

FOR SUBLEASE



COMMERCIAL REAL ESTATE SERVICES
PASADENA

UNIQUE GARDEN STYLE OFFICE AVAILABLE FOR SUBLEASE



630 N ROSEMEAD BLVD.
PASADENA, CA 91107

CONTACT



TREVOR GLEASON
Senior Associate
tgleason@lee-associates.com
626.240.2774
License ID 02075121



CHRIS JOHNSON
Senior Vice President
chris.johnson@lee-associates.com
626.240.2786
License ID 01934154

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SUBLEASE
**UNIQUE GARDEN STYLE OFFICE
AVAILABLE FOR SUBLEASE**

630
N ROSEMEAD BLVD
PASADENA, CA 91107

OFFERING INFORMATION

+ Asking Rate:	\$2.00 P/SF/FSG
+ Suite Size:	±1,581 SF (Suite 310)
+ Building SF:	±10,335 SF
+ Lot SF:	±30,970 SF
+ Year Built:	1966
+ Parking Ratio:	3.3/1,000
+ Parcel Number:	5757-006-019
+ Zoning:	EPSP-d2-CO-D-2

***Sublease expires on August 31, 2025**

PROPERTY HIGHLIGHTS

- + Open Workspace with One Private Office
- + Kitchenette/Breakroom with outdoor patio space
- + IT Closet/Storage Space
- + 2 Shared Restrooms (common area janitorial fee included in rate)

