

# **BUILDING INFORMATION**



Class A office building consisting of 167,901 SF



Recently renovated lobby and amenities including conference center, tech lounge & fitness center



On site cafe & bottleshop



Subterranean parking with direct access to all floors



Distinctive & efficient 20,000 SF sawtooth floor plates



Within close proximity to The Paseo and Old Town Pasadena amenities



Convenient access to the 210, 134 & 110 Freeways



Half a mile from the Del Mar Metro Gold Line Station



## **AVAILABILITY**

SUITE 410	2,817 SF	\$3.25 FSG	Available Immediately
SUITE 560	2,167 SF	\$3.25 FSG	Available Immediately
SUITE 700	22,024 SF	\$3.25 FSG	Available 4/1/2026
SUITE 810*	10,241 SF	\$3.25 FSG	Available Immediately
SUITE 840**	3,696 SF	\$3.25 FSG	Available with 60 Days Notice
SUITE 860	1,051 SF	\$3.25 FSG	Available Immediately

\$105/mo. unreserved \$150/mo. reserved

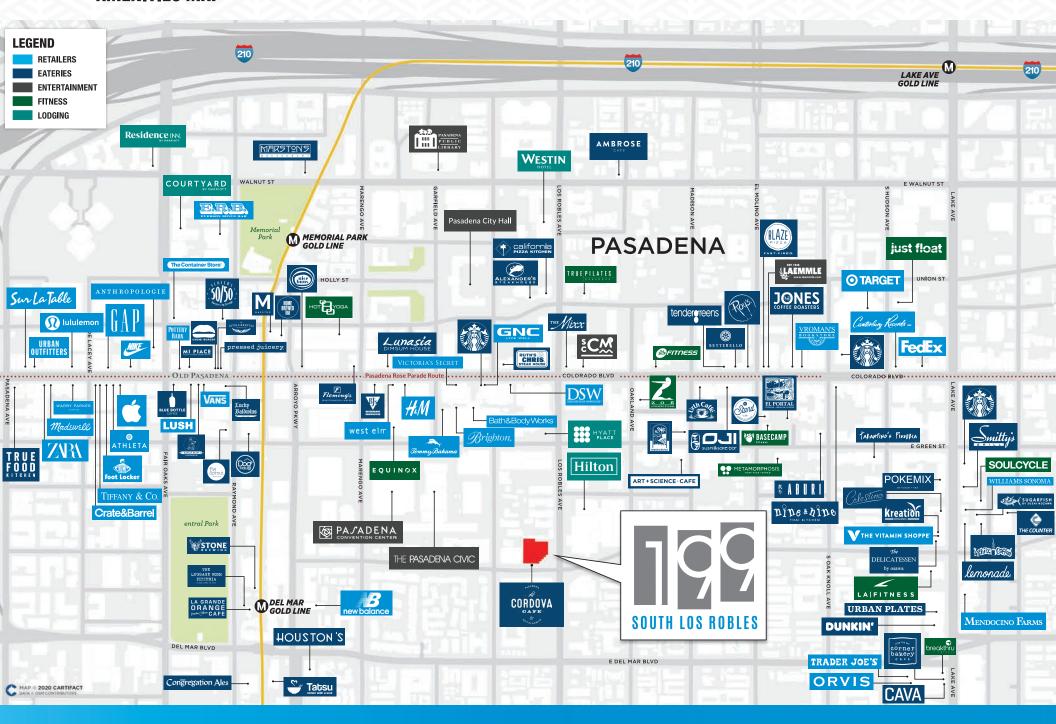
3.0/1,000 Parking

<sup>\*\*</sup>Contiguous with Suite 810 for 13,937 SF



<sup>\*</sup>Divisible down to 2,183 SF

## **AMENITIES MAP**

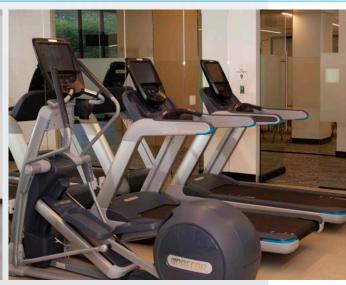




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