

OFFICE SPACE FOR LEASE



299 NORTH EUCLID AVE, PASADENA, CA

km Kidder
Mathews



PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



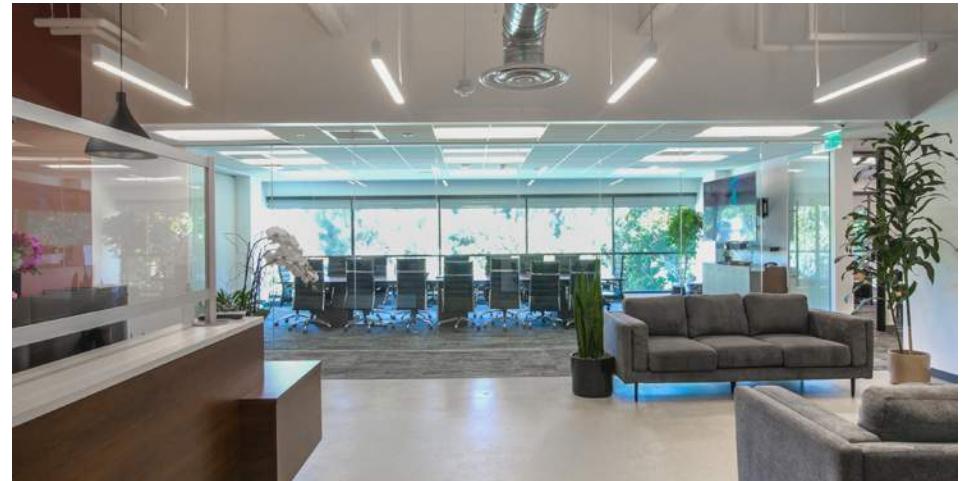
NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



3/1,000 RSF
\$95/UNRESERVED
\$155/RESERVED



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS





AVAILABILITIES

Suite	RSF	Description
120	1,728-3,881	Prime ground floor space with high ceilings. Can be demised to 1,728 RSF. Medical use available on first floor.
310	3,334	Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area. Available August 1, 2026.
350	2,214	Plug 'n' Play suite. Move-in ready with furniture and appliances available. 3 window offices, conference room, break area and open work area.
425	1,359	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed.
550	5,529	Double door identity with 2 window offices, 2 interior glass offices, conference room, break area, open work area, storage and reception. Mountain views and of the surrounding Pasadena skyline.

PROPERTY HIGHLIGHTS

Walking distance to The Paseo, Old Pasadena and the Metro A Line with a Walk Score of 91

Direct building access from subterranean parking levels

Unobstructed mountain views to the north and surrounding Pasadena skyline to the south