LOCATION HIGHLIGHTS

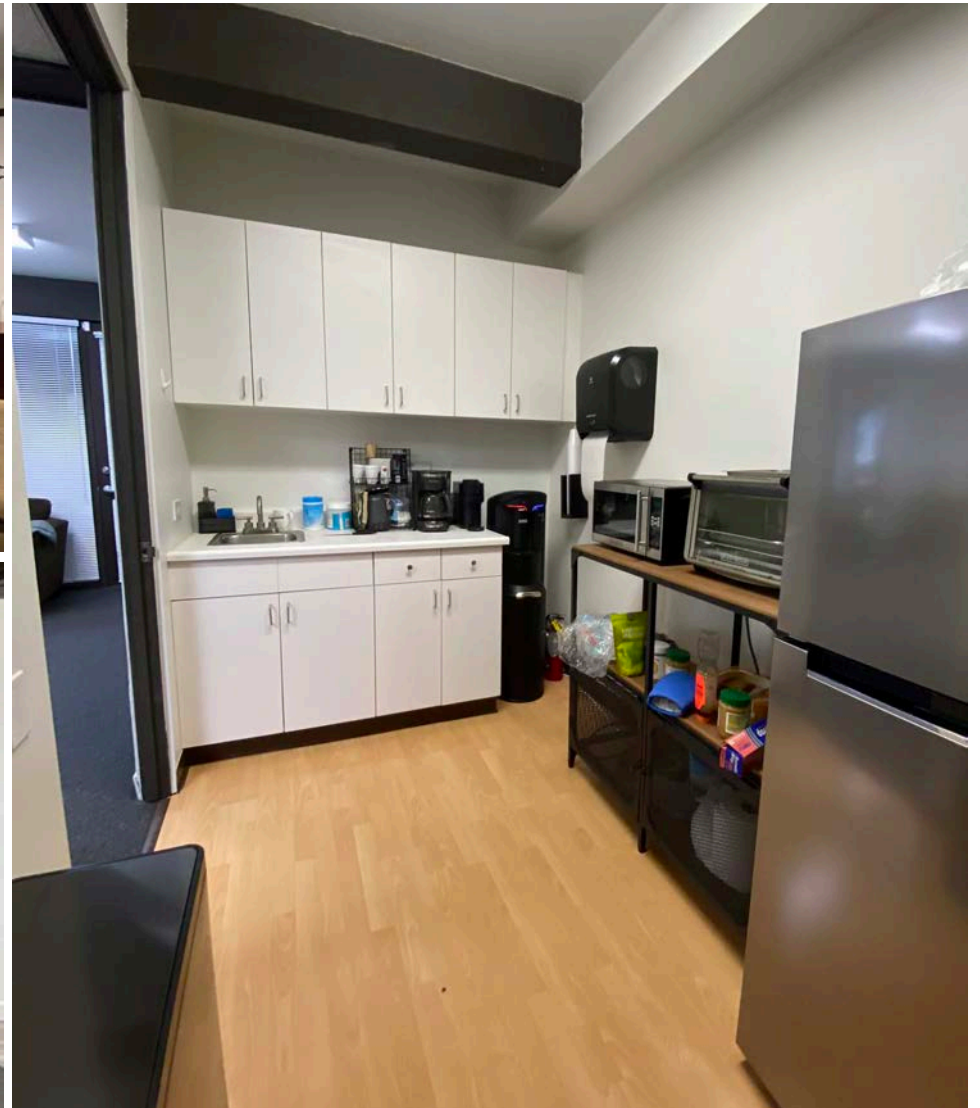
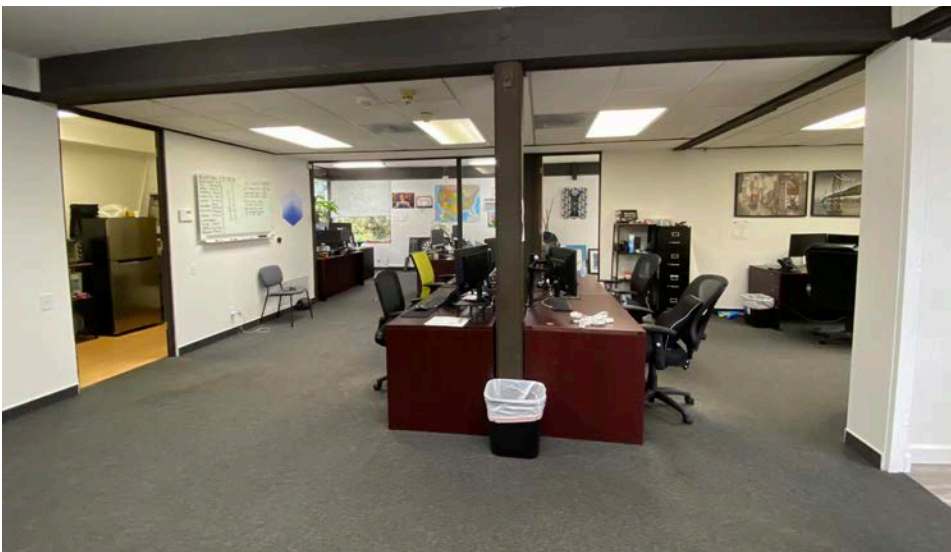
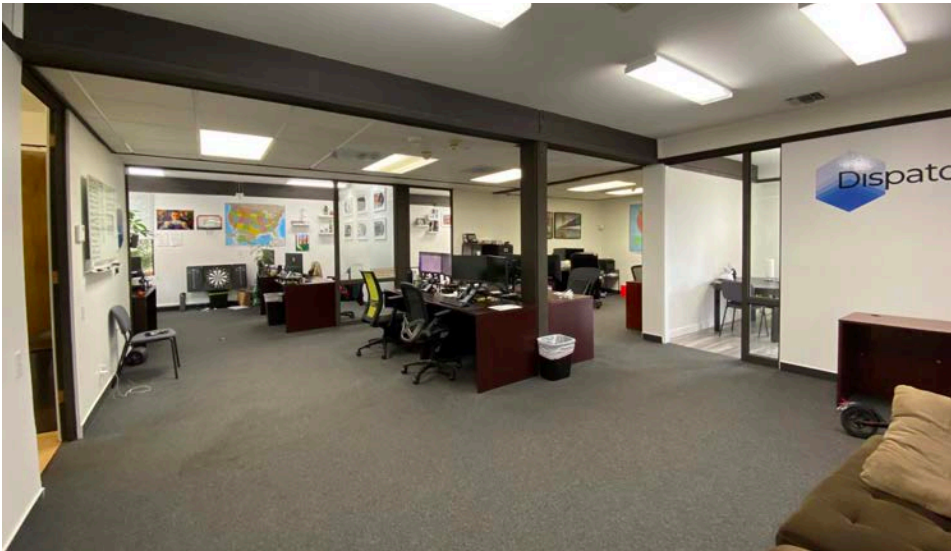
- + Easy access to the I-210 Freeway and Metro Gold Line
- + Surrounded by an abundance of amenities
- + Free on-site parking



