

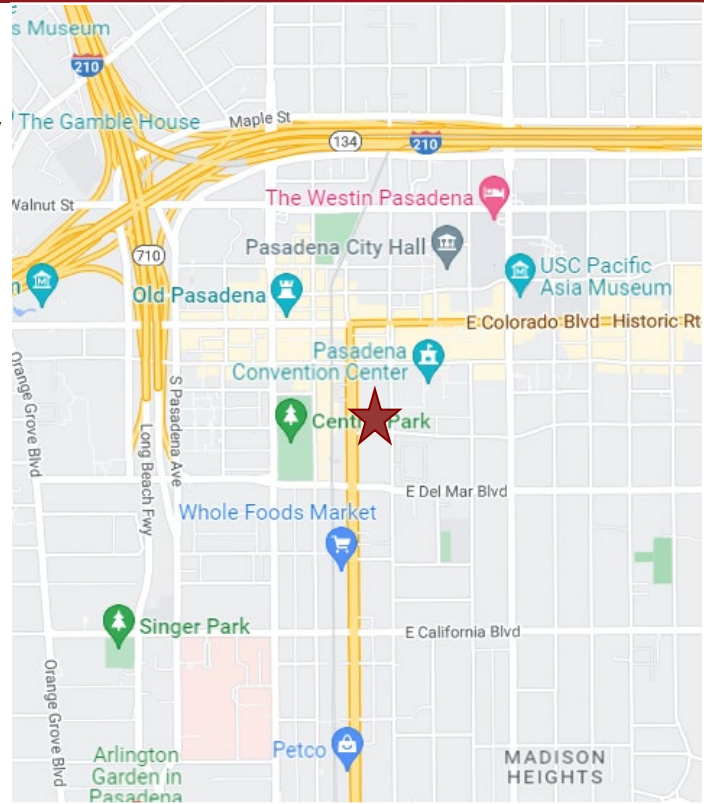
OFFICE FOR SUBLEASE



150 S. ARROYO PARKWAY, PASADENA, CA

FOR SUBLEASE

- AVAILABLE SPACE:** Second Floor - Approximately 11,878 sq. ft.
High-tech office space with beautiful reception area, private windowed offices, conference rooms, and kitchen areas.
- LEASE RATE:** \$2.20 per sq. ft., Full Service Gross.
- AVAILABLE:** To be determined.
- SUBLEASE EXPIRATION:** December 31, 2025.
(Longer term possible)
- PARKING:** Thirty (30) reserved parking spaces on the surface lot at no cost.
- AMENITIES:**
- * Lobby, private elevator, and elegant tenant improvements.
 - * Lots of light with numerous windows.
 - * State of the art security cameras and alarm system for lobby area.
 - * Walking distance to Houston's, Parkway Grill, Whole Foods, and Old Town Pasadena.
 - * Across the street from Gold Line Station.
 - * Easy access to 210 and 110 freeways.



For more Information, Contact:

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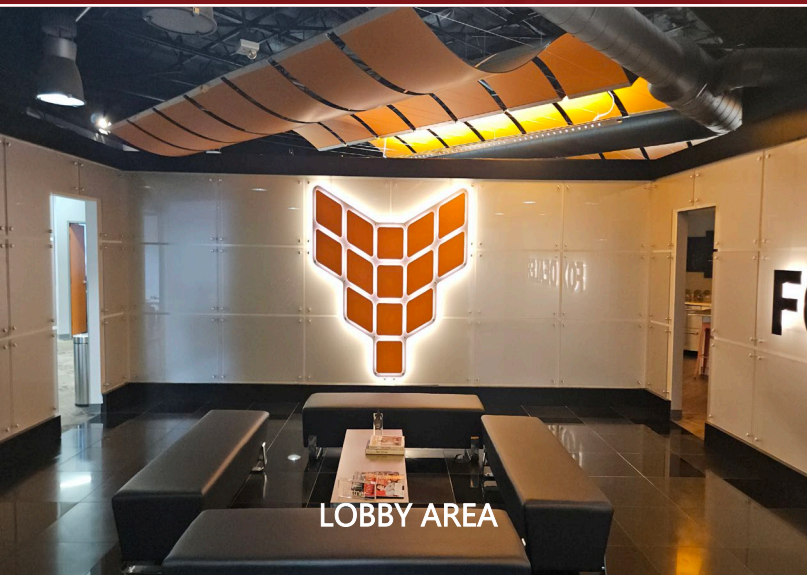
(626) 864-3927



