299 NORTH EUCLID AVENUE

PASADENA, CALIFORNIA

OFFICE SPACE FOR LEASE

SCOTT UNGER
MANAGING DIRECTOR
DIR: 818.550.8200 EXT.103
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LINDA LEE
SENIOR MANAGING DIRECTOR
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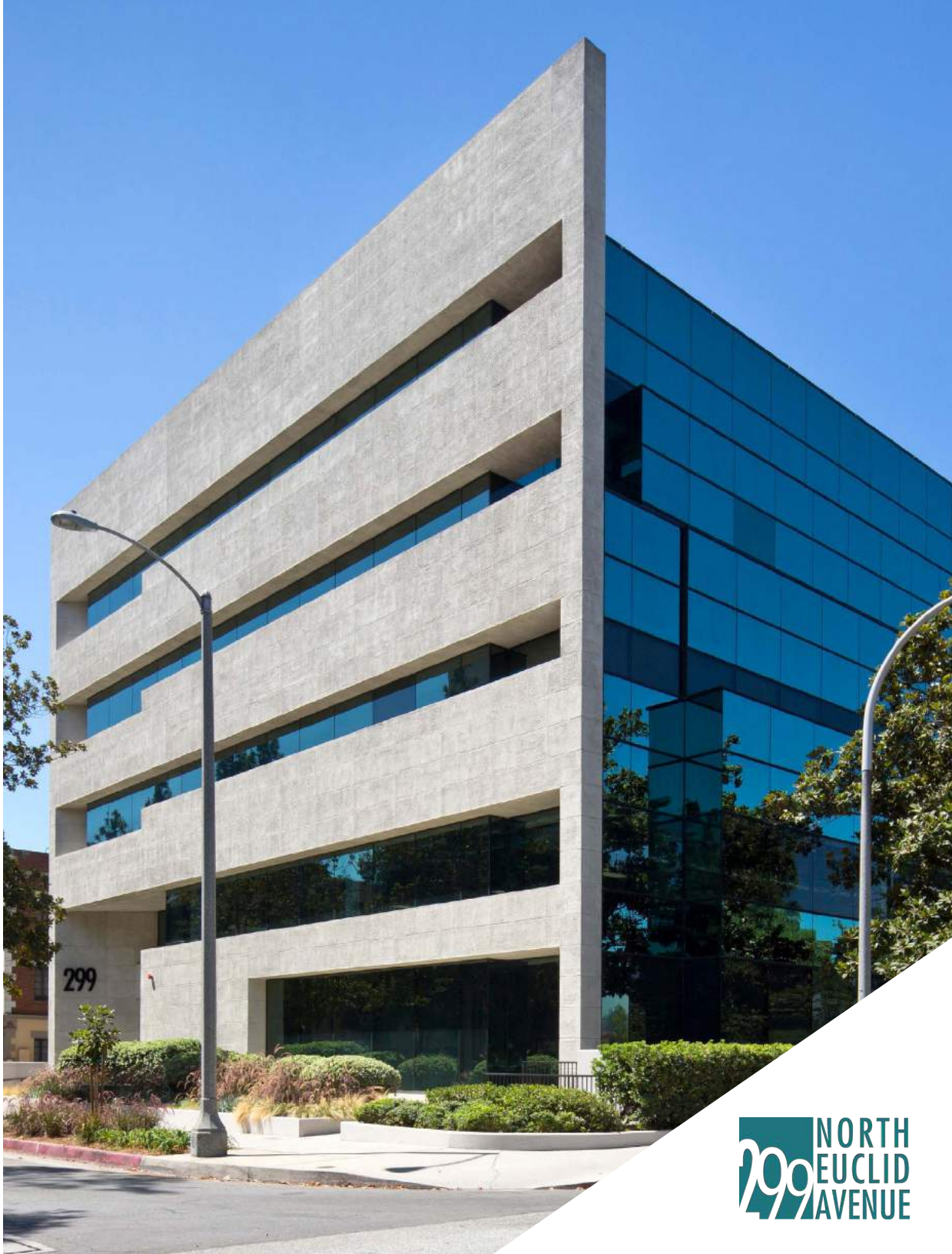
EQ Office



