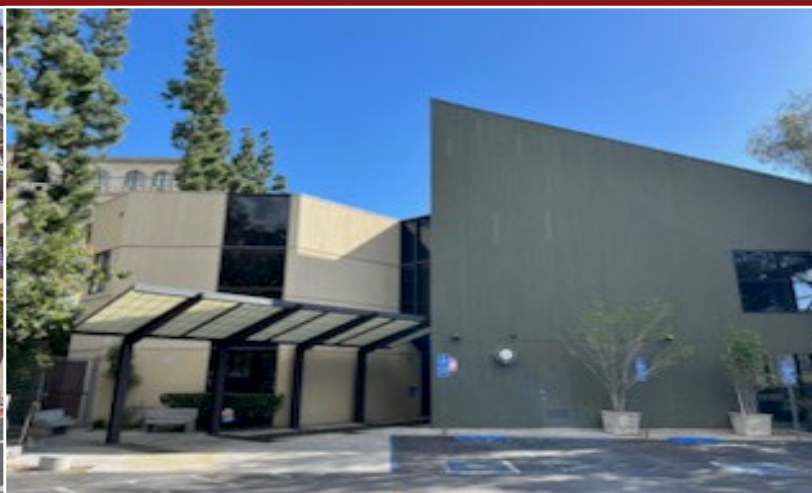
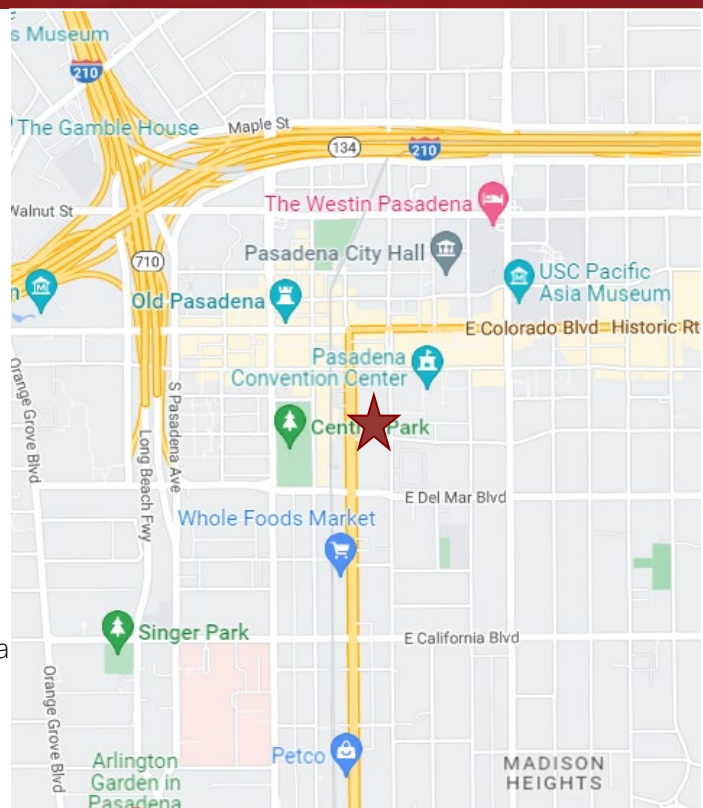


GROUND FLOOR OFFICES FOR LEASE



150 S. ARROYO PARKWAY, PASADENA, CA

- AVAILABLE SPACE:** Suite 100 - Approximately 4,064 sq. ft.
Suite 103 - Approximately 1,371 sq. ft.
Both Suites 100 and 103 - Contiguous space approximately 5,435 rentable sq. ft.
- LEASE RATE:** \$2.00 per sq. ft., Full Service Gross.
- AVAILABLE:** Immediately.
- PARKING:** Prorata share of free reserved parking spaces in the parking lot. Additional Parking available at Del Mar station.
- AMENITIES:**
- * Beautiful lobby.
 - * State of the art security cameras for lobby area and parking areas.
 - * Close proximity to Pasadena Convention Center and Hotel Dena.
 - * Walking distance to Houston's, Parkway Grill, Whole Foods, and Old Town Pasadena retail.
 - * AT&T fiber access.
 - * Easy access to 210 and 110 freeways.