FOR SUBLEASE
UNIQUE GARDEN STYLE OFFICE
AVAILABLE FOR SUBLEASE

630
N ROSEMEAD BLVD
PASADENA, CA 91107

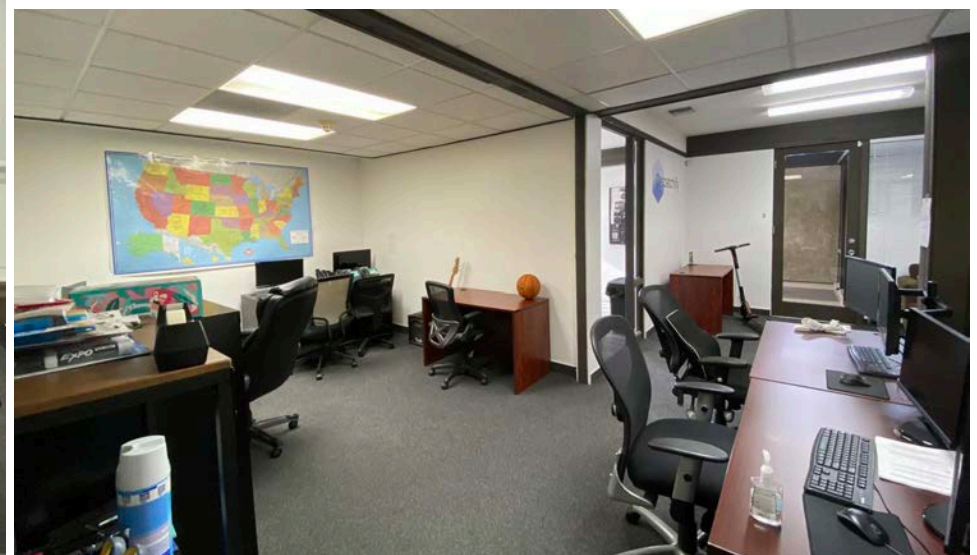
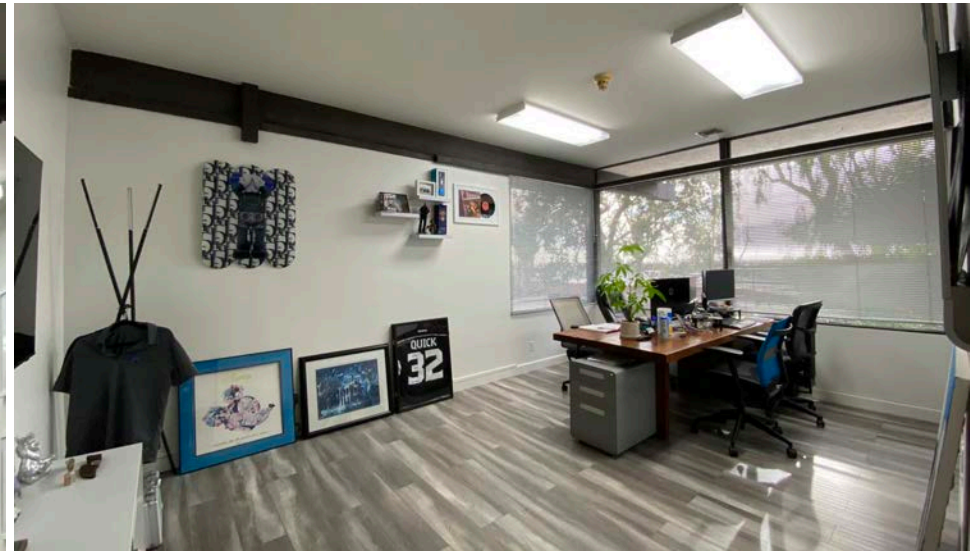
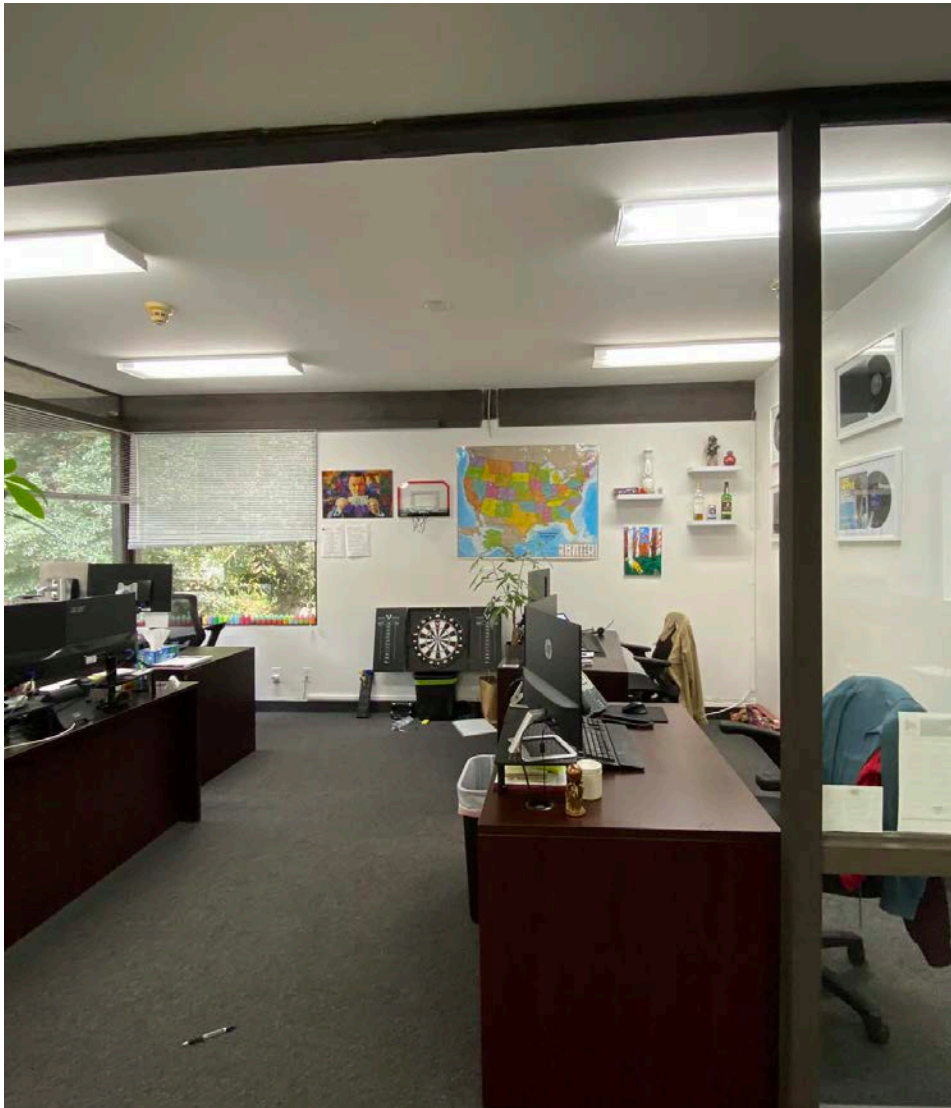
PROPERTY PHOTOS