EV charging stations

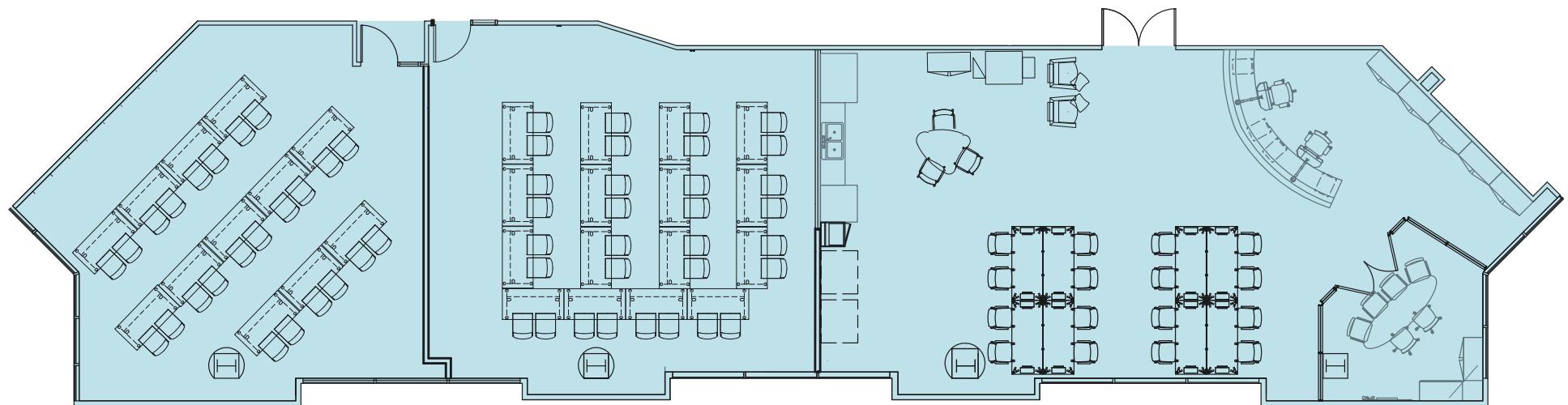


NEARBY AMENITIES

- 01 Whole Foods Market
- 02 Target
- 03 Starbucks
- 04 Pasadena City Hall
- 05 Pasadena Public Library
- 06 Pasadena Memorial Park
- 07 Subway Restaurants
- 08 The Cheesecake Factory
- 09 California Pizza Kitchen
- 10 24 Hour Fitness
- 11 Chase Bank
- 12 Arclight Cinema
- 13 Russell's
- 14 USPS
- 15 FedEx Office Ship Center
- 16 Sheraton Pasadena Hotel
- 17 Hilton Pasadena
- 18 Ralphs
- 19 Slater's 50/50
- 20 Tender Greens

SUITE 120 *AS-BUILT PLAN*

Prime ground floor space with high ceilings. Can be demised to 1,728 RSF. Medical use available on first floor.



1,728-3,881 RSF

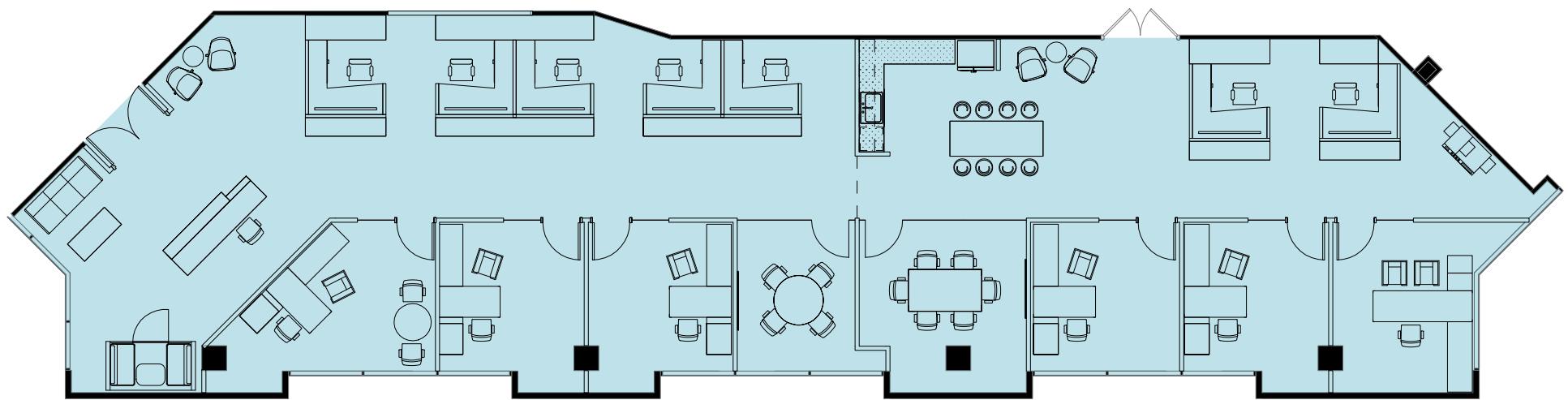
AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

