

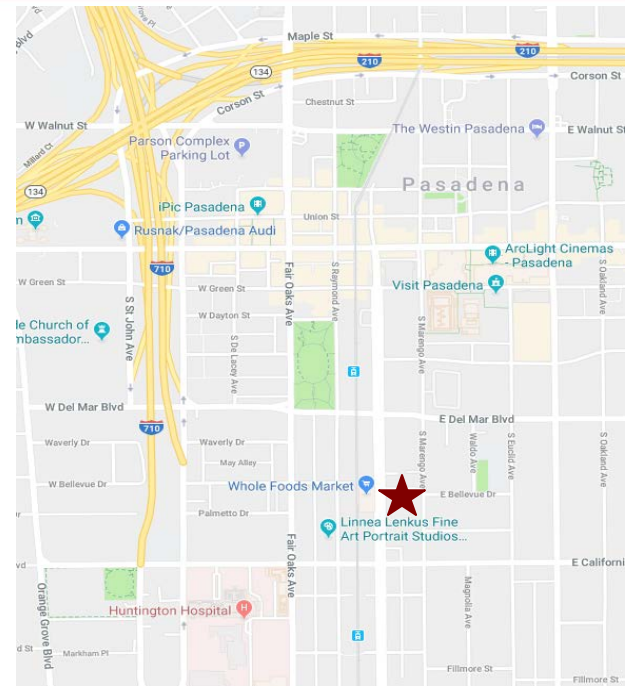
OFFICE SPACE FOR LEASE



482 S. ARROYO PARKWAY, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Second Floor - Approx. 1,800 rentable sq. ft.
- LEASE RATE:** \$3.15 per sq. ft. per month, MG. Tenant to pay its own utilities, interior janitorial and liability insurance.
- AVAILABLE:** Immediately.
- SPEC SUITE LAYOUT:** Space includes reception area, three (3) private offices, conference room, kitchen area, open area for desks, server room and private patio.
- PARKING:** Six (6) paid covered reserved parking spaces.
- AMENITIES:**
- * Exposed ceilings and cement floors.
 - * Numerous windows.
 - * Walking distance to Houston's, Parkway Grill, and Whole Foods Market.
 - * Close proximity to "Old Town Pasadena", Pasadena Convention Center.
 - * Across the street from the Metro Gold Line station at Del Mar.
 - * Close proximity to the 110, 134 & 210 freeways.



For Further Information, Contact:

