

OFFICE SPACE FOR LEASE



LucasHorsfall

299 NORTH EUCLID AVE, PASADENA, CA

km Kidder
Mathews



PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



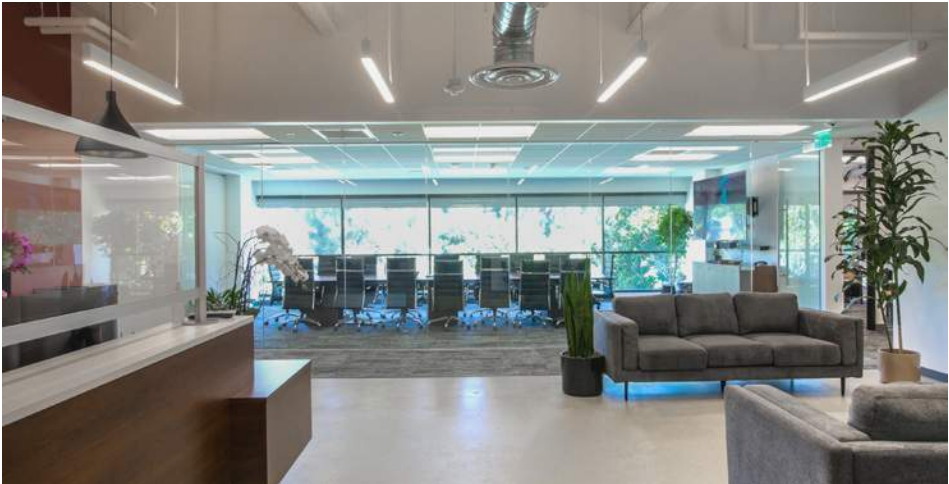
NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