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150 S. ARROYO PARKWAY

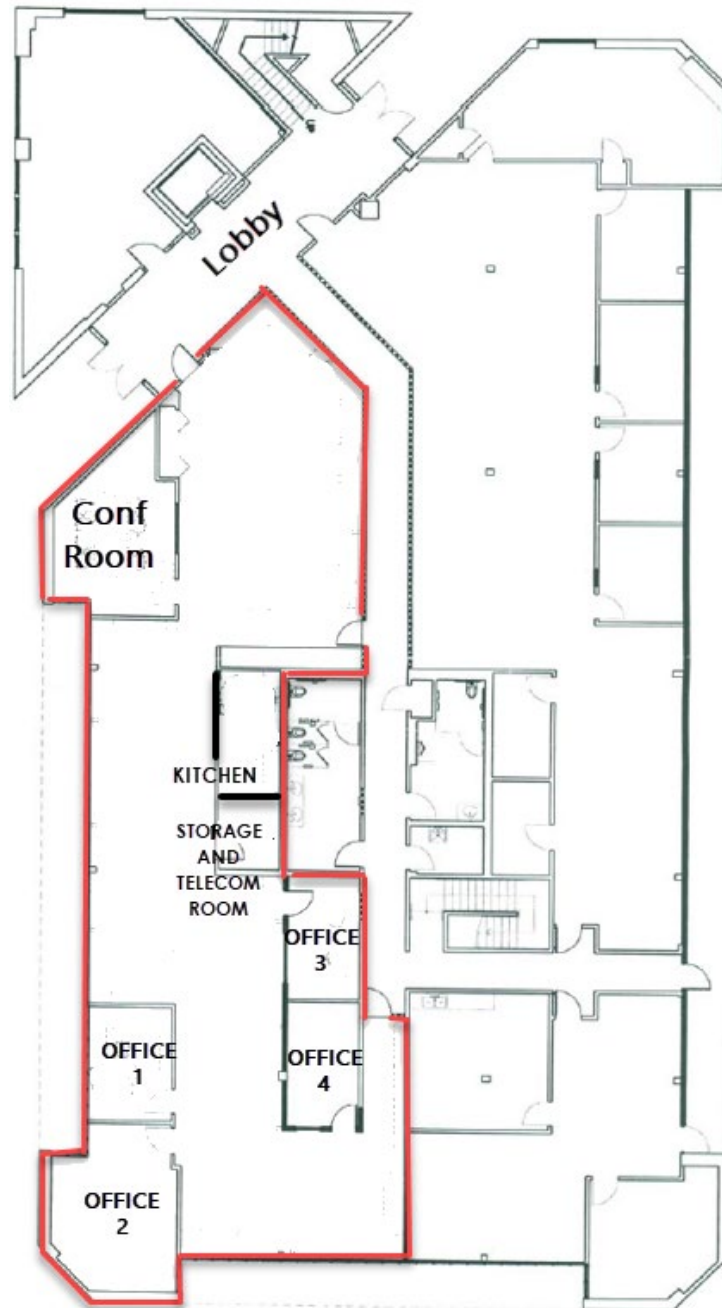
SUITE 100 - INTERIOR PICTURES



150 S. ARROYO PARKWAY SUITE 100

Approximately 4,064 sq. ft.