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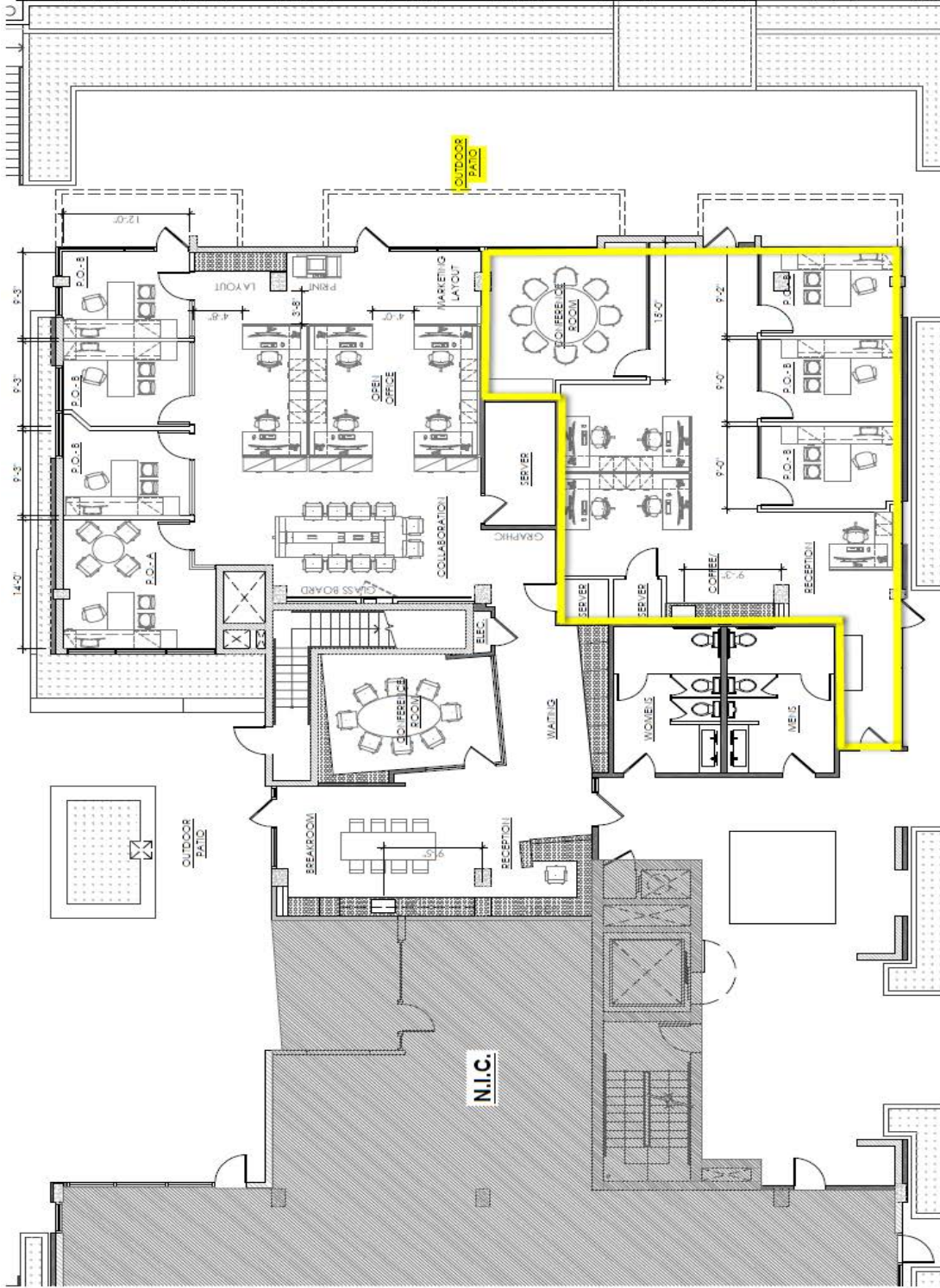
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482 S. ARROYO PARKWAY





**MAIN BUSINESS
SPACE PLAN SUMMARY**

OFFICE AND WORKSTATIONS		
TYPE	SIZE	QUANTITY
P.O.-A	183 S.F.	1
P.O.-B	110 S.F.	3
W.E.-1	65 X 7	2
RECEPTION		1
SUB-TOTAL		
MEETING SPACES		13
TYPE	SIZE	QUANTITY
CONF ROOM	8 PEOPLE	1
COLLAB AREA	8-10 PEOPLE	1
AUXILIARY SPACE		
RECEPTION		1
BREAK ROOM		1
LAYOUT AREA		1
CGP/PRINT		1

**PROJECT/AUXILIARY OFFICE
SPACE PLAN SUMMARY**

OFFICE AND WORKSTATIONS		
TYPE	SIZE	QUANTITY
P.O.-B	155 S.F.	3
W.E.-2	65 X 7	4
RECEPTION	65 X 7	1
SUB-TOTAL		
MEETING SPACES		8
TYPE	SIZE	QUANTITY
CONF ROOM	8 PEOPLE	1
AUXILIARY SPACE		
COFFEE		1
CGP/PRINT		1

03.29.2018

TEST FIT PLAN 06

CITADEL CPM

482 SOUTH ARROYO PARKWAY 2ND FLOOR
PASADENA, CALIFORNIA