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



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS



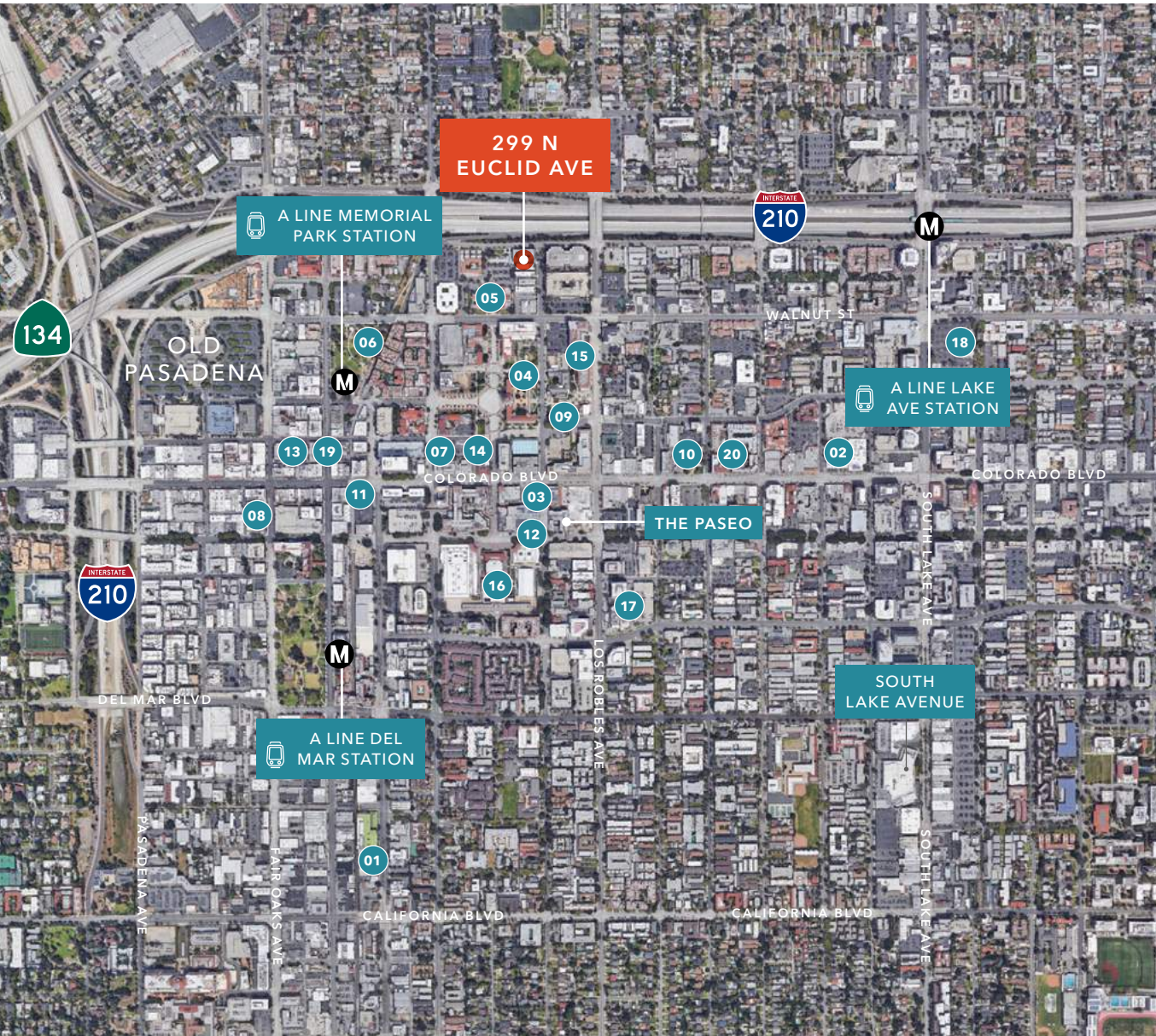


AVAILABILITIES

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

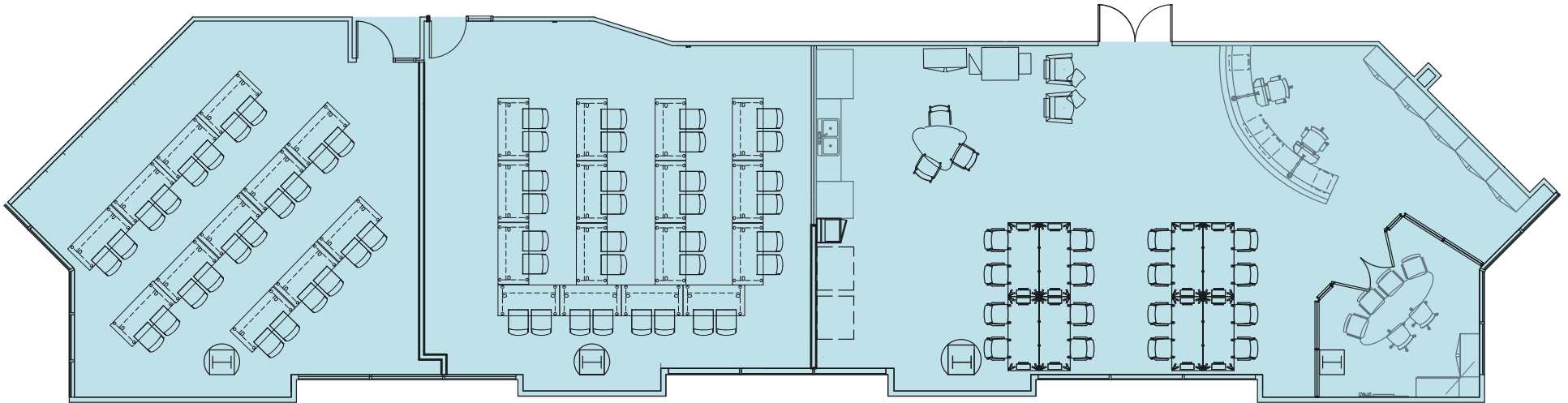


NEARBY AMENITIES

- 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.