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PROPERTY FEATURES

FEATURES

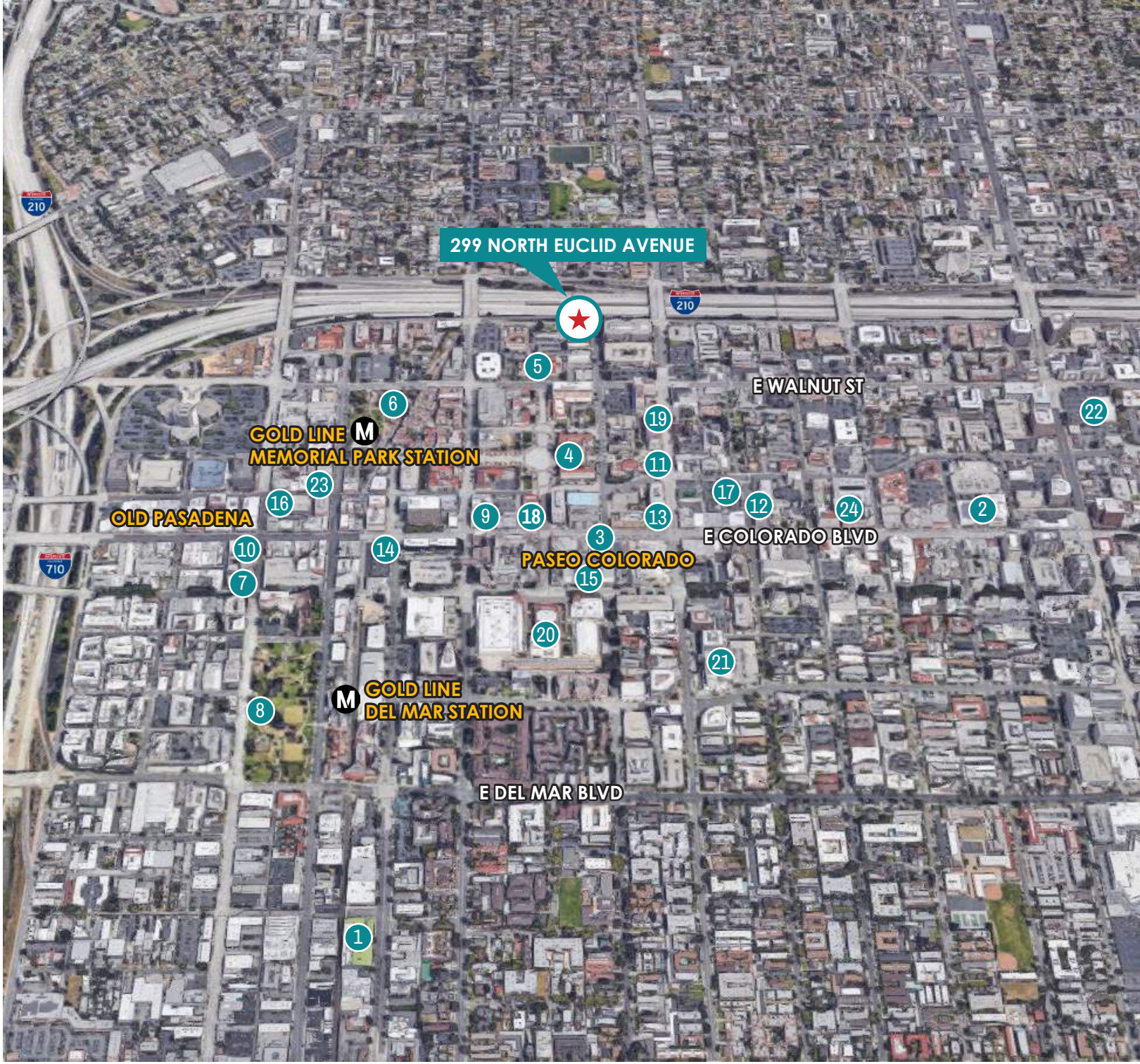
- Newly constructed move-in ready suites
- Immediate access to the 210 and 134 freeways
- Walking distance to Paseo Colorado and Old Pasadena with Walk Score of 89
- Direct building access from subterranean parking levels
- Unmatched mountain views to the north and Pasadena skyline to the south
- Onsite management with 24/7 building access
- Monument signage available

PARKING

- Parking ratio of 3/1,000
- $90.00 per unreserved stall per month
- $155.00 per reserved stall per month

AMENITIES

1. Whole Foods Market
2. Target
3. Starbucks
4. Pasadena City Hall
5. Pasadena Public Library
6. Pasadena Memorial Park
7. 85C Bakery Cafe
8. Central Park
9. Subway
10. The Cheesecake Factory
11. California Pizza Kitchen
12. 24 Hour Fitness
13. Bank of America Financial Center
14. Chase Bank
15. ArcLight Cinemas
16. Russell's
17. Pasadena Museum of California
18. United States Postal Service
19. Fedex Office Ship Center
20. Sheraton Pasadena Hotel
21. Hilton Pasadena
22. Ralphs
23. Slater's 50/50
24. Tender greens