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150 S. ARROYO PARKWAY

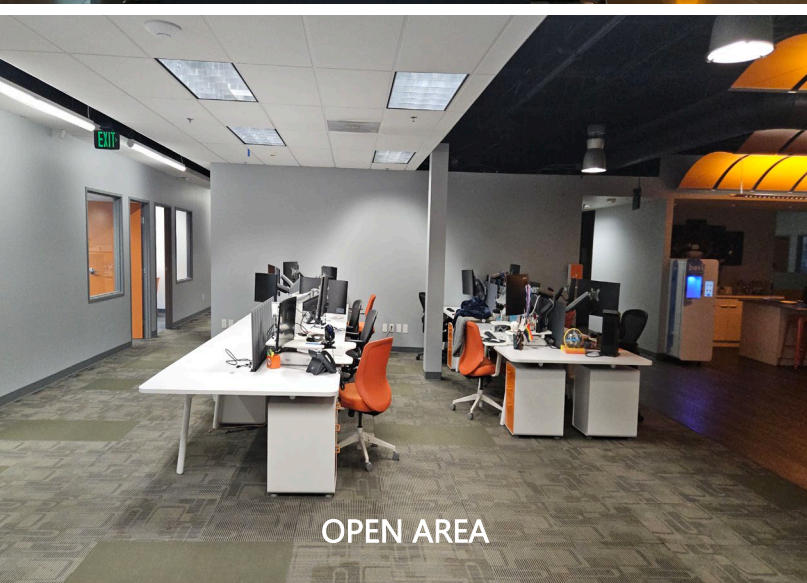
Second Floor



LOBBY AREA



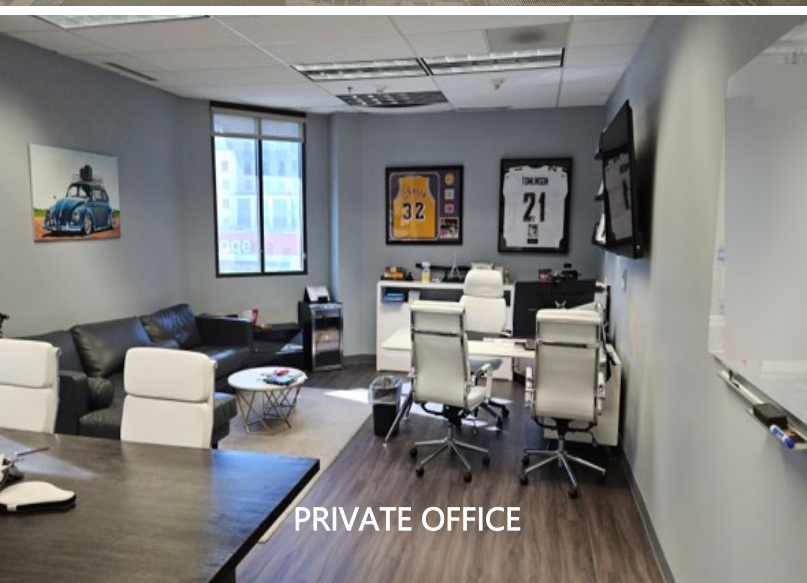
CONFERENCE ROOM