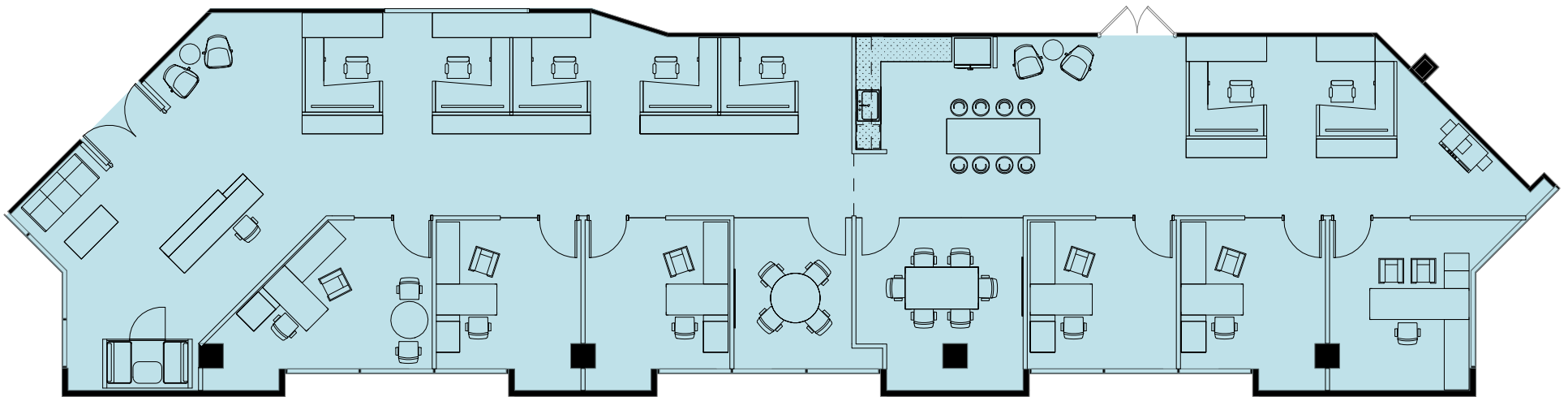
1,728-3,881 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 120 *HYPOTHETICAL PLAN OPTION 1*



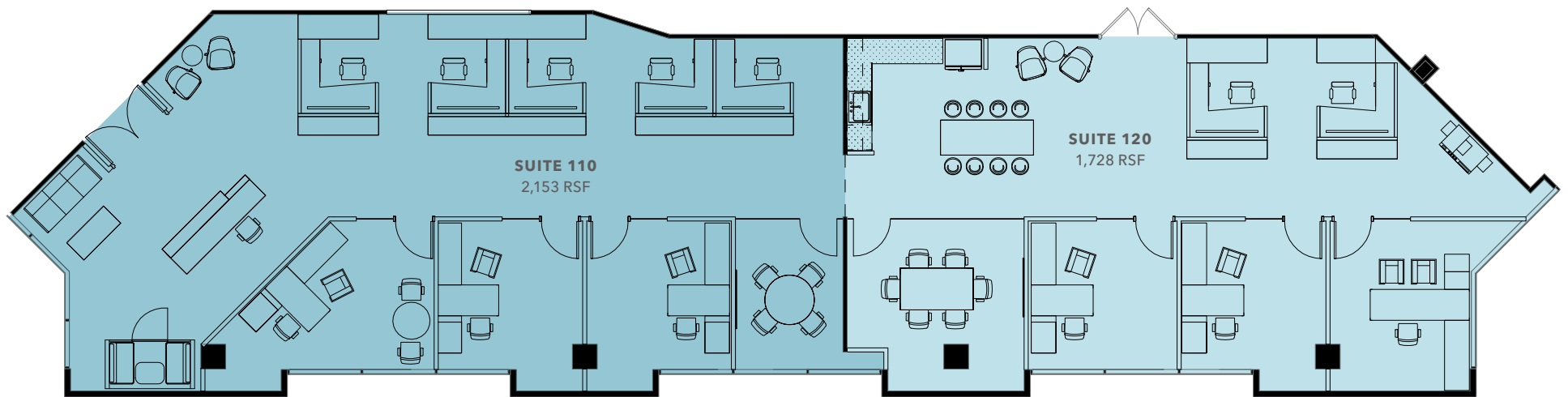
1,728-3,881 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 120 *HYPOTHETICAL PLAN OPTION 2*



