

# EXCEPTIONAL SECOND FLOOR OFFICE FOR LEASE



## 150 S. ARROYO PARKWAY, PASADENA, CA

**AVAILABLE SPACE:** Suite 200 – Approximately 11,878 sq. ft.  
High-tech office space with beautiful admin/reception, numerous window offices, conference rooms, kitchen areas, IT room, private restrooms and exclusive private elevator.

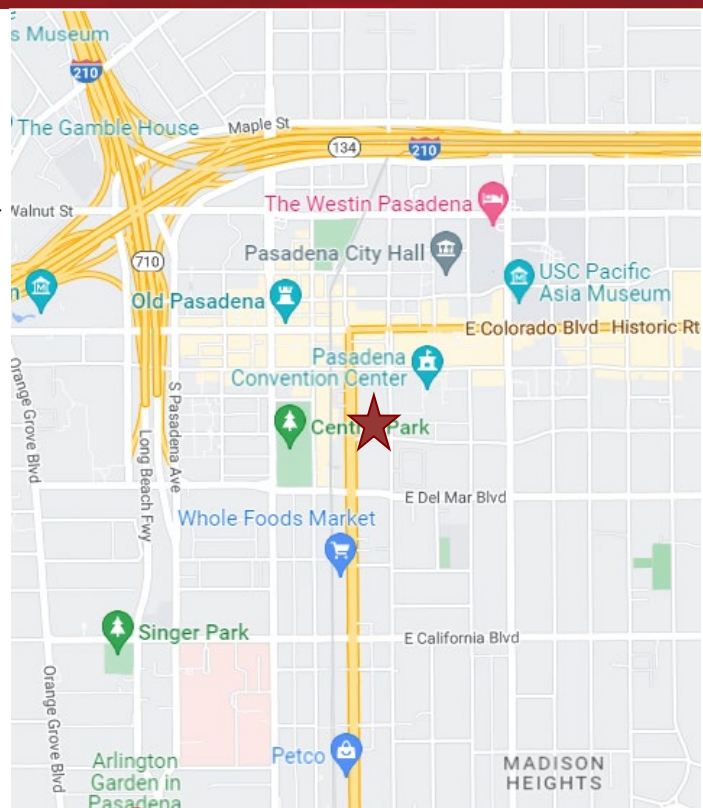
**LEASE RATE:** \$2.20 per sq. ft., Full Service Gross.

**AVAILABLE:** Immediately.

**PARKING:** Thirty (30) free reserved parking spaces in the parking lot. Additional Parking available at Del Mar station at prevailing rate.

**AMENITIES:**

- \* Beautiful lobby.
- \* State of the art security cameras for building and parking areas.
- \* Close proximity to Old Pasadena, 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.
- \* Building signage available.



