

FOR SALE

HIGH END OFFICE BUILDING



199 S. HUDSON AVENUE, PASADENA, CA

PROPERTY INFORMATION:

ASKING PRICE: \$6,480,000.00

BUILDING SIZE: 11,808 Sq. Ft.

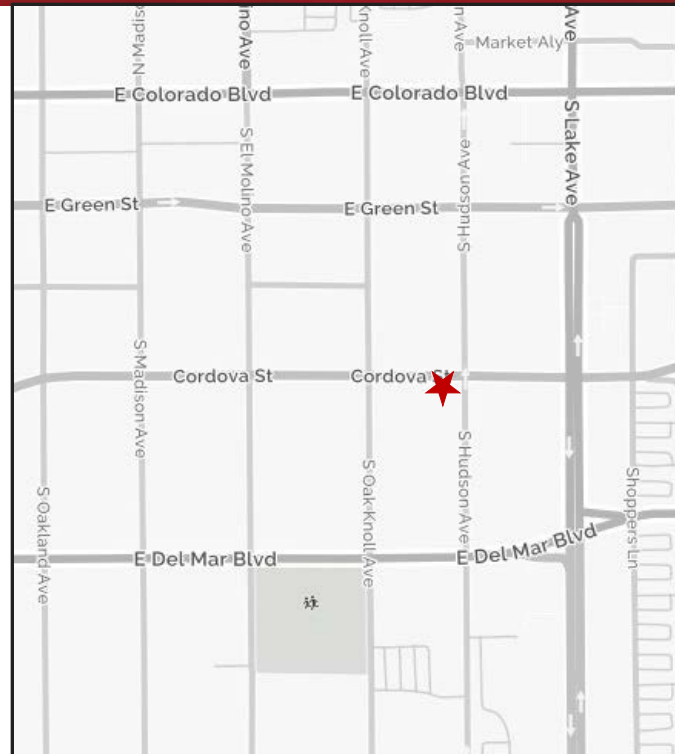
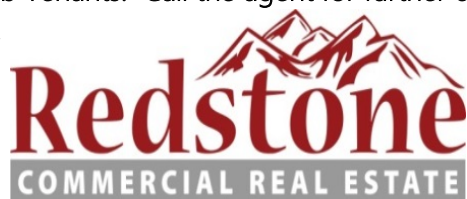
LAND AREA: 29,033 Sq. Ft.

YEAR BUILT: 1967

AMENITIES:

- Designed for the highly discriminating buyer
- Walk to Lake Ave. retail shops and specialty stores, unique businesses and restaurants
- Gated parking, 33 surface spaces
- Security call and card system to building
- High end interior improvements
- Single-story building
- Excellent Identity location
- Water elements inside and out

Please do not disturb Tenants. Call the agent for further details or for an appointment.



For Further Information, Contact:

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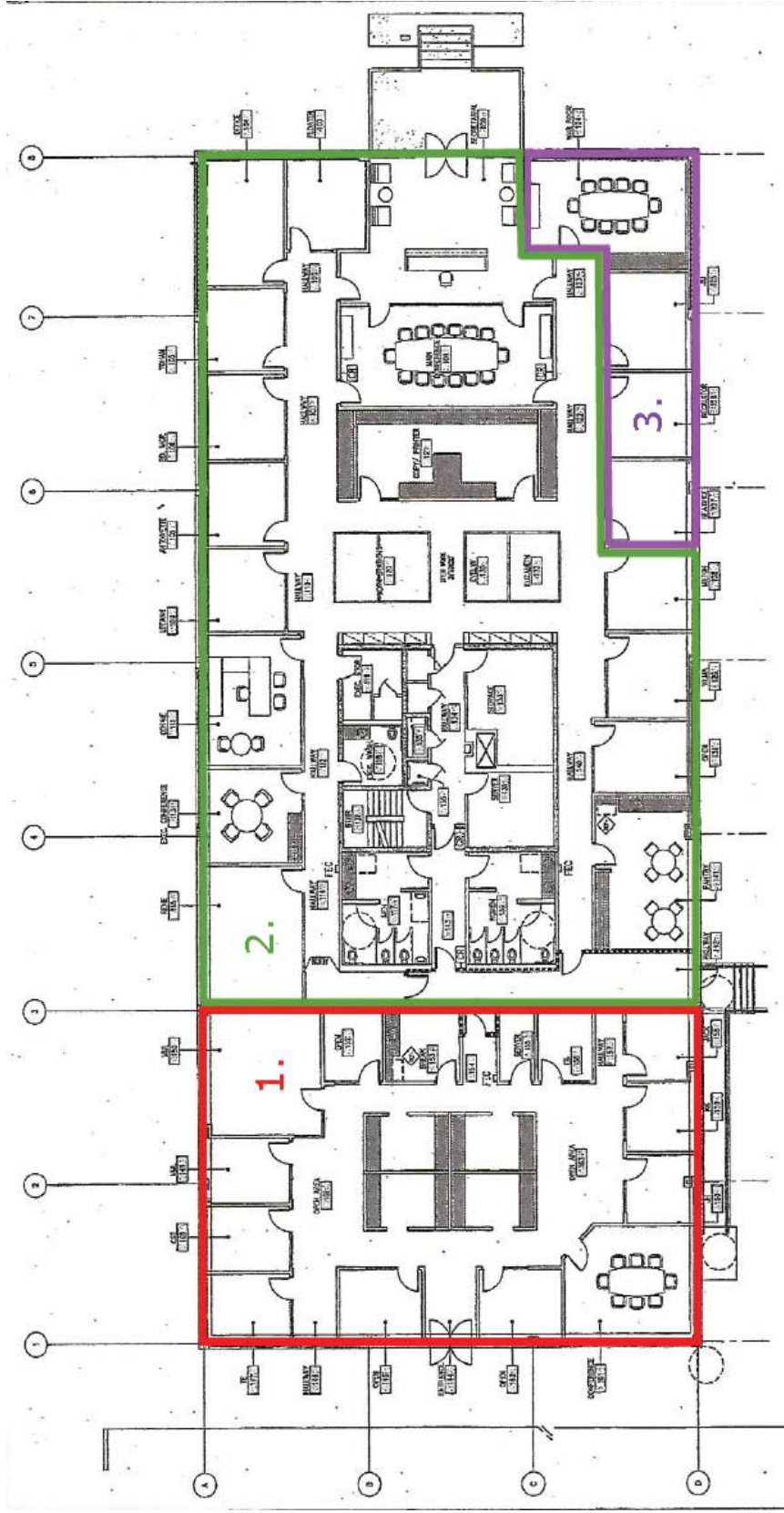
(626) 795-2255

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199 S. HUDSON AVENUE, PASADENA



Floor Plan



Current Tenants:

1. Geosyntec Consultants
2. SGI (Owner's Unit)
3. KT Capital Group