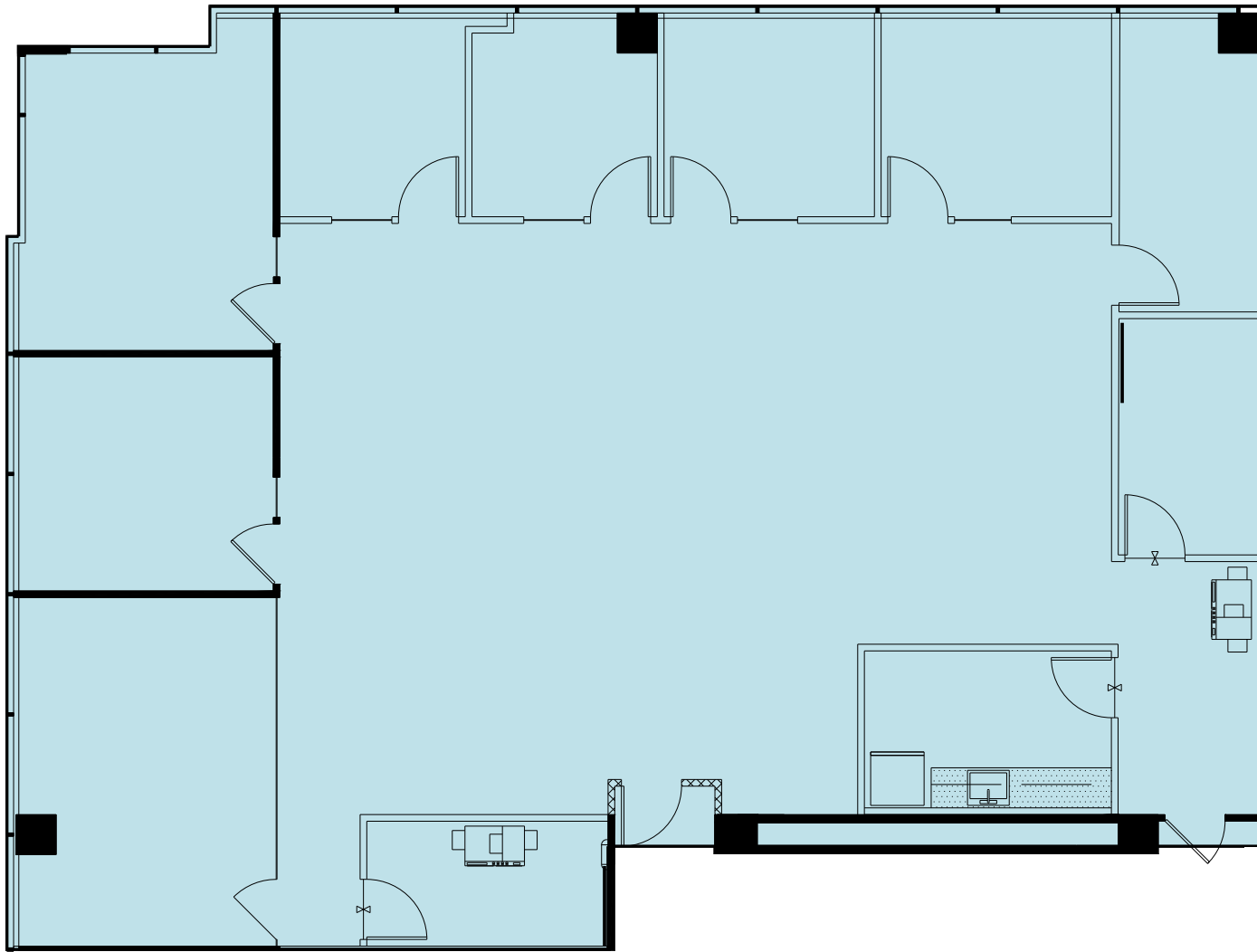
1,728-3,881 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 310