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# 150 S. ARROYO PARKWAY

## Second Floor



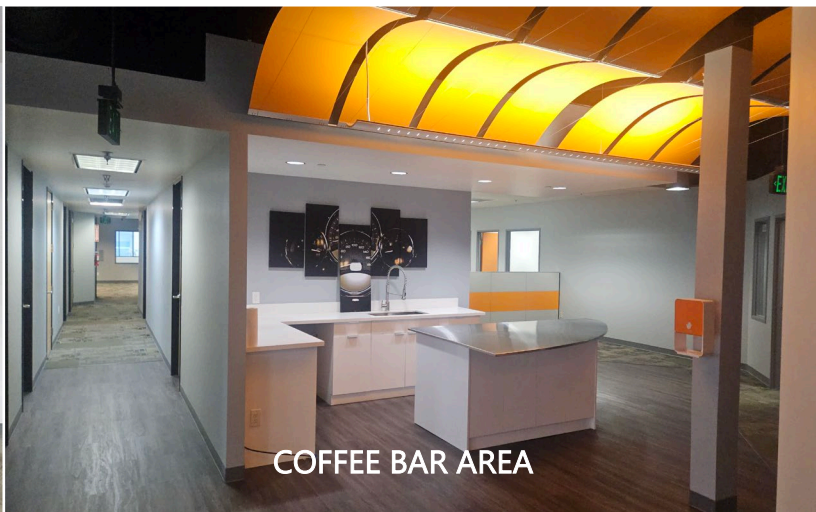
LOBBY AREA



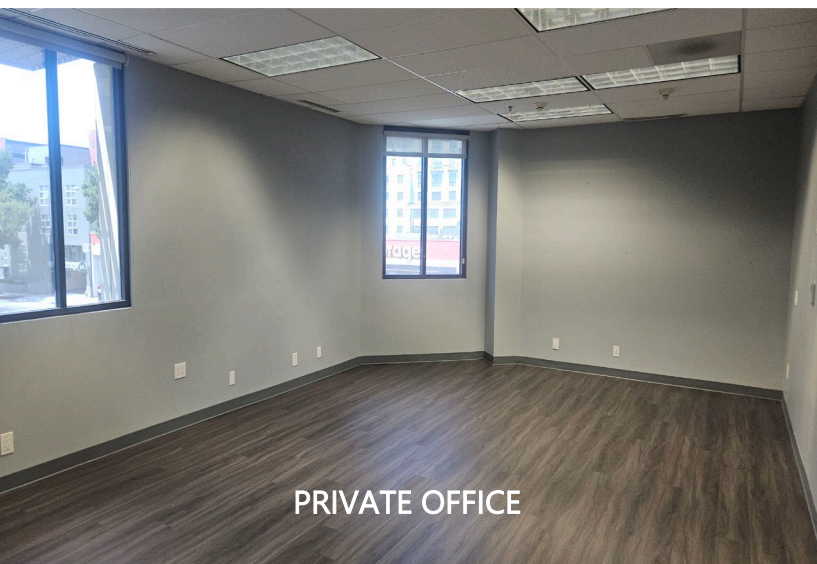
OPEN AREA



OPEN AREA



COFFEE BAR AREA



PRIVATE OFFICE



BOOTH/DESK AREA

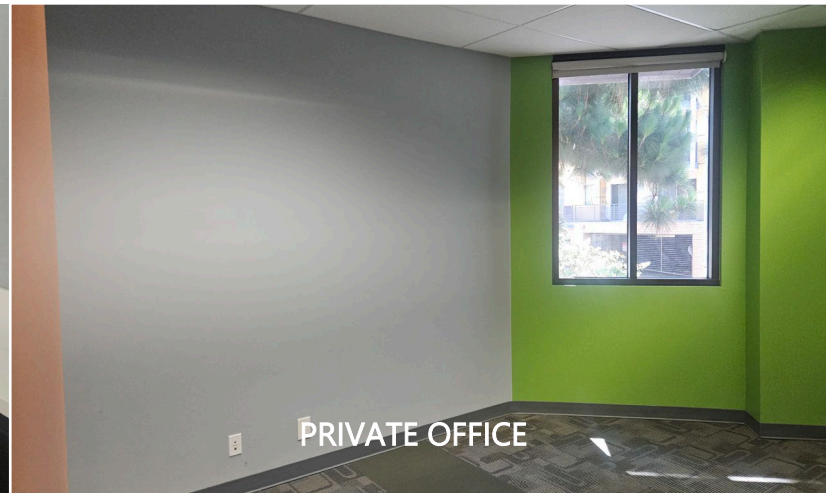