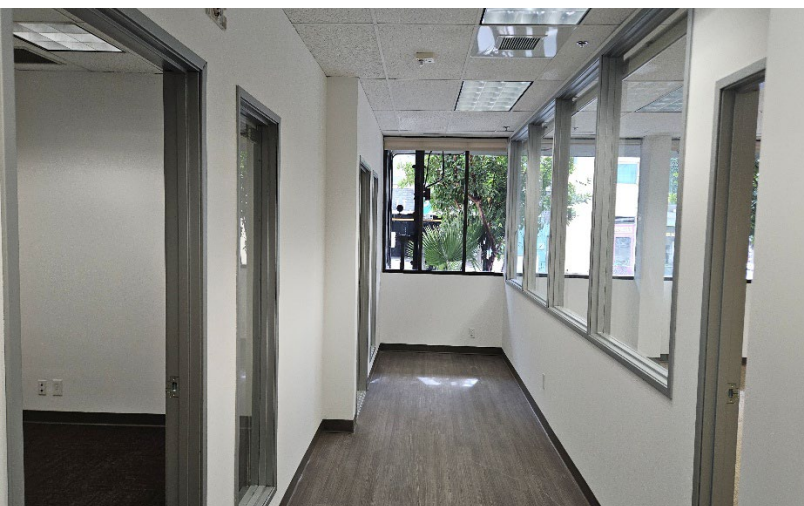
(Reception, admin area, conference room with glass, four (4) private offices, kitchen area, and open space for desks.)



* Both Suites 100 and 103 – Contiguous space approximately 5,435 rentable sq. ft.

150 S. ARROYO PARKWAY

SUITE 103 - INTERIOR PICTURES

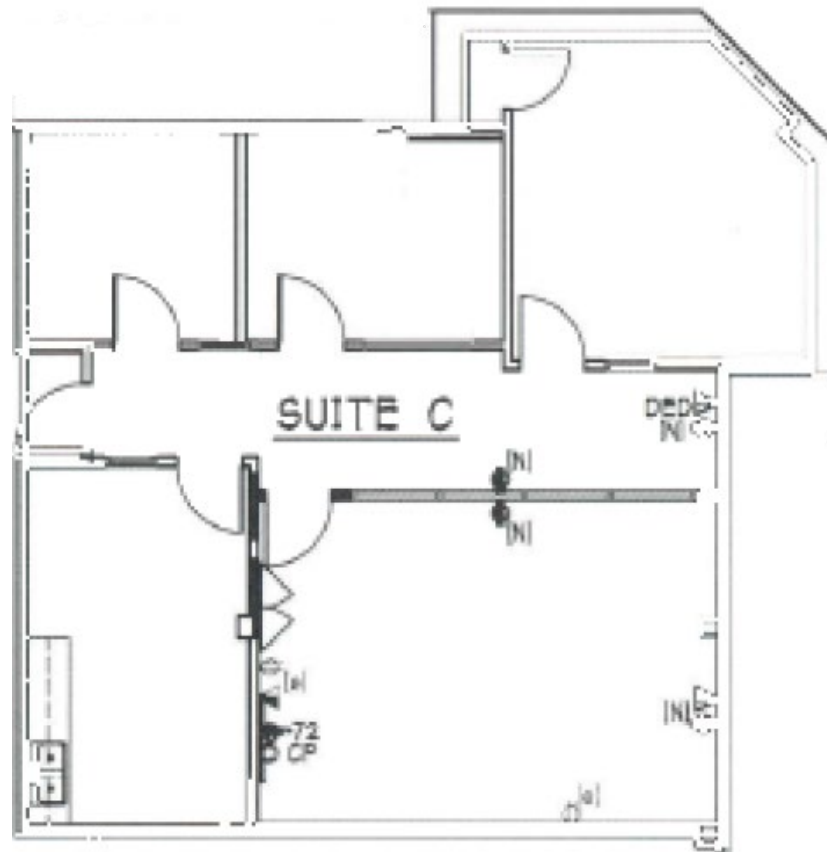


150 S. Arroyo Parkway, Pasadena

SUITE 103

Approximately 1,371 sq. ft.

(Three (3) window offices, conference room/collaborative area with glass, and kitchen area.)



* Both Suites 100 and 103 – Contiguous space approximately 5,435 rentable sq. ft.

150 S. ARROYO PARKWAY PASADENA



Amenity Map



AERIAL VIEW OF 150 S. ARROYO PARKWAY

