



For Sublease

Suite 250
20,000 - 41,635 RSF

Suite photos



465 N Halstead St, Pasadena, CA 91107

Term: 3-5 years

Parking ratio: 4.00/1,000 SF

Space features:

- Three café/break areas
 - Large cafeteria
 - Mid size café
 - Small executive café
- Larger server room with racks
- Open layout with existing floor cores & power whips
- 1,200 amps of power
- Elevator access to loading dock
- Separate elevator with direct access to the space



Floor plan

Lab 1:

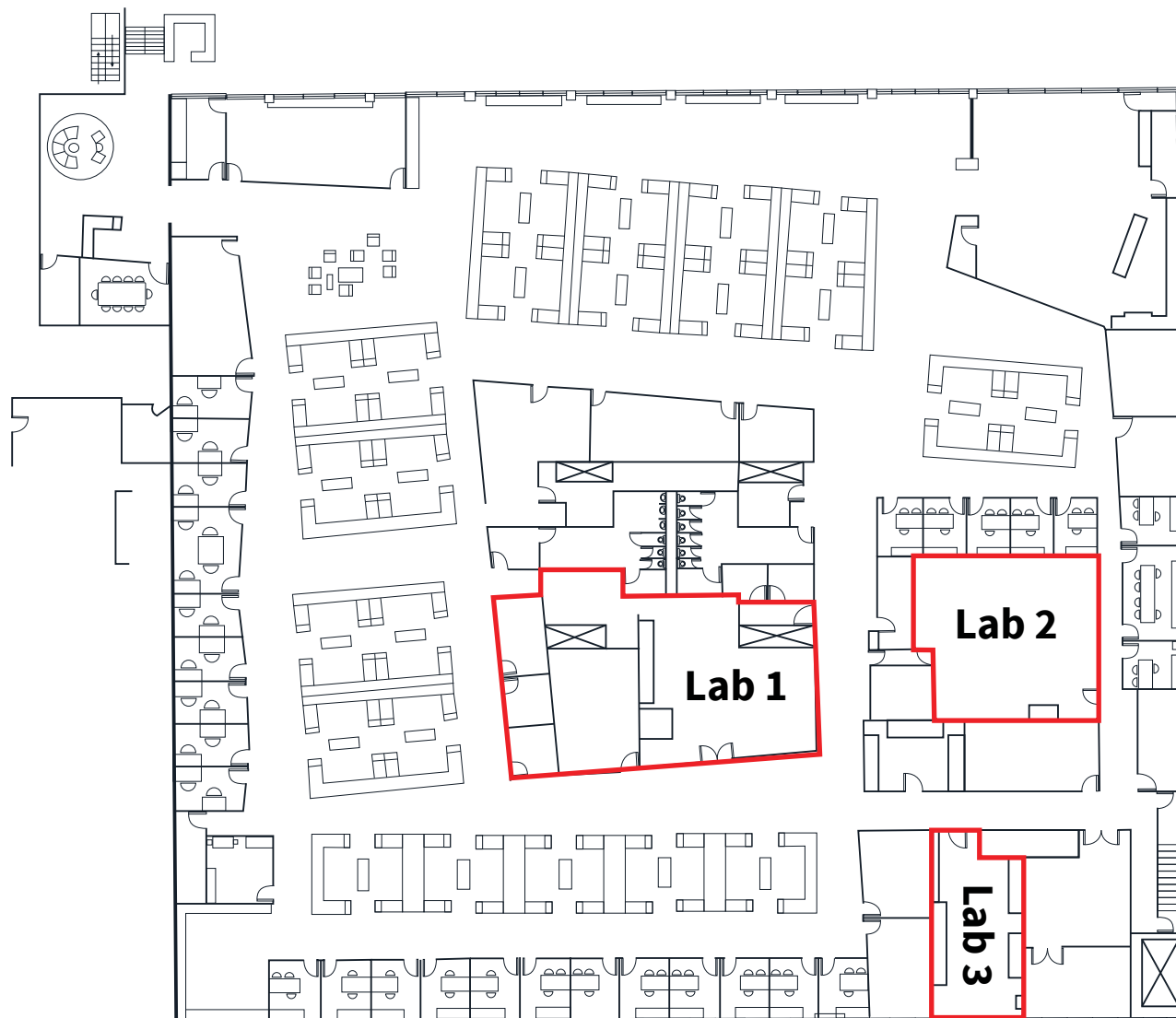
- 1,439 RSF
- Originally built as a Class 100,000 Lab
- HEPA fan filtered with low wall returns
- Compressed air
- Ground isolated outlets

