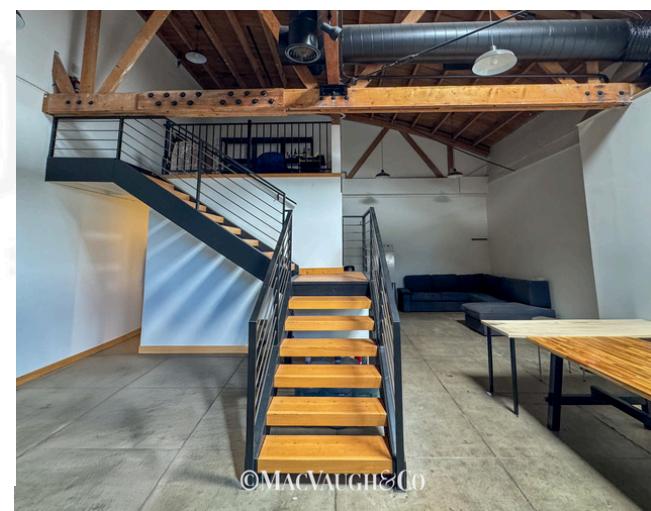
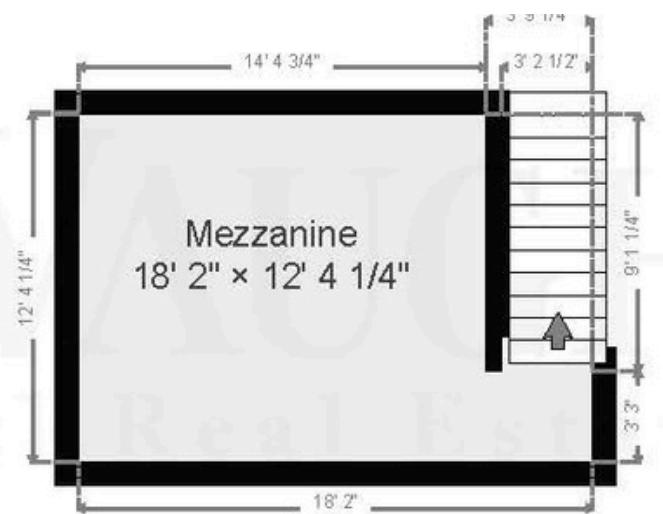
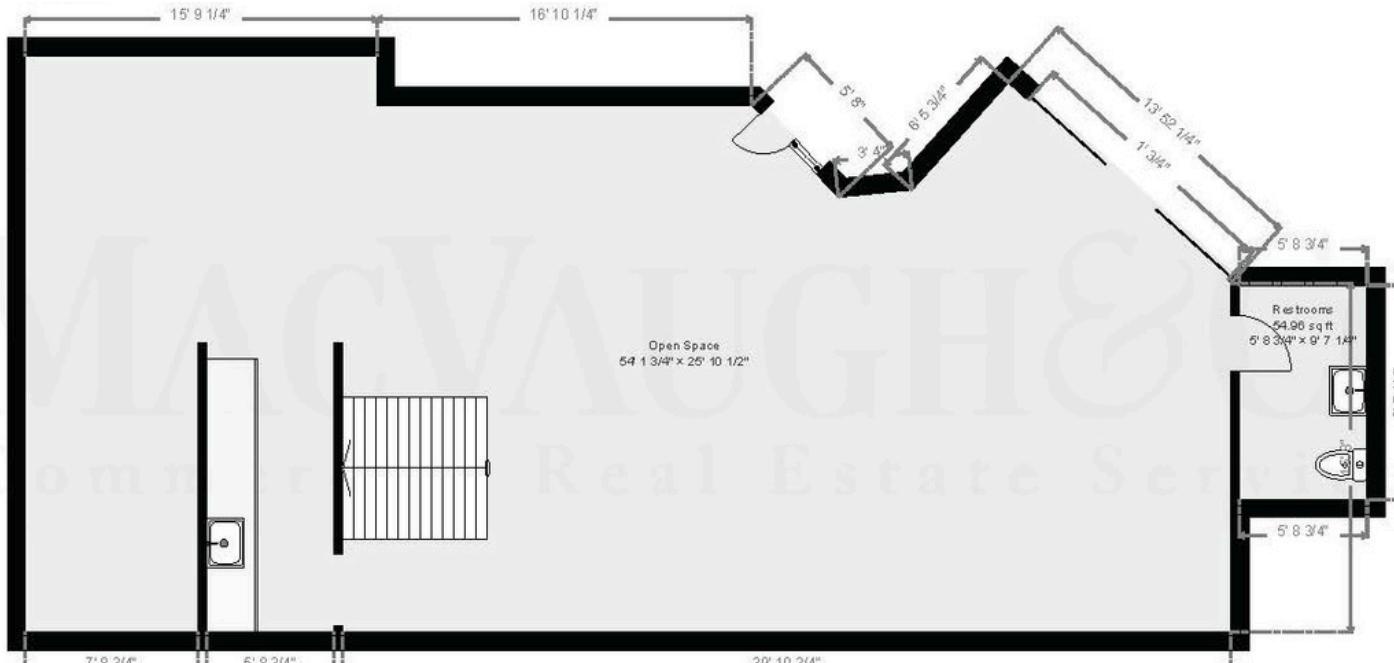
# SUITE 101