AVAILABILITIES

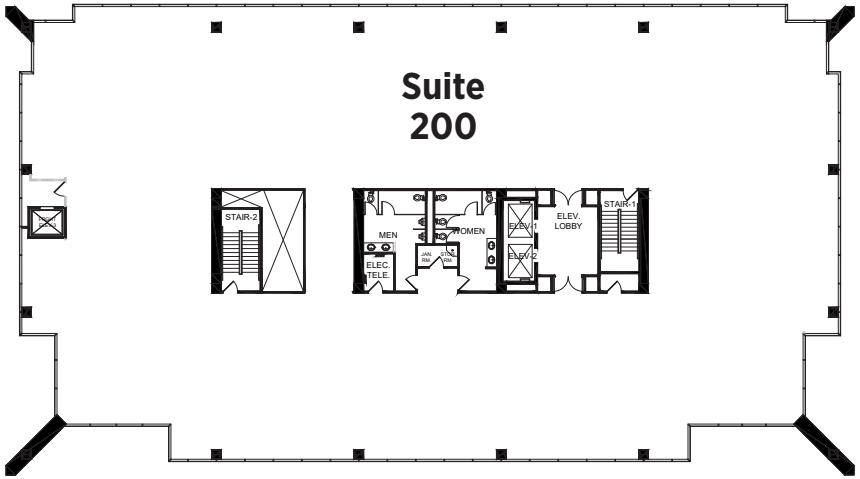
SUITE	RSF	RENTAL RATE	DESCRIPTION
200	16,082	$2.95 per RSF per month FSG	Full floor opportunity with direct elevator access from parking garage to floor.
400	4,127	$2.95 per RSF per month FSG	Move-in ready suite with double door identity, glass conference room, 5 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.
425	3,684	$2.95 per RSF per month FSG	Creative office move-in ready suite with polished concrete floors and exposed ducting and ceiling at reception, double door identity, glass conference room, 1 window office, 3 interior offices, open work area and open break area with sink, cabinetry and dishwasher installed.
475	4,988	$2.95 per RSF per month FSG	Move-in ready suite with double door identity, glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed. Available with 90 days notice.
530	1,281	$2.95 per RSF per month FSG	Move-in ready suite with 3 window offices and polished concrete floors in the open work area.

PROPERTY PHOTOS

FLOOR PLAN

2ND FLOOR - 16,082 RSF

200	16,082 RSF	$2.95 per RSF per month FSG
Full floor opportunity with direct elevator access from parking garage to floor.		

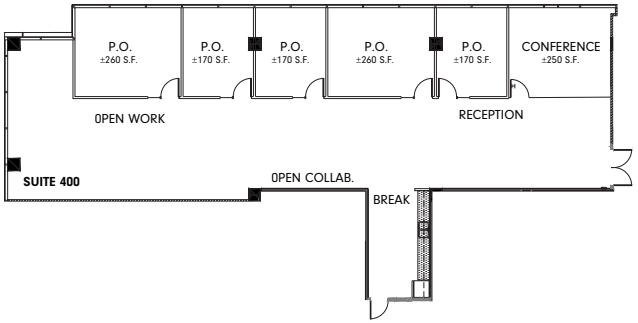


FLOOR PLAN

SUITE 400 - 4,127 RSF

400	4,127 RSF	$2.95 per RSF per month FSG

Move-in ready suite with double door identity, glass conference room, 5 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.



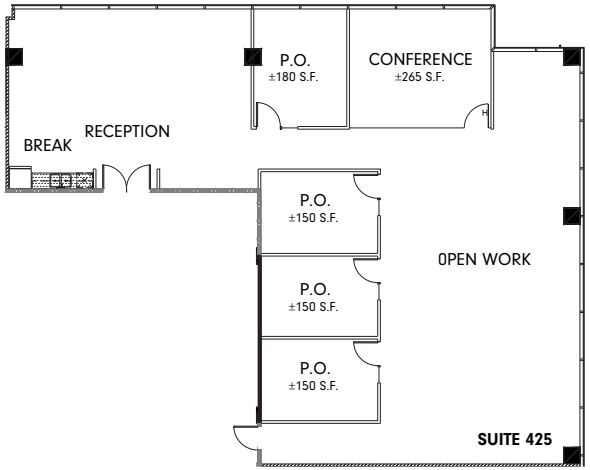
Floor Location Key

FLOOR PLAN

SUITE 425 - 3,684 RSF

425	3,684 RSF	$2.95 per RSF per month FSG

Creative office move-in ready suite with polished concrete floors and exposed ducting and ceiling at reception, double door identity, glass conference room, 1 window office, 3 interior offices, open work area and open break area with sink, cabinetry and dishwasher installed.