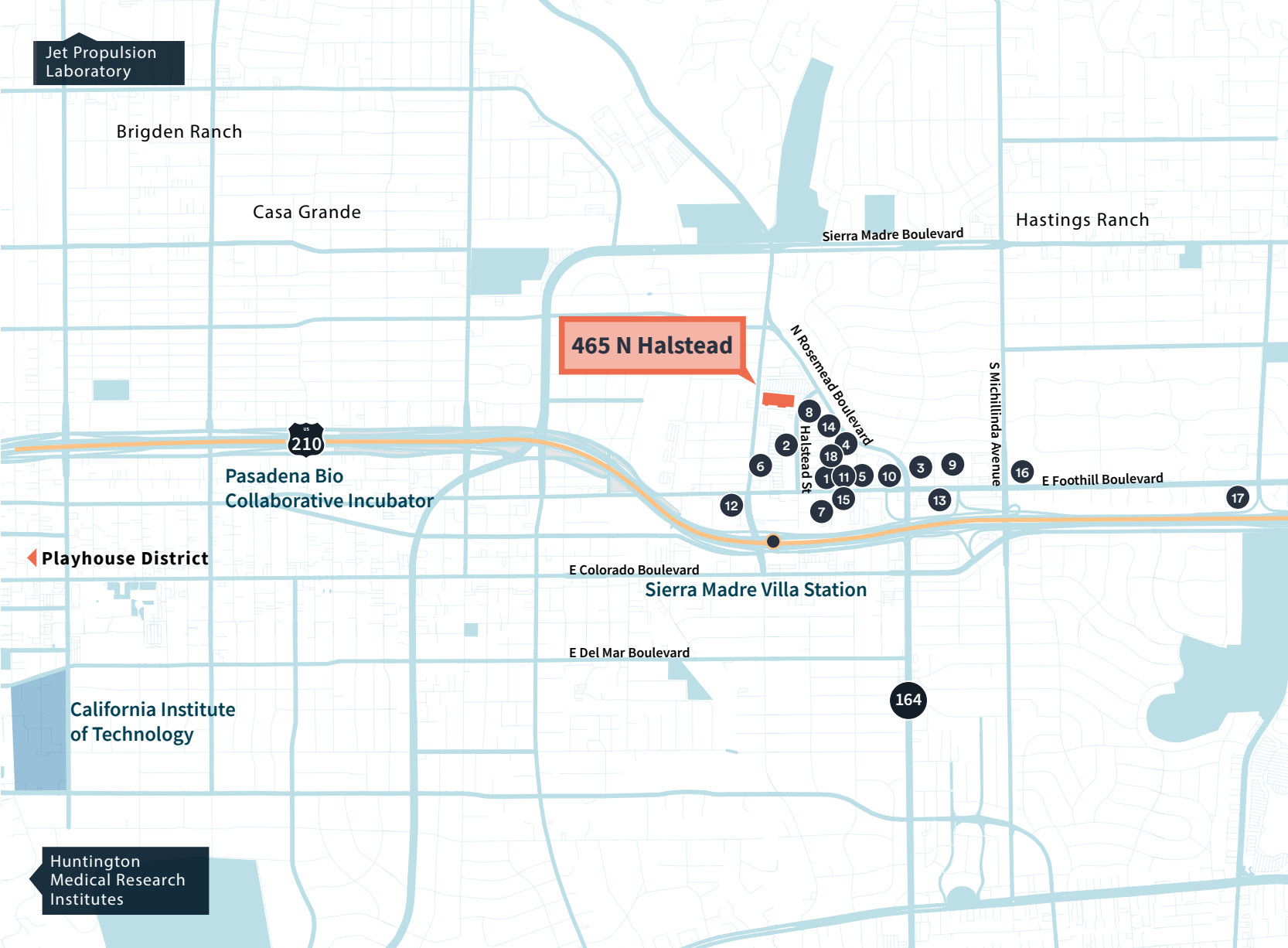
Lab 2:

- 1,357 RSF
- Compressed air
- Ground isolated outlets

Lab 3:

- 716 RSF
- Compressed air
- Ground isolated outlets





1. Panera Bread
2. Chipotle Mexican Grill
3. Whole Foods Market
4. Ichima
5. Kabuki
6. Hastings Village Mall
Nordstrom Rack
PetSmart
Best Buy
El Torito
7. Panda Inn
8. Shogun Restaurant
9. Home Goods
10. Citibank
11. Bank of America
12. Kaiser Permanente
13. BevMo!
14. Trader Joe's
15. Peet's Coffee
16. Starbucks
17. The Coffee Bean
& Tea Leaf
18. Islands Restaurant



Metro

Quick access to the Metro Gold Line Station



Access and visibility

Located in the Hastings Ranch area, the regional shopping hub of San Gabriel Valley

Thank you

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