299 NORTH EUCLID AVE

SUITE 120 *HYPOTHETICAL PLAN OPTION 1*



1,728-3,881 RSF

AVAILABLE

\$3.25 FSG

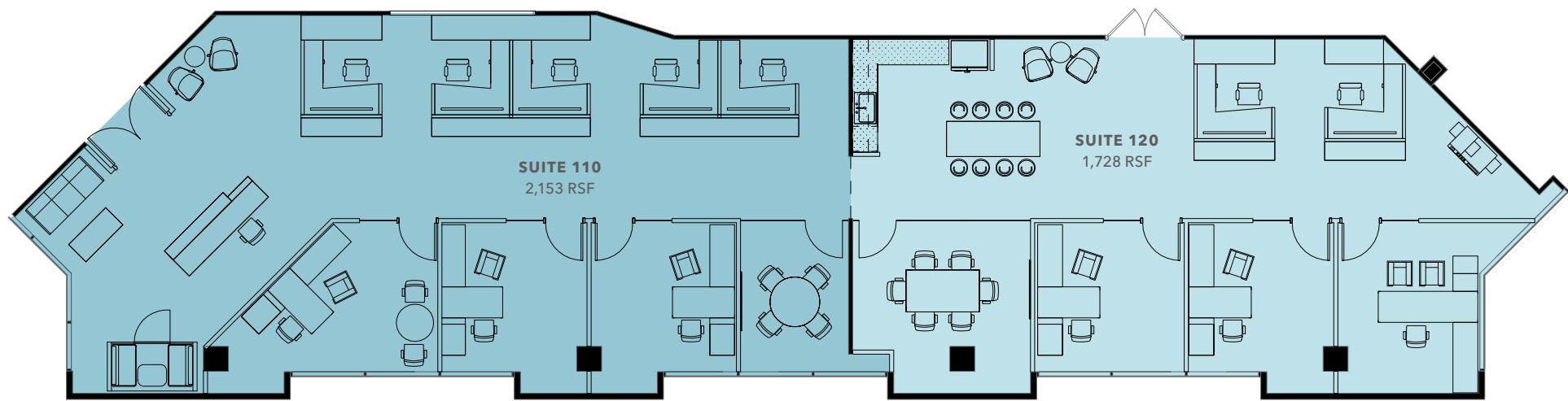
LEASE RATE (SF/MO)

AVAILABLE FOR LEASE

KIDDER MATHEWS

299 NORTH EUCLID AVE

SUITE 120 *HYPOTHETICAL PLAN OPTION 2*



1,728-3,881 RSF

AVAILABLE

\$3.25 FSG

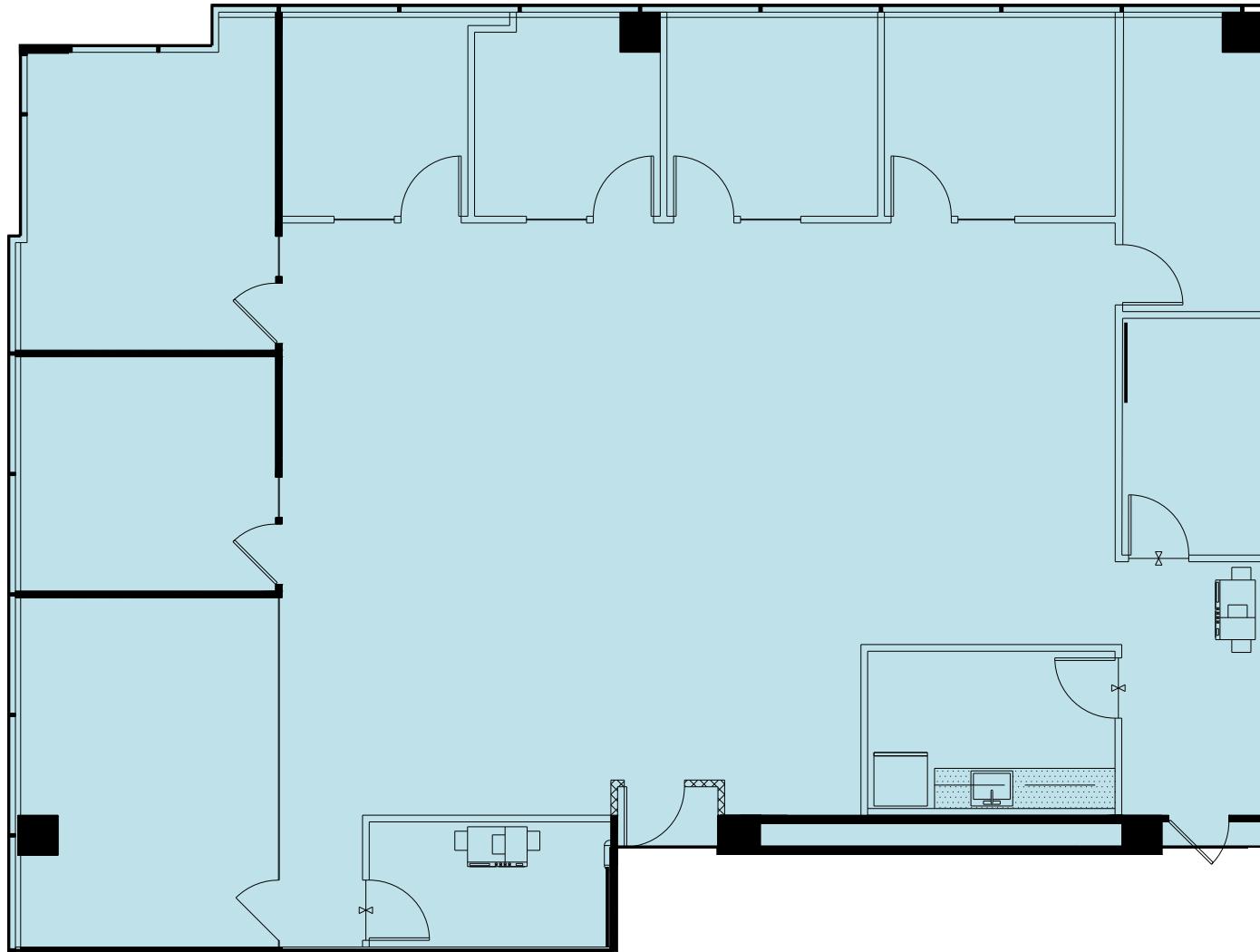
LEASE RATE (SF/MO)