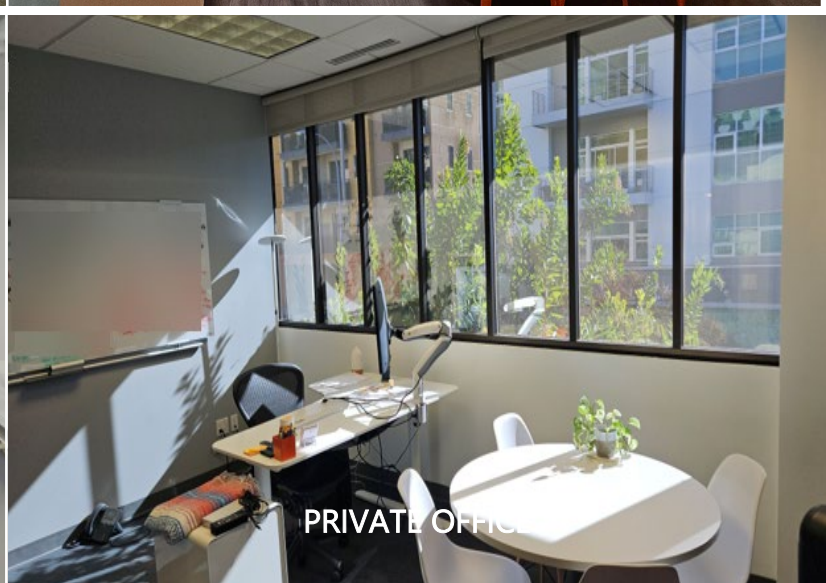
OPEN AREA



KITCHEN AREA



PRIVATE OFFICE



PRIVATE OFFICE

150 S. ARROYO PARKWAY

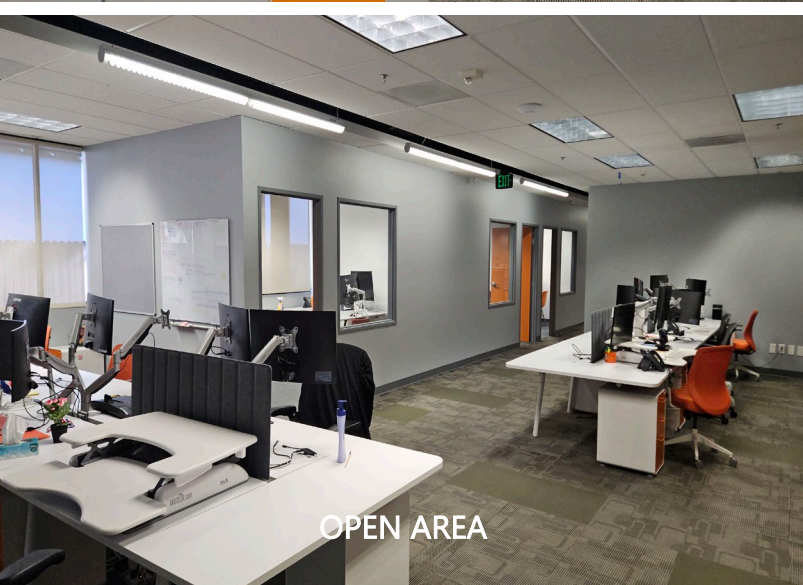
Second Floor



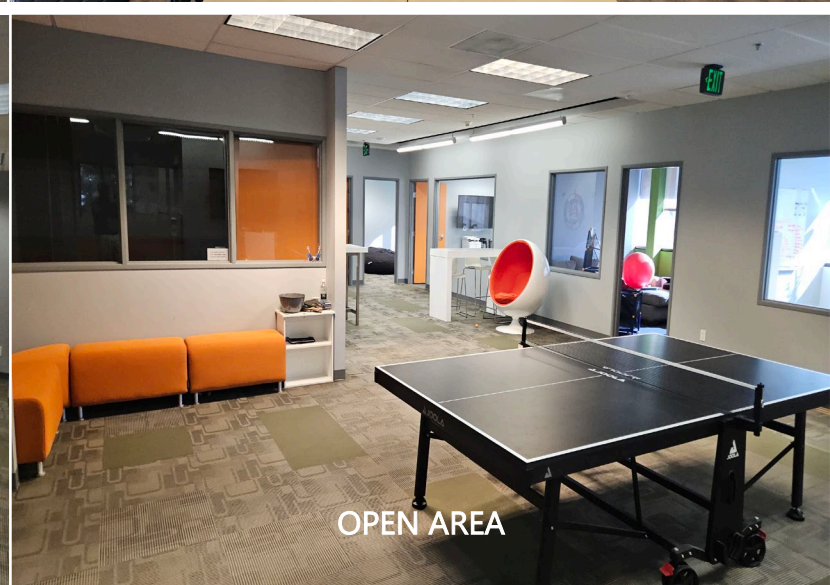