3,334 RSF

AVAILABLE

\$3.25 FSG

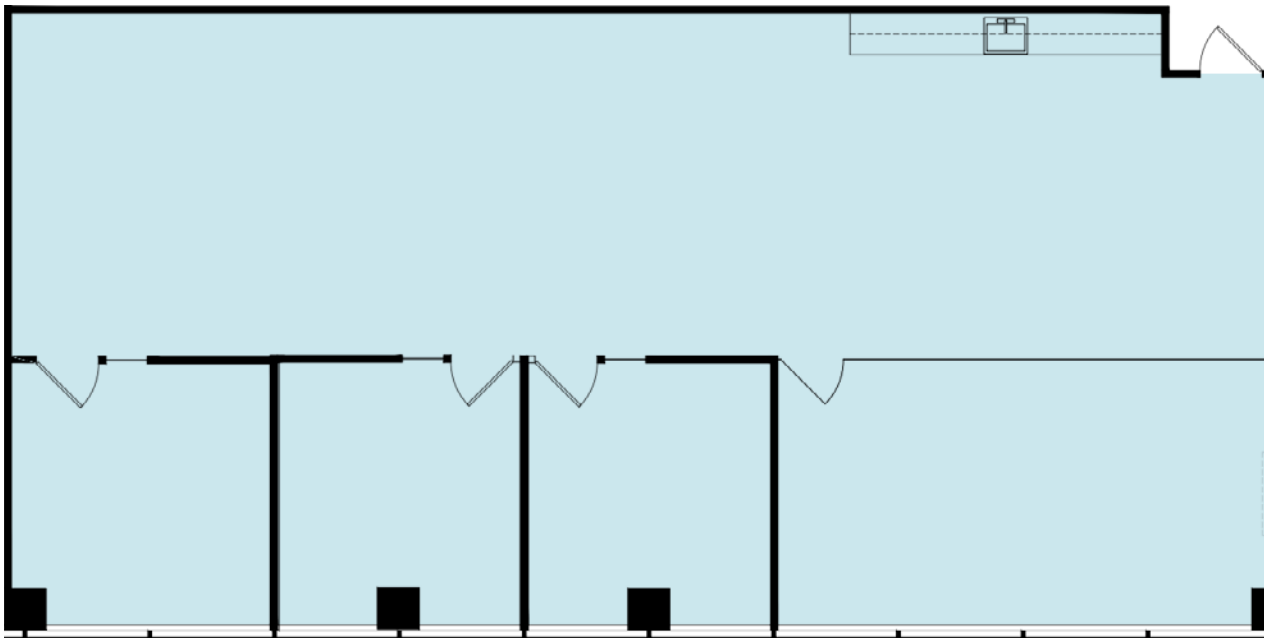
LEASE RATE (SF/MO)

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

299 NORTH EUCLID AVE

SUITE 350

Plug n' Play - Move-In Ready



2,214 RSF

AVAILABLE

\$3.25 FSG

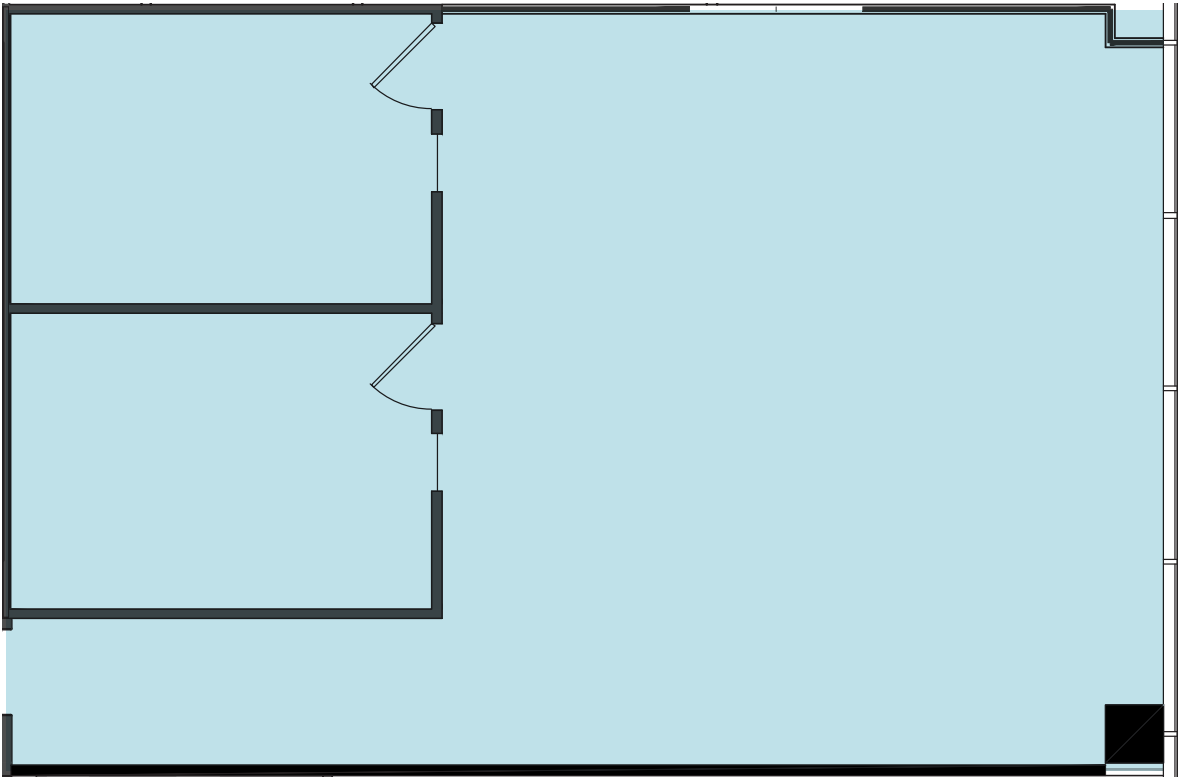
LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