3,315 SQFT



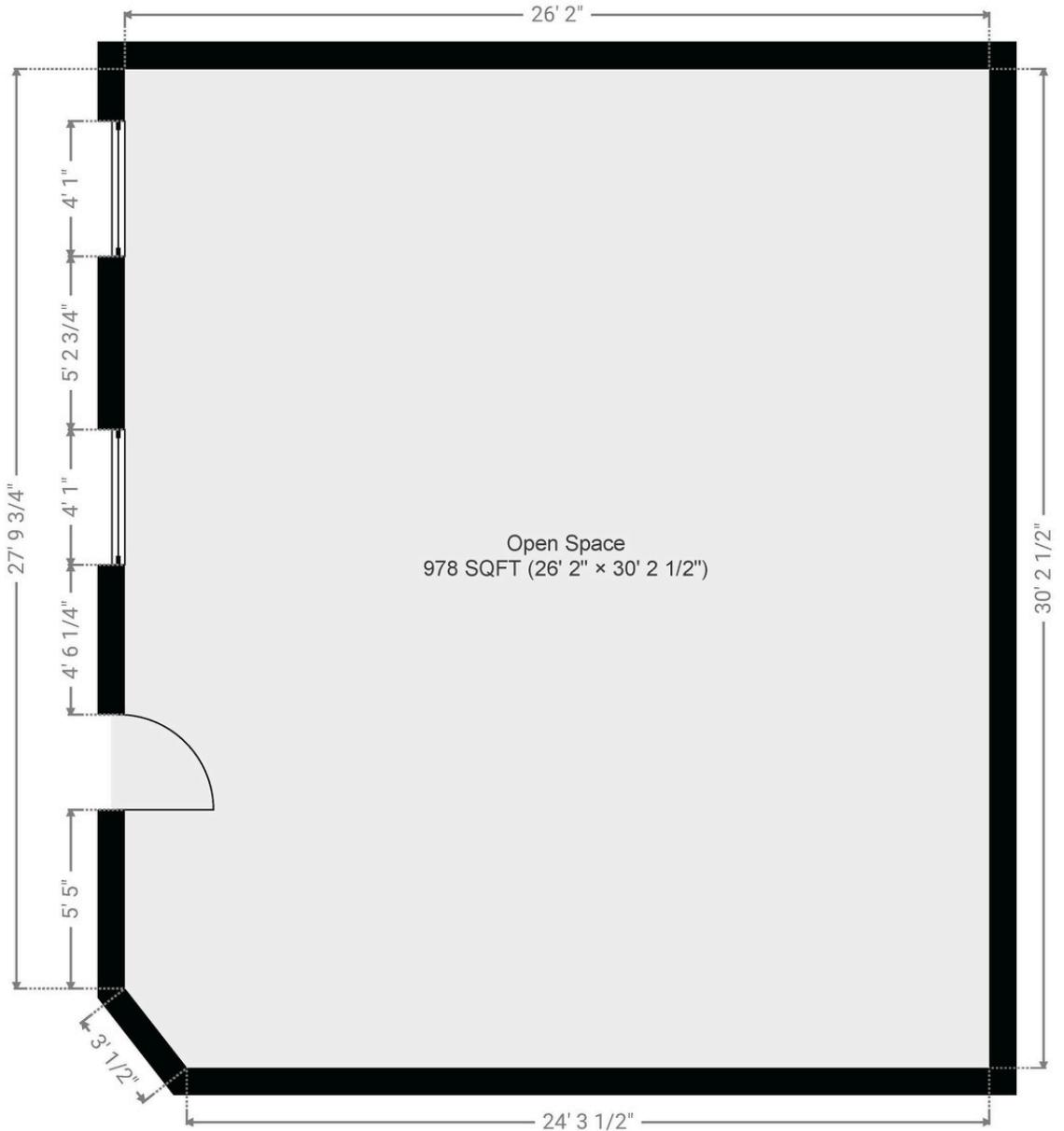
# S U I T E 1 0 3

1,620 SQFT



# S U I T E 1 0 8

978 SQFT



# PASADENA, CA

## CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius
- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day
- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73
- National icons such as Art Center College of Design, JPL and Cal Tech
- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica
- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare
- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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