AVAILABLE FOR LEASE

KIDDER MATHEWS

299 NORTH EUCLID AVE

SUITE 310



3,334 RSF
AVAILABLE

\$3.25 FSG
LEASE RATE (SF/MO)

Northeast facing suite
with 7 window offices,
conference room, break
room, storage, IT/copy
room and open work area.
Available August 1, 2026.

AVAILABLE FOR LEASE

KIDDER MATHEWS

299 NORTH EUCLID AVE

SUITE 350

Plug n' Play - Move-In Ready



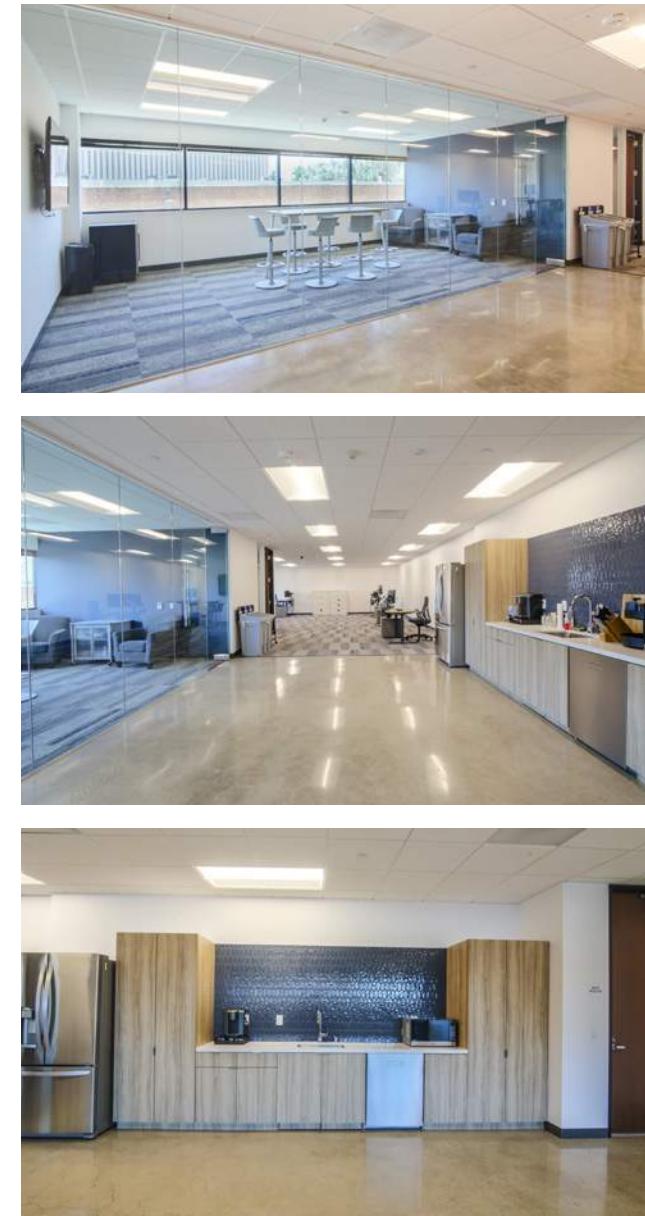
2,214 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