KIDDER MATHEWS

SUITE 425



1,359 RSF

AVAILABLE

\$3.25 FSG

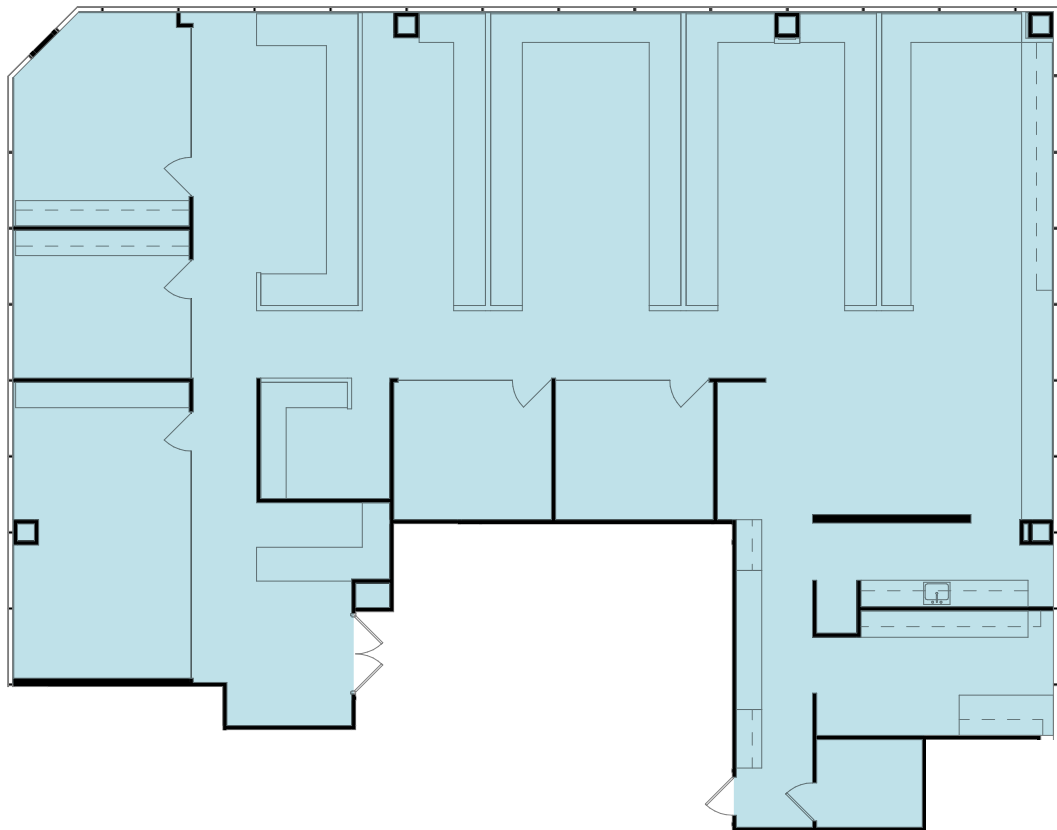
LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



KIDDER MATHEWS

SUITE 550



5,529 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



KIDDER MATHEWS







LucasHorsfall

For more information, please contact:

SCOTT UNGER

626.873.1803

scott.unger@kidder.com

LIC N° 01855517

LINDA LEE

626.873.1802

linda.lee@kidder.com

LIC N° 01278768

KIDDER.COM

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