

# UNIQUE FREE-STANDING OFFICE & R&D BUILDING FOR SALE



## 1146 E. GREEN STREET, PASADENA, CA

**AVAILABLE:** Approximately 5,255 sq. ft. of building (Per Assessor)  
Warehouse – Approx. 2,038 sq. ft.  
Office – Approx. 3,217 sq. ft.

**SALE PRICE:** \$4,175,000.00  
Owner may carry 1<sup>st</sup> trust deed for a qualified buyer.

**APN:** 5735-01-026

**LOT SIZE:** 11,889 sq. ft.

**ZONING:** CL

**YEAR BUILT:** 1969. Renovated in 2009.

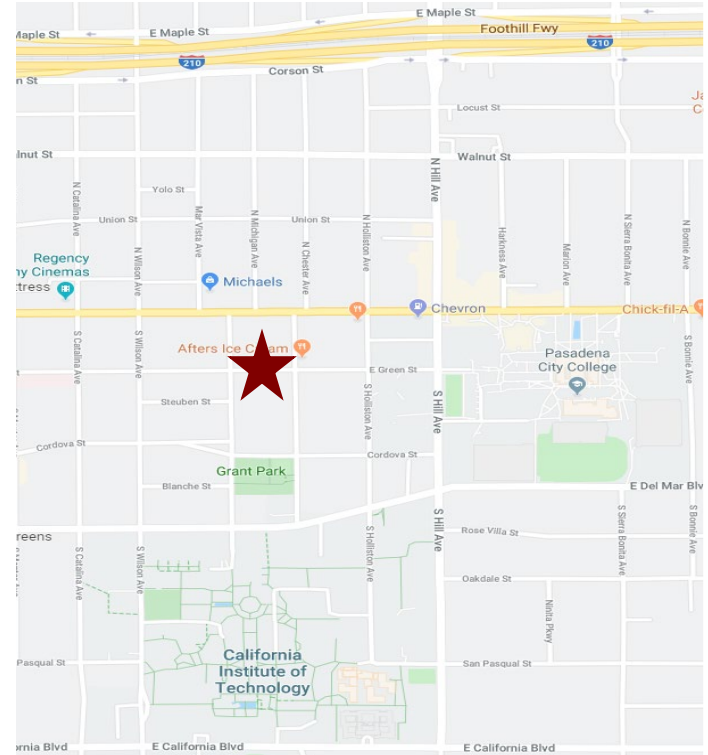
**AMENITIES:**

- \* Building has secure waiting room, 5 offices, large conference room, audio recording booths, kitchen lounge area, telecom/IT room, storage, and open area with 7 workstations, and 2 ADA restrooms. Furniture can be made available.

- \* Warehouse with dock high loading with roll-up door and restroom. Ceiling height 16'.

- \* Parking lot with 16 spaces available plus 2 hr street parking on Green Street and Steuben Street.

- \* Close proximity to California Institute of Technology, Huntington Hospital, and Pasadena City College.



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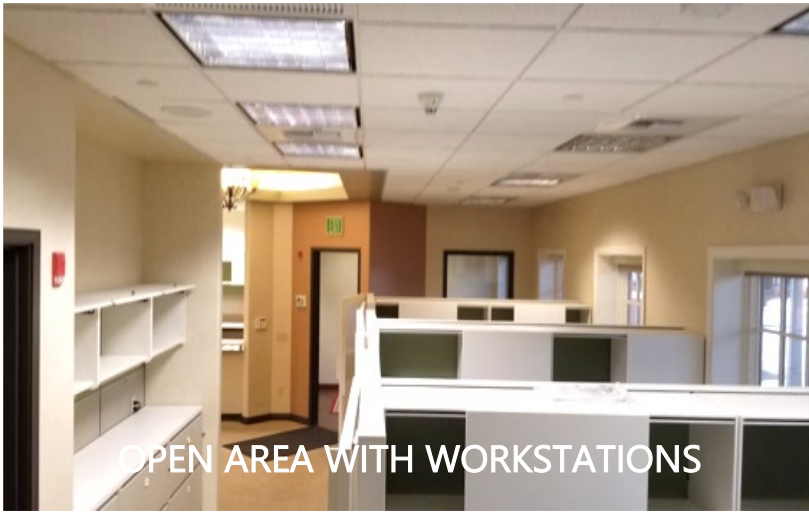
**(626) 795-2255**