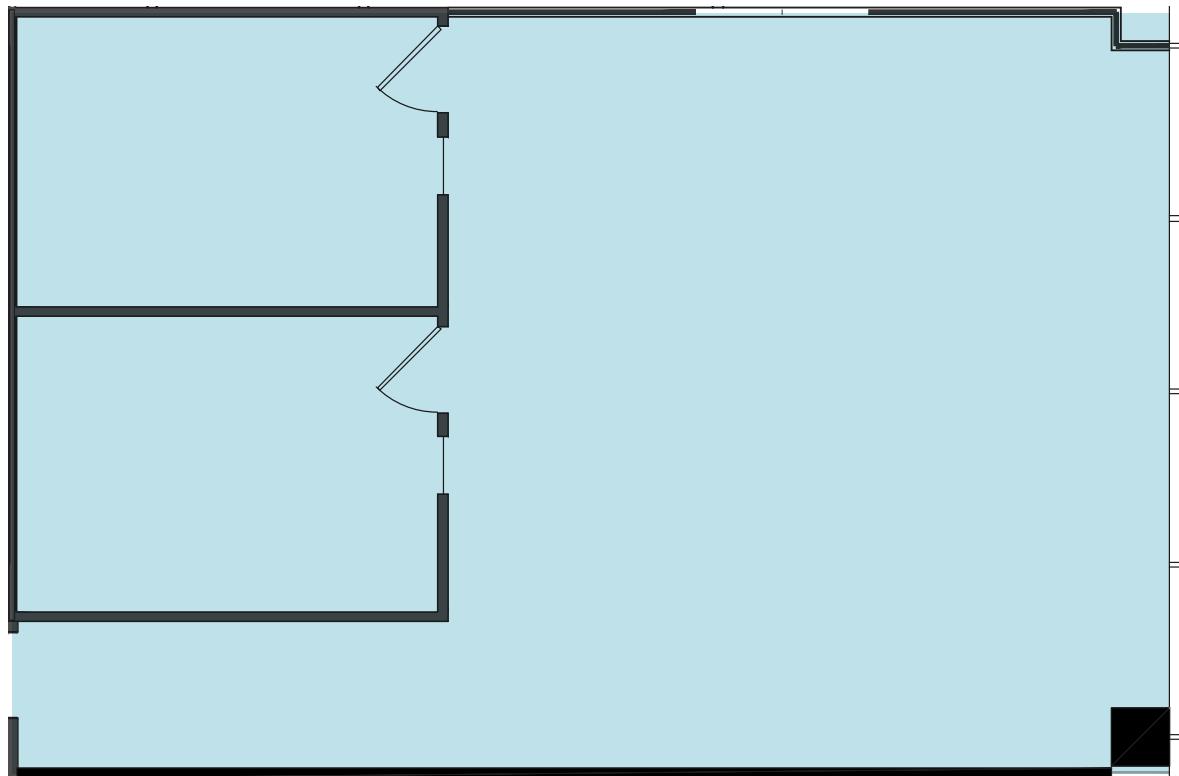
AVAILABLE FOR LEASE



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299 NORTH EUCLID AVE

SUITE 425



1,359 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

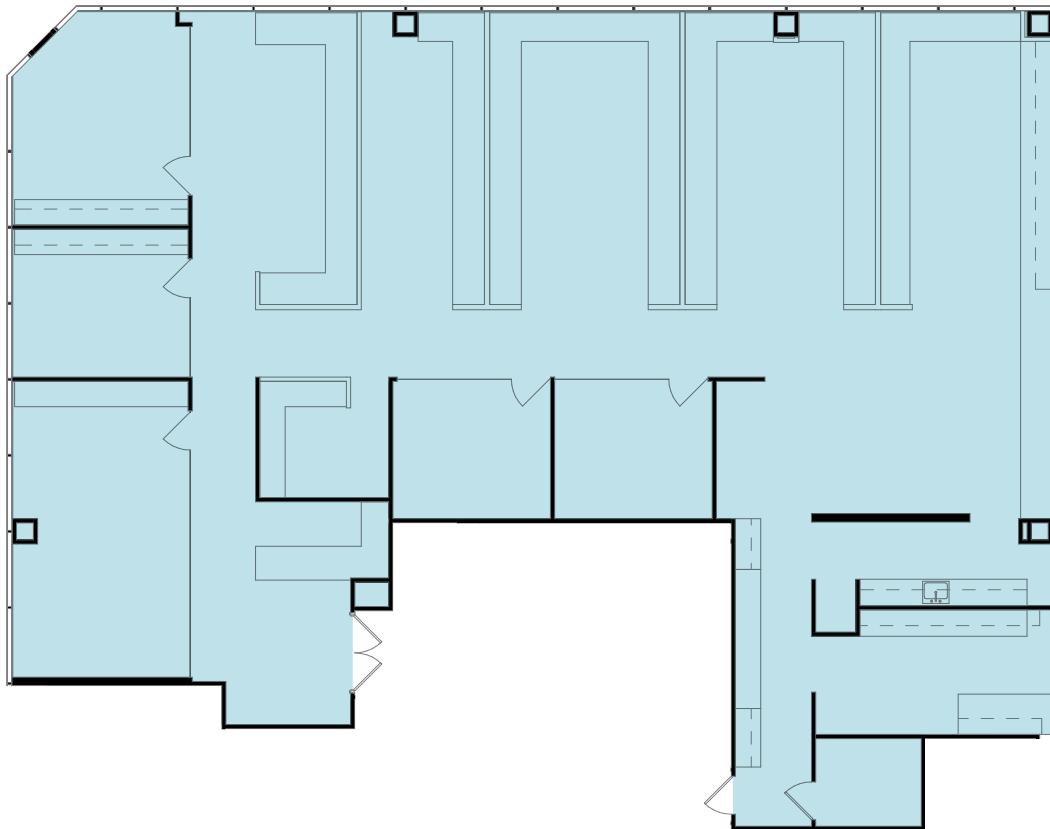