FOR SUBLEASE
**UNIQUE GARDEN STYLE OFFICE
AVAILABLE FOR SUBLEASE**

630
N ROSEMEAD BLVD
PASADENA, CA 91107

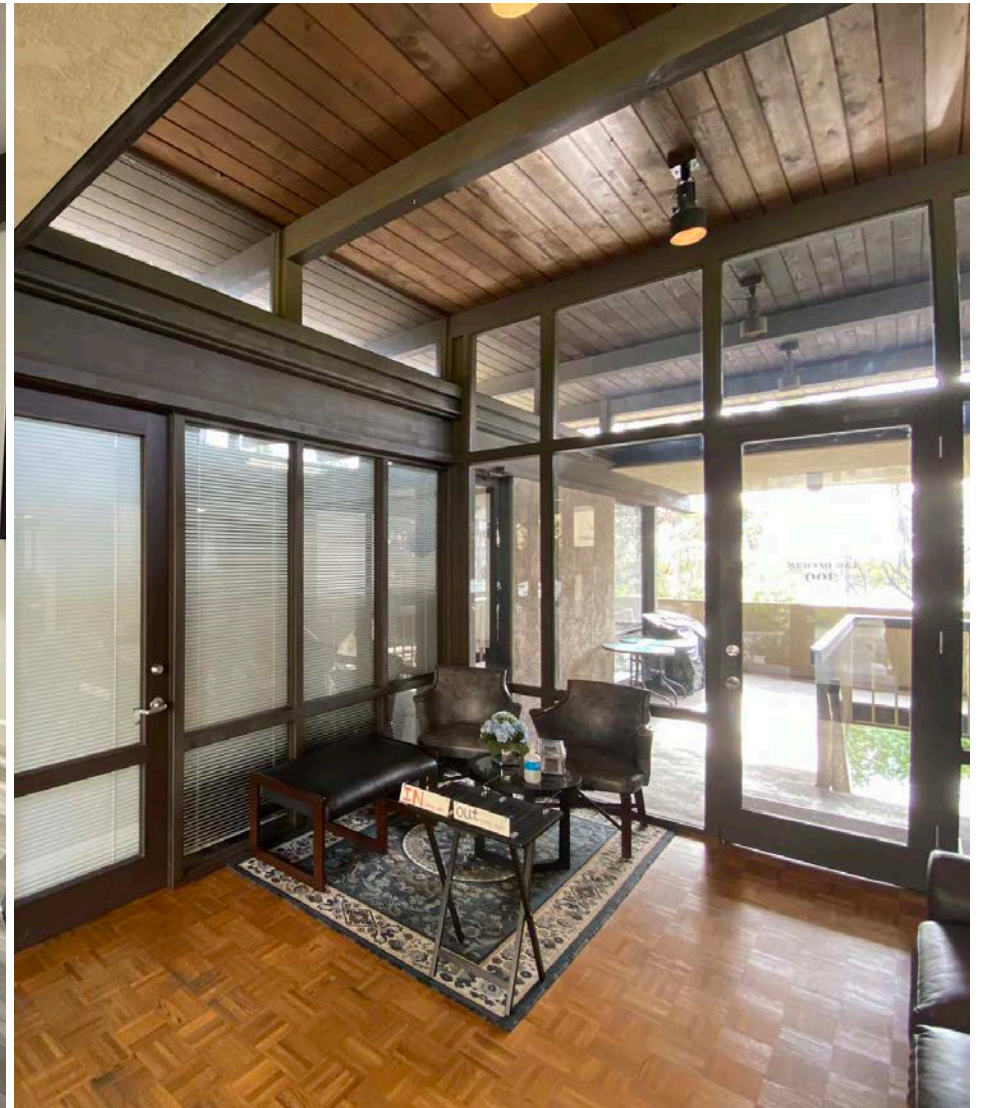
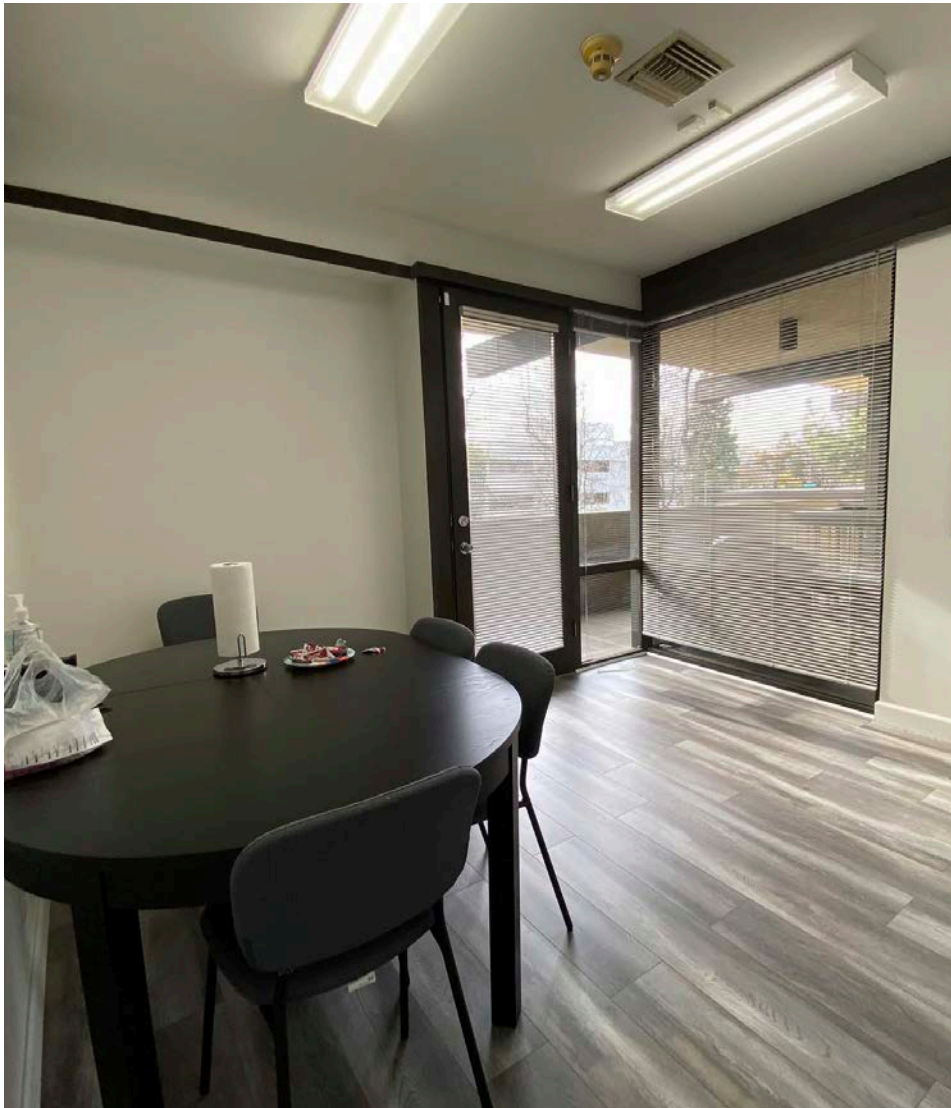
PROPERTY PHOTOS



FOR SUBLEASE
UNIQUE GARDEN STYLE OFFICE
AVAILABLE FOR SUBLEASE

630
N ROSEMEAD BLVD
PASADENA, CA 91107

PROPERTY PHOTOS



FOR SUBLEASE
**UNIQUE GARDEN STYLE OFFICE
 AVAILABLE FOR SUBLEASE**

630
N ROSEMEAD BLVD
 PASADENA, CA 91107



DEMOGRAPHICS