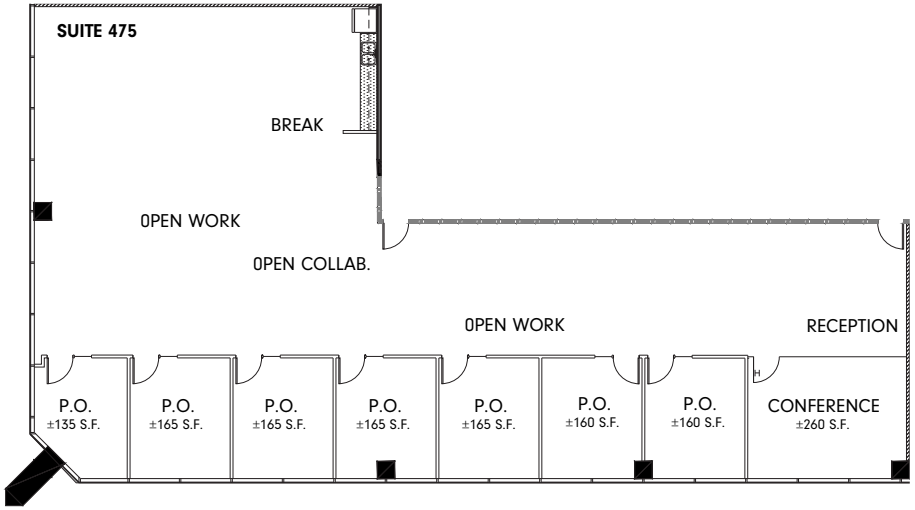
Floor Location Key

FLOOR PLAN

SUITE 475 - 4,988 RSF

475	4,988 RSF	$2.95 per RSF per month FSG

Move-in ready suite with double door identity, glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed. Available with 90 days notice.



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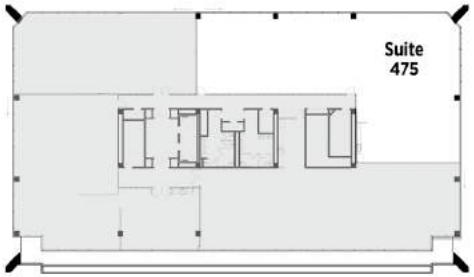
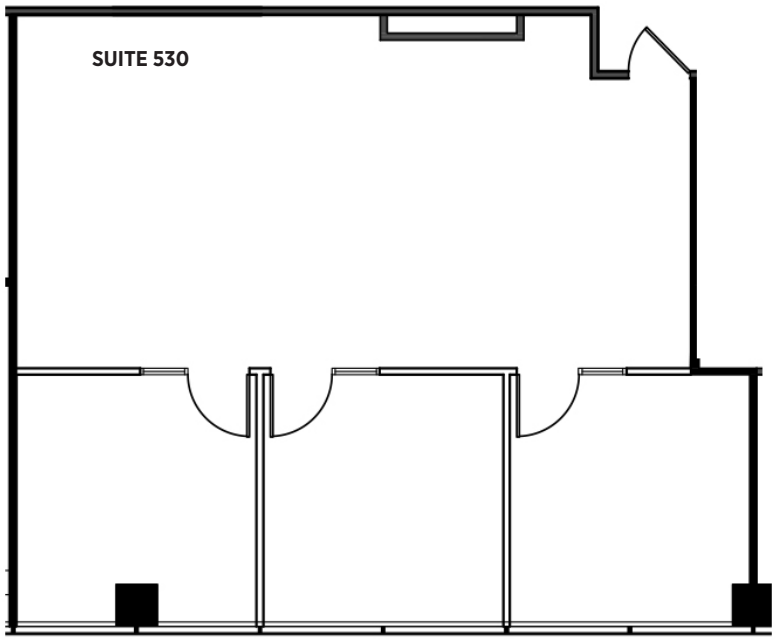


FLOOR PLAN

SUITE 530 - 1,281 RSF

530	1,281 RSF	$2.95 per RSF per month FSG
Move-in ready suite with 3 window offices and polished concrete floors in the open work area.		



