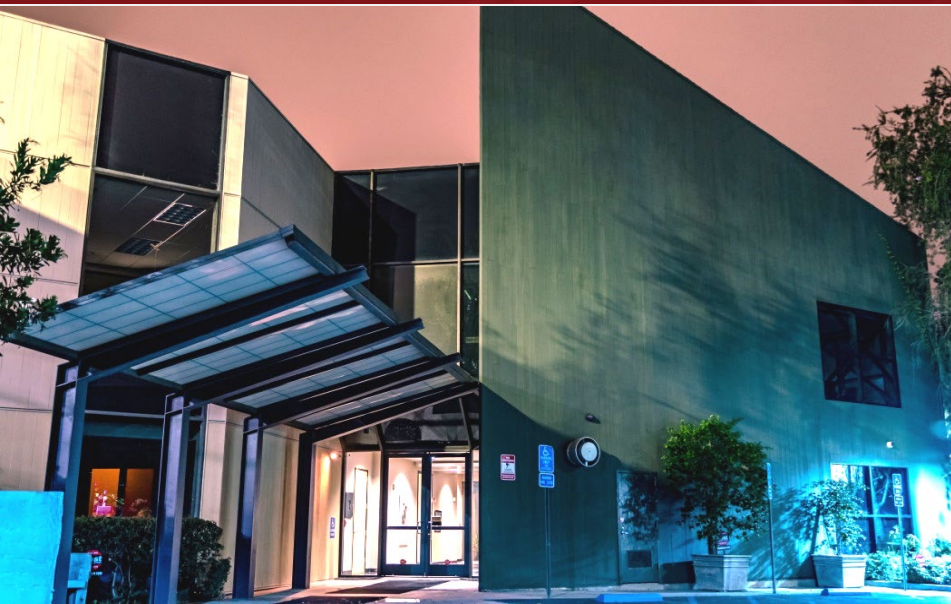


GROUND FLOOR OFFICES FOR LEASE



150 S. ARROYO PARKWAY, PASADENA, CA

AVAILABLE SPACE: Suite 100 - Approximately 4,064 sq. ft. (Reception, admin area, conference room with glass, four (4) private offices, kitchen area, and open space for desks.)

Suite 103 – Approximately 1,371 sq. ft. (Three (3) offices, conference room, and kitchen area).

Both Suites 100 and 103 – Contiguous space approximately 5,435 rentable sq. ft.

LEASE RATE: \$2.50 per sq. ft., Full Service Gross.

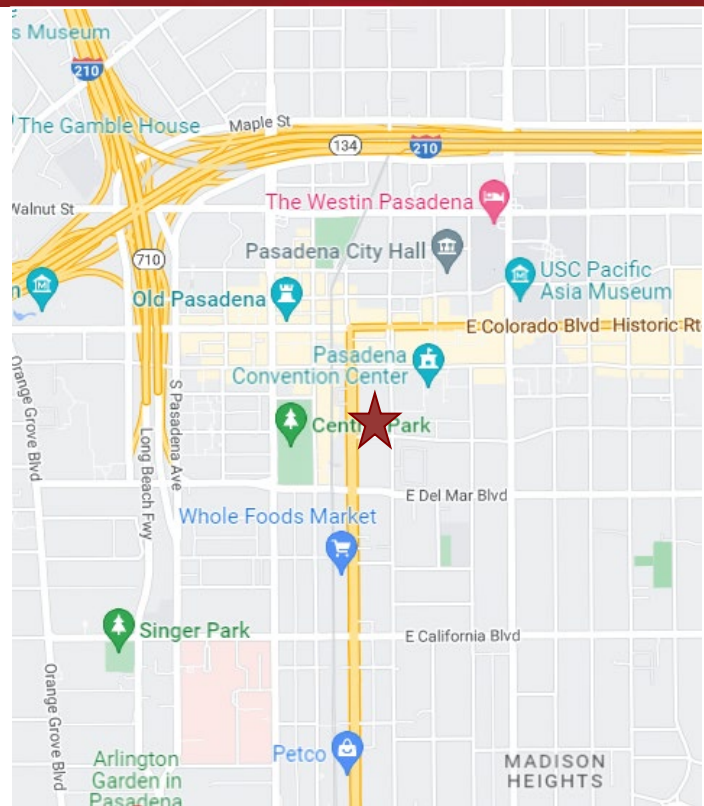
AVAILABLE: Suite 100 – Immediately.
Suite 103 – January 1, 2025.

PARKING: Prorata share of free reserved parking spaces in the parking lot.

AMENITIES:

- * Beautiful lobby.
- * Suites have an abundance of light with numerous windows.
- * State of the art security cameras for lobby area and parking areas.
- * 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.

PLEASE MAKE APPOINTMENT WITH BROKER.