AVAILABLE FOR LEASE



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299 NORTH EUCLID AVE

SUITE 550



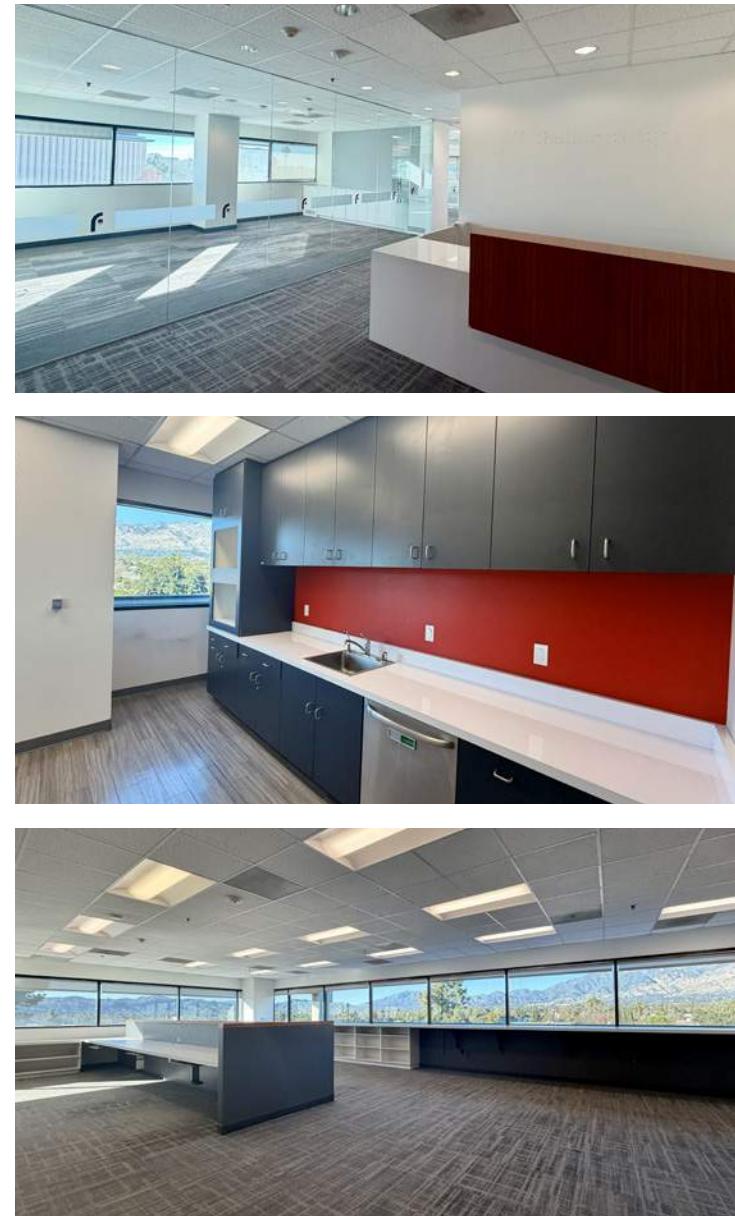
5,529 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