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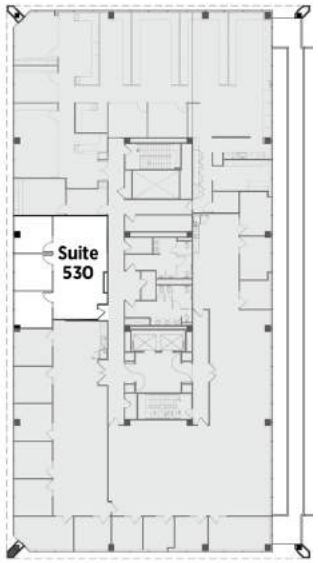

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FOR MORE INFORMATION, PLEASE CONTACT:

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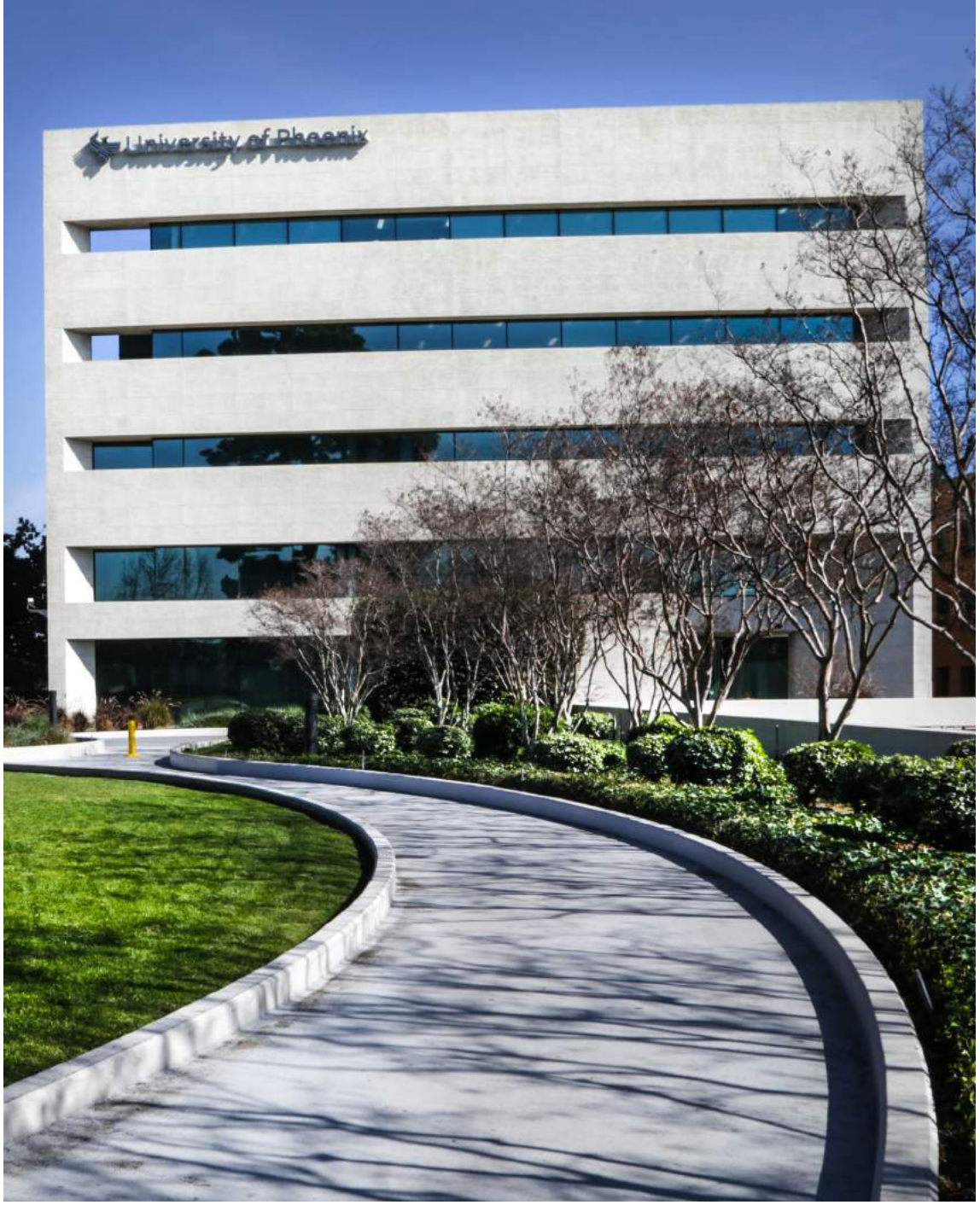

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