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# 1146 E. GREEN STREET

## INTERIOR PICTURES



OPEN AREA WITH WORKSTATIONS



RADIO / AUDIO ROOM



KITCHEN / LOUNGE AREA



CONFERENCE ROOM



WAREHOUSE ROLL-UP DOOR



WAREHOUSE AREA



ARIEL Y. BABIKIAN, AIA  
 Architect  
 CA Lic. # 22918

1515 E. Market Street  
 Pasadena, CA 91104  
 626.799.2322  
 DESIGN@MOSAIC.COM

SCALE: AS NOTED  
 DATE: 2/7/09  
 JOB #: 06166.00



THRU THE BIBLE RADIO  
 T-17 Interior Remodel  
 1146 Green Street  
 Pasadena, California 91104  
 Project # 06166.00

DRAWN BY: CR, HN

CHECKED BY: AND

DATE: 2/7/09

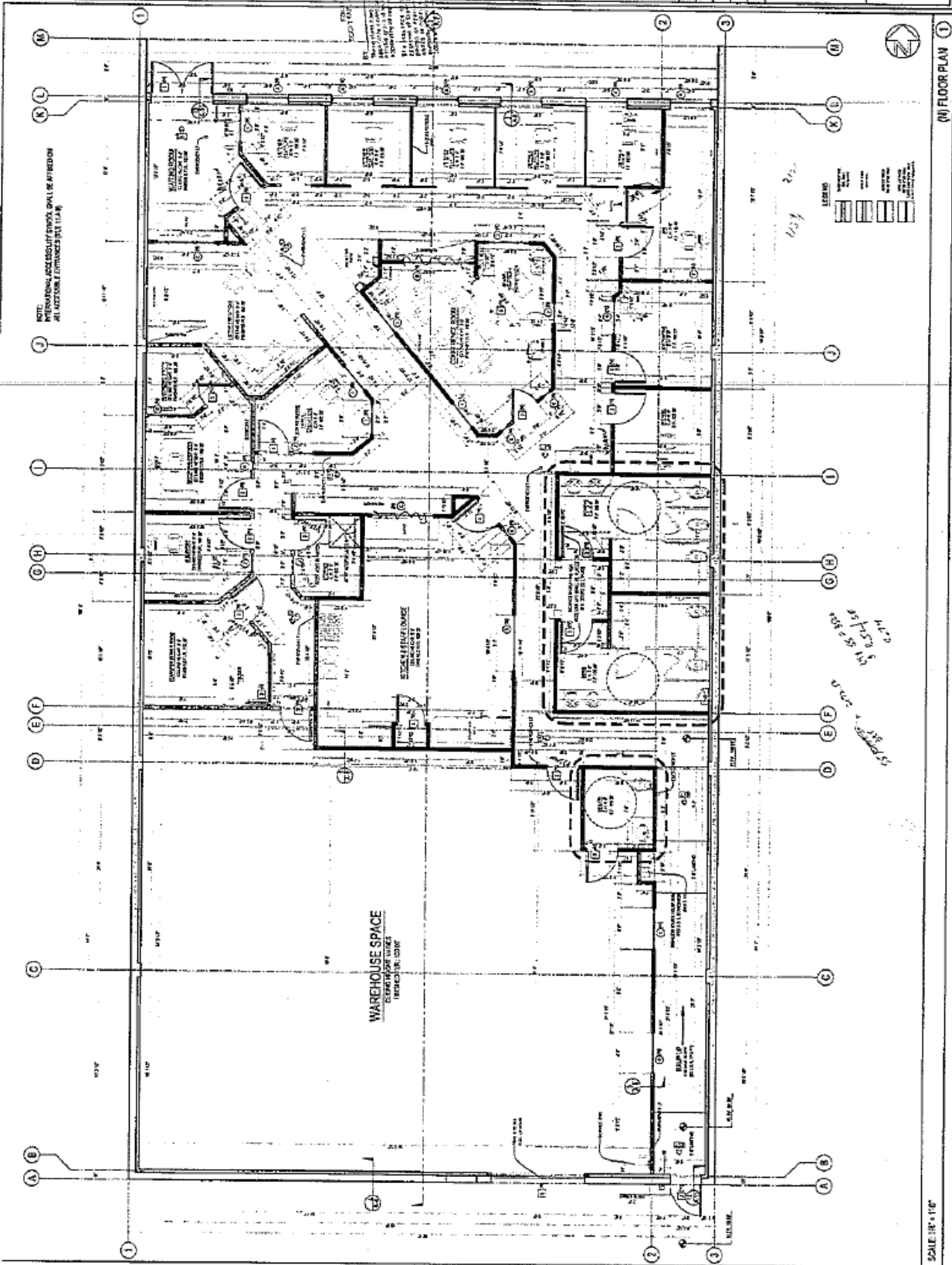
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NEW FLOOR PLAN

SHEET NUMBER

A-4



SCALE: 1/8" = 1'-0"

(M) FLOOR PLAN (1)