# 150 S. ARROYO PARKWAY

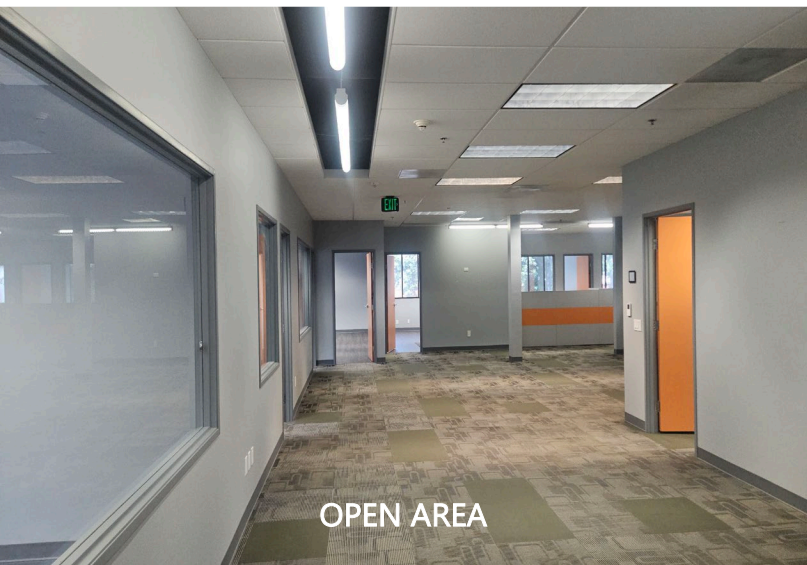
## Second Floor



CUBICLE AREA



PRIVATE OFFICE



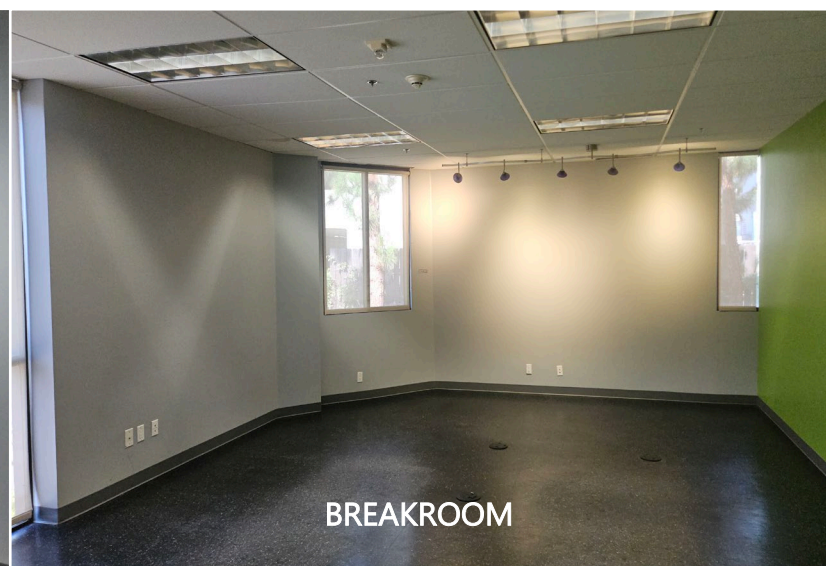
OPEN AREA



OPEN AREA



KITCHEN AREA



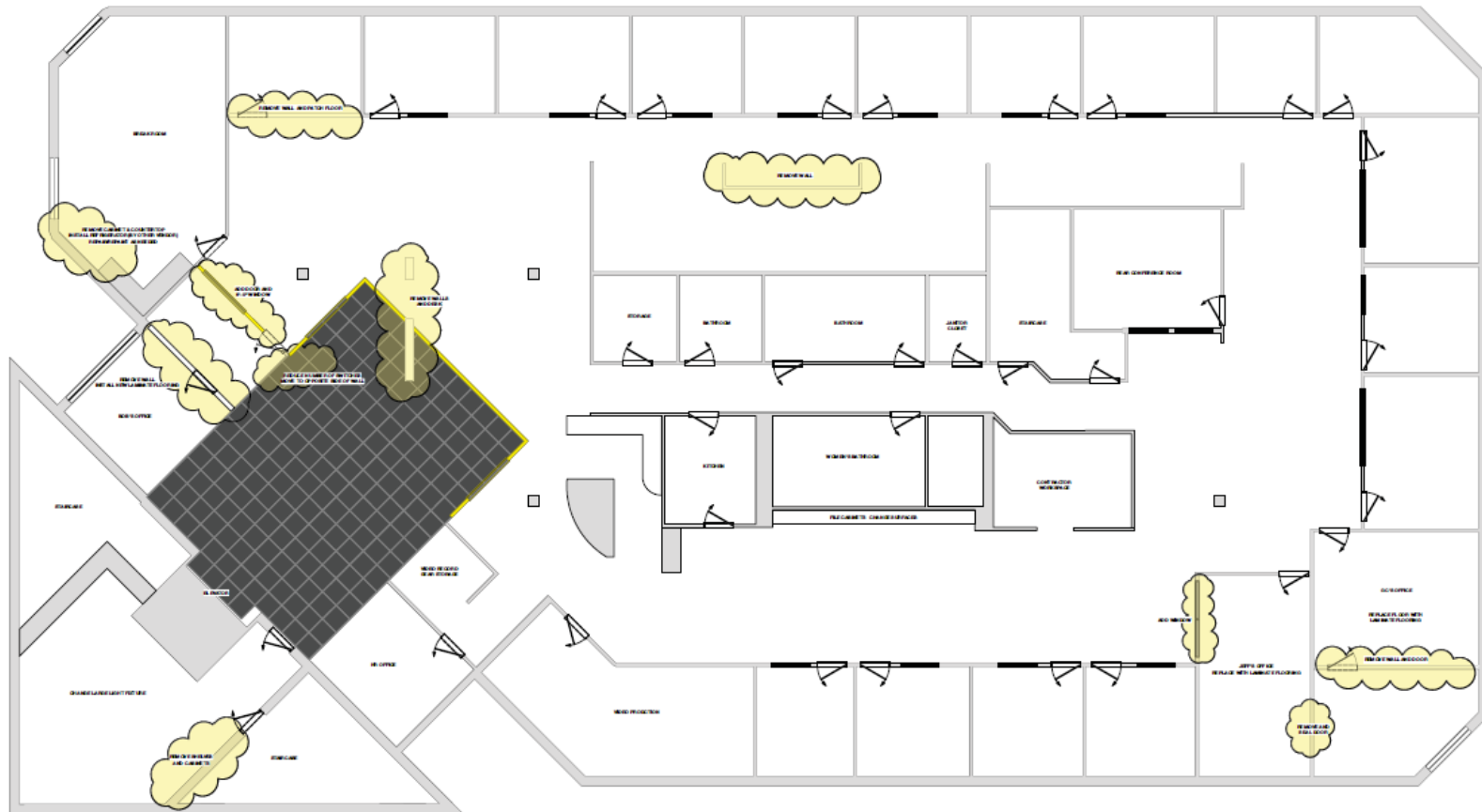
BREAKROOM

