

CREATIVE OFFICE IN MIXED-USED BUILDING FOR LEASE

GROUND FLOOR OFFICE SUITE - \pm 1,500 SF - TURNKEY



135-141 W. GREEN STREET
PASADENA, CA 91105



PROPERTY INFORMATION

- ▶ Creative office space available for lease in high-end mixed-use building
- ▶ Ground floor turnkey suite with 3 private offices, reception, conference room and kitchen
- ▶ Steps from the De Lacey public parking garage in the Old Pasadena Shopping and Entertainment District
- ▶ Iconic entertainment and shopping district with a 98 Walk Score
- ▶ Pasadena's significant architectural history, cultural museums and fine dining attracts more than 35,000 weekend visitors

SUITE	SQ. FT.	USE	RENTAL RATE
Suite 100	\pm 1,500	Office	\$3.50 PSF/MG

PROPERTY DETAILS

TERM	3-5 Years
YEAR BUILT	1991
TOTAL GLA	\pm 18,344 RSF
PARKING	Public Garage Nearby
ZONING	PCS - MIXED-USE

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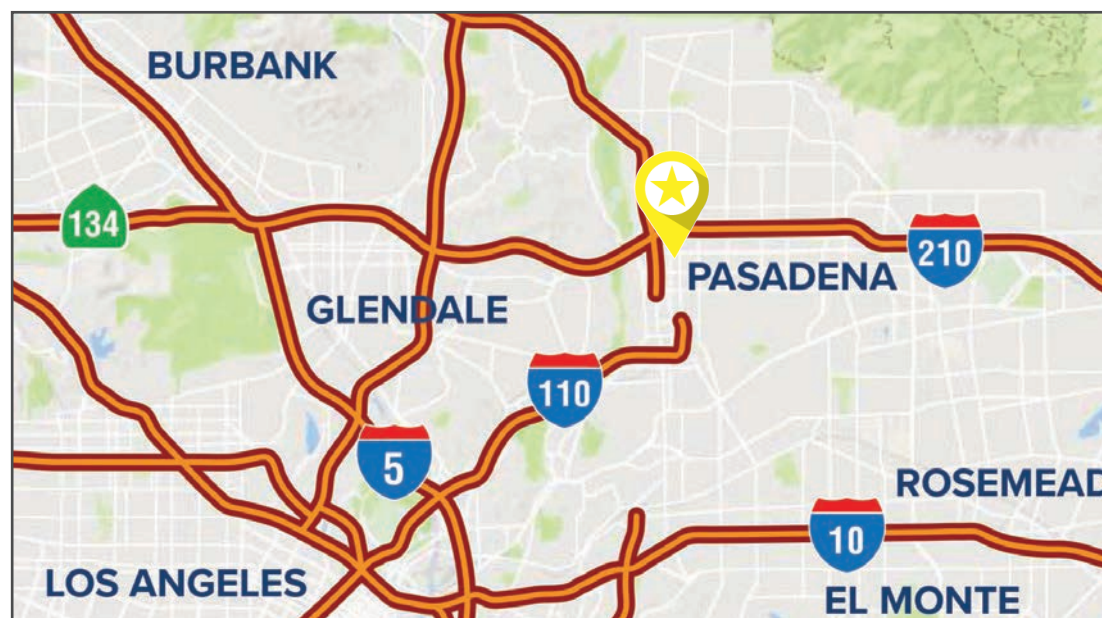
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MAP LOCATION



- One block south of Colorado Blvd and Old Pasadena's shopping and entertainment district
- Short walk to the LA Metro Gold Line that connects Pasadena to Downtown Los Angeles
- Direct access to the 210 and 134 freeways
- Old Pasadena is one of LA's iconic entertainment and shopping districts with significant architectural history, cultural museums and fine dining, attracting more than 35,000 weekend visitors
- Neighboring Tenants: Apple, Tiffany, Tesla, Nike, J. Crew, Salt & Straw, Lucid Motors, Sephora, Lather, Warby Parker, Crate & Barrel, Room & Board, Lululemon, True Food Kitchen, Agnes Restaurant, Craft

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LEE & ASSOCIATES
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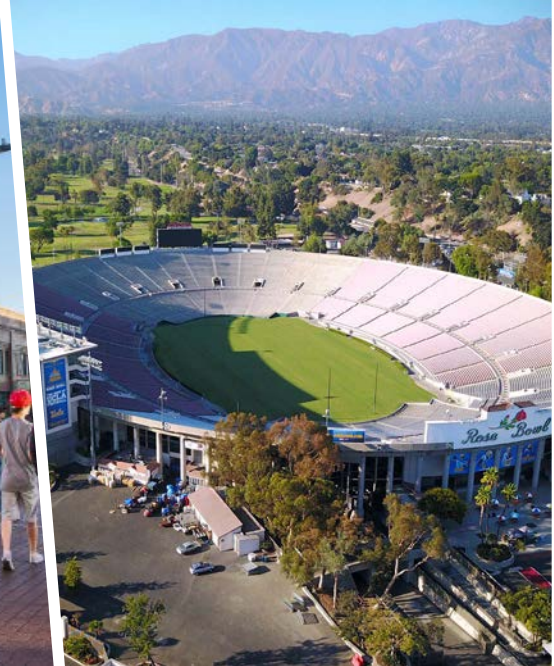
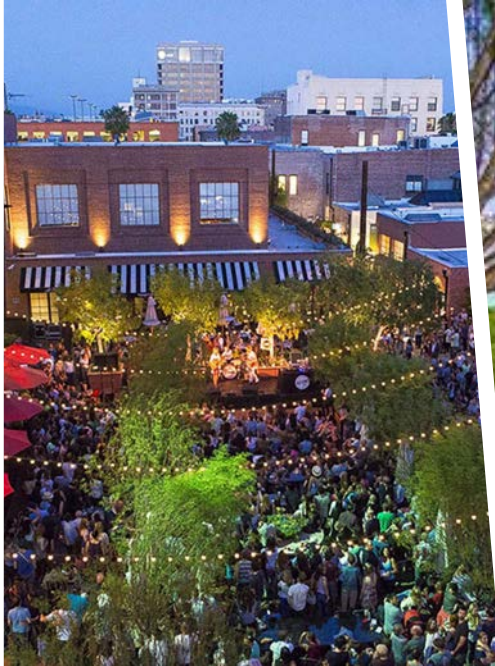
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OLD PASADENA



Old Pasadena encompasses an eclectic, historic district spanning 22 blocks and featuring more than 300 businesses. Visitors can find premiere shopping, worldclass dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena.

Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many

stakeholders. Today, the historic streets and alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm. The area is managed by The Old Pasadena Management District (OPMD), a non-profit business organization Public Benefit Improvement District (PBID), that creatively plans, manages and develops Old

Pasadena as a unique, authentic and vibrant downtown experience.

Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of numerous historic buildings are a variety of commercial business and living spaces allowing one to fully enjoy the Old Pasadena District.

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DEMOGRAPHICS & TRAFFIC COUNT

145,181 population	\$106,995 avg. household income
59,262 households	70% college degree or higher
115,000 jobs in pasadena	37.5 median age
81,302 labor force	187,045 households within 5-miles



Walker's
Paradise



Very
Bikeable



Very
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TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
W Green St	S Pasadena Ave	0.02	2022	5,043

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