KIDDER MATHEWS

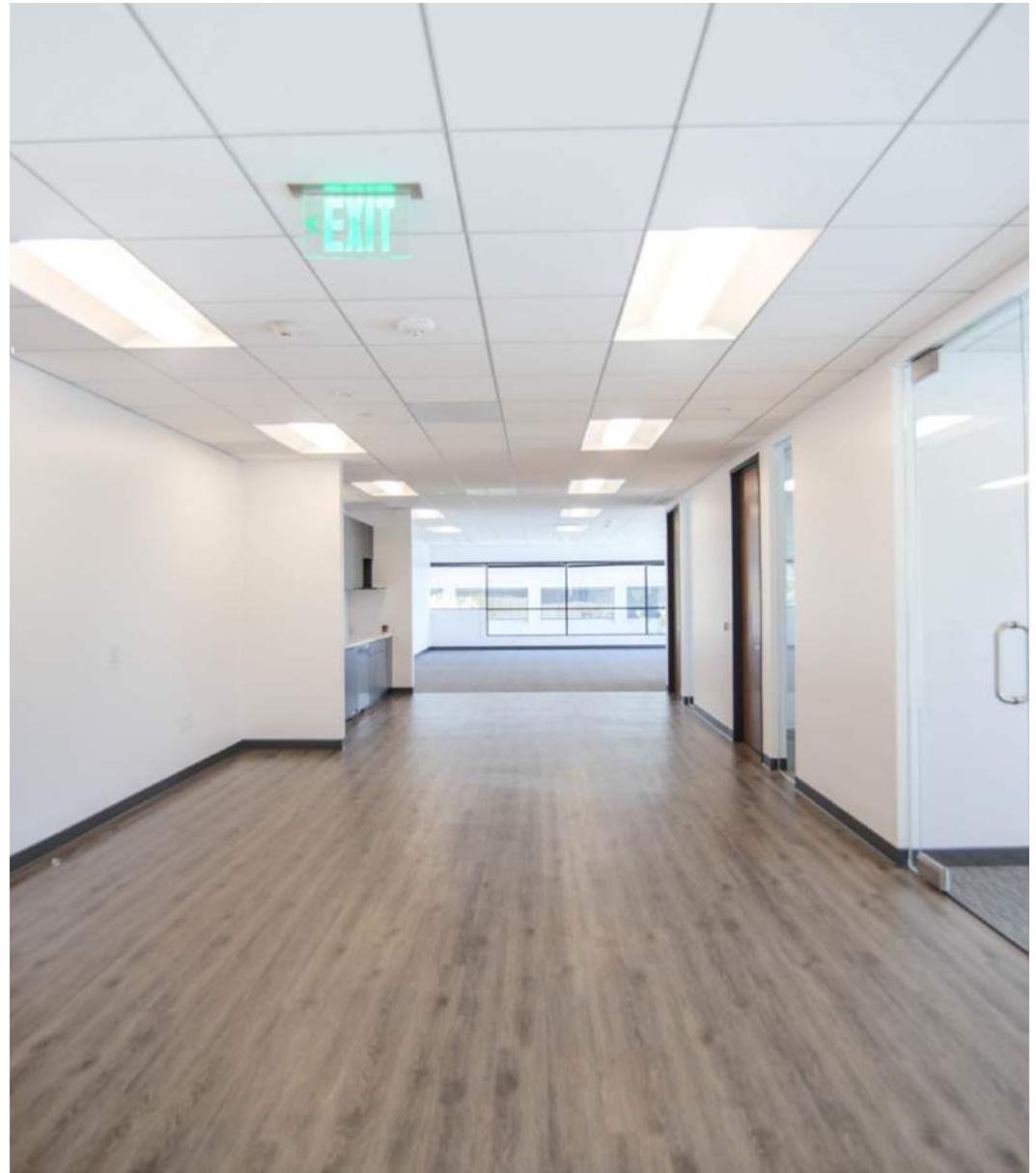
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299 Euclid

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km **Kidder Mathews**