CUBICLE AREA



CONFERENCE ROOM



OPEN AREA



OPEN AREA

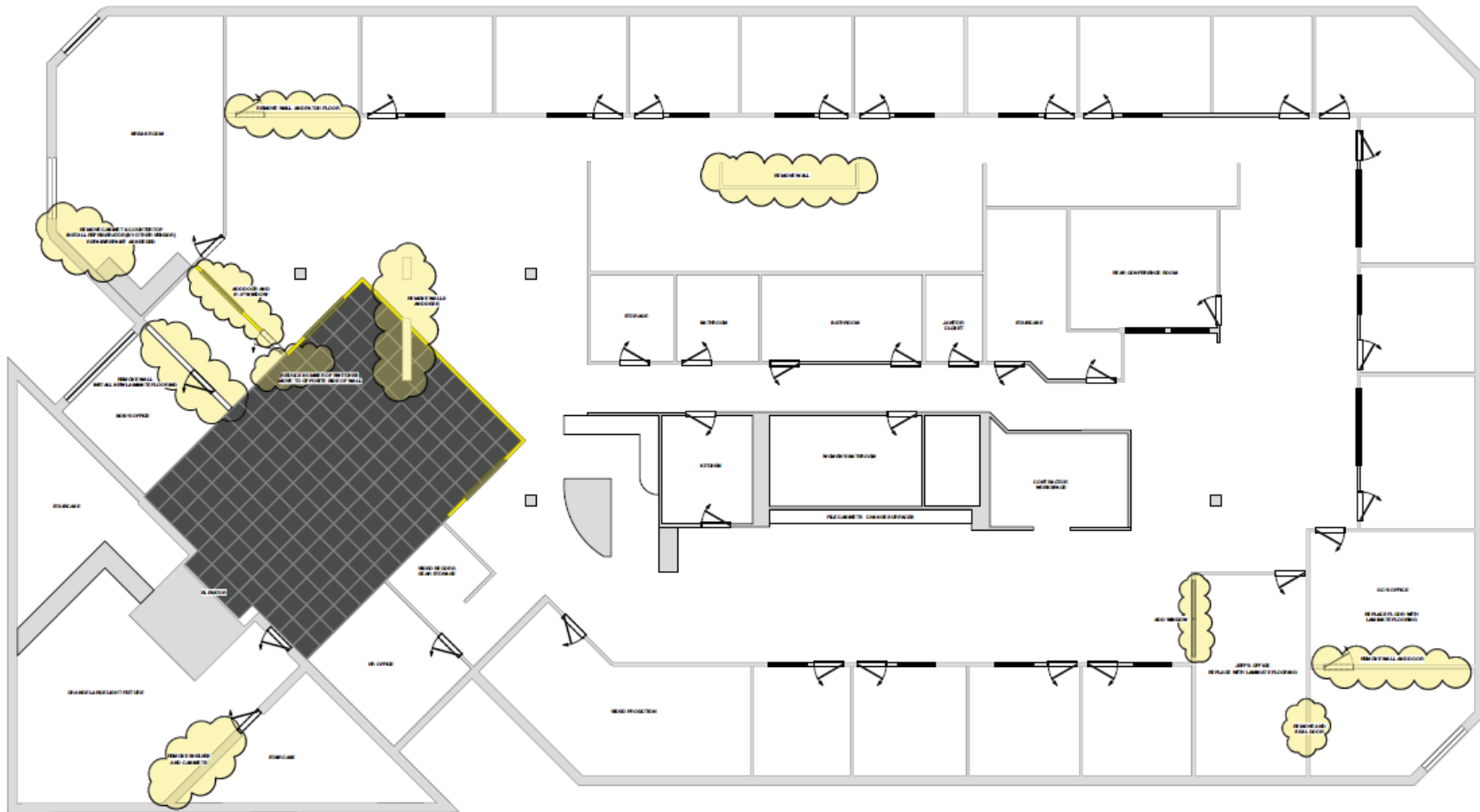


KITCHEN AREA



KITCHEN / BREAKROOM

150 S. ARROYO PARKWAY
SECOND FLOOR – FLOOR PLAN



Amenity Map