# 150 S. Arroyo Parkway, Pasadena

## SUITE 200

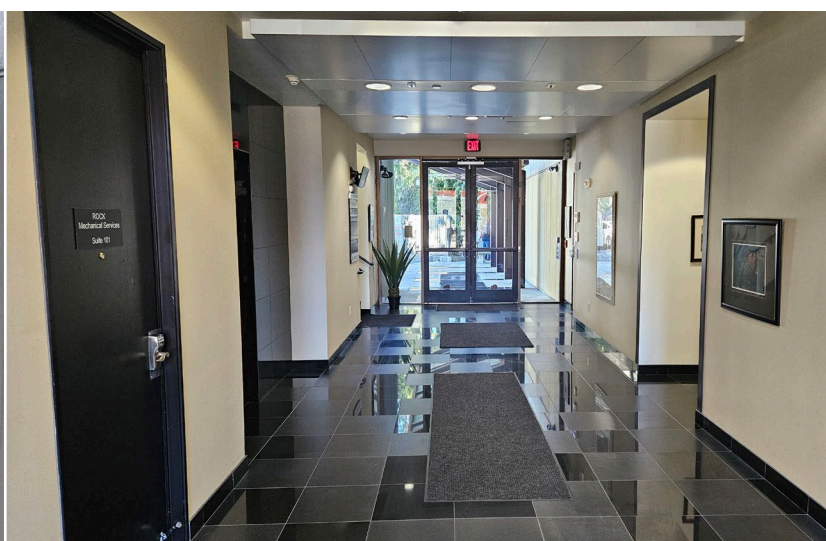
Approximately 11,878 sq. ft.

(High-tech office with beautiful reception area, private windowed offices, conference rooms and kitchen.)





# 150 S. ARROYO PARKWAY PASADENA



## Amenity Map





# AERIAL VIEW OF 150 S. ARROYO PARKWAY