For more Information, Contact:

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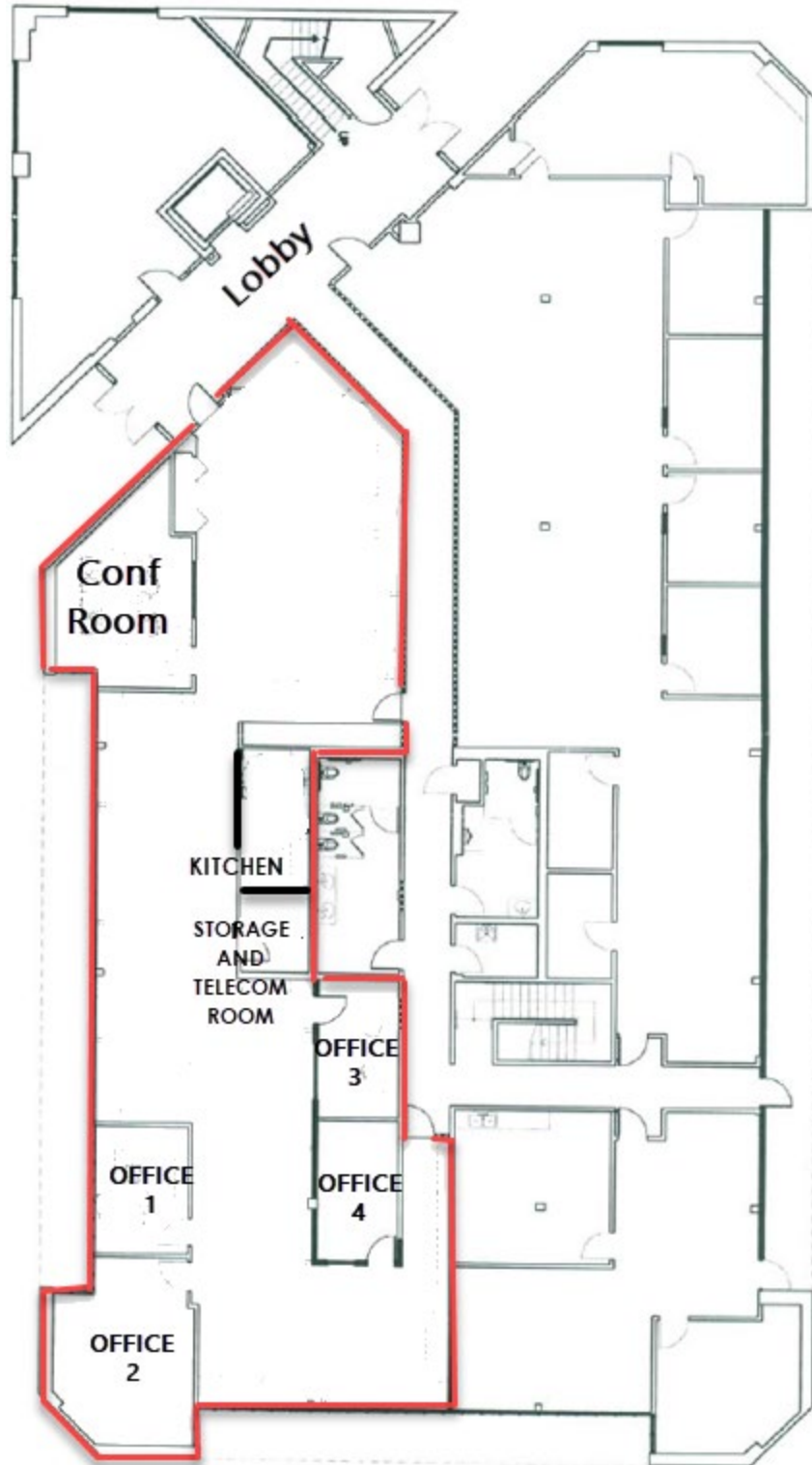
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150 S. ARROYO PARKWAY

SUITE 100 - INTERIOR PICTURES

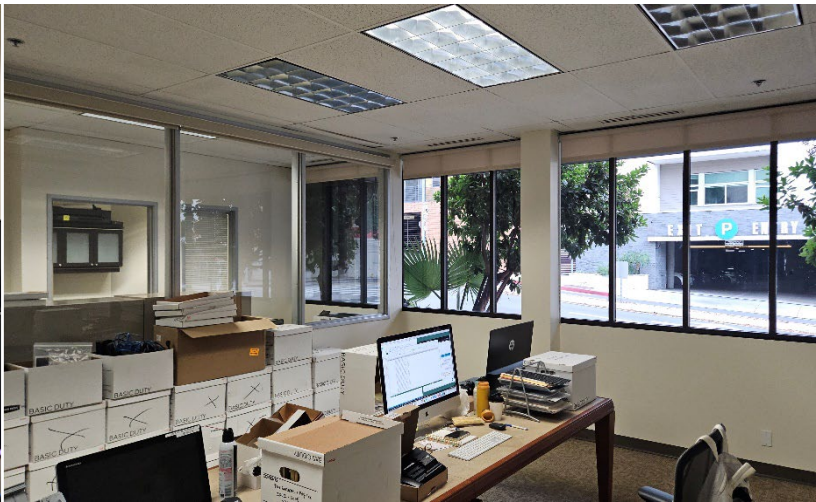


150 S. ARROYO PARKWAY
SUITE 100



150 S. ARROYO PARKWAY

SUITE 103 - INTERIOR PICTURES



150 S. ARROYO PARKWAY PASADENA



Amenity Map



AERIAL VIEW OF 150 S. ARROYO PARKWAY

