

299 NORTH EUCLID AVENUE

PASADENA, CALIFORNIA

OFFICE SPACE FOR LEASE

SCOTT UNGER
MANAGING DIRECTOR
DIR: 818.550.8200 EXT.103
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LINDA LEE
SENIOR MANAGING DIRECTOR
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Charles Dunn



charlesdunn.com
LIC#0120141

 Equity Office



 NORTH
EUCLID
AVENUE

PROPERTY FEATURES

FEATURES

- Newly constructed move-in ready suites
- Immediate access to the 210 and 134 freeways
- Walking distance to Paseo Colorado and Old Pasadena with Walk Score of 89
- Direct building access from subterranean parking levels
- Unmatched mountain views to the north and Pasadena skyline to the south
- Onsite management with 24/7 building access
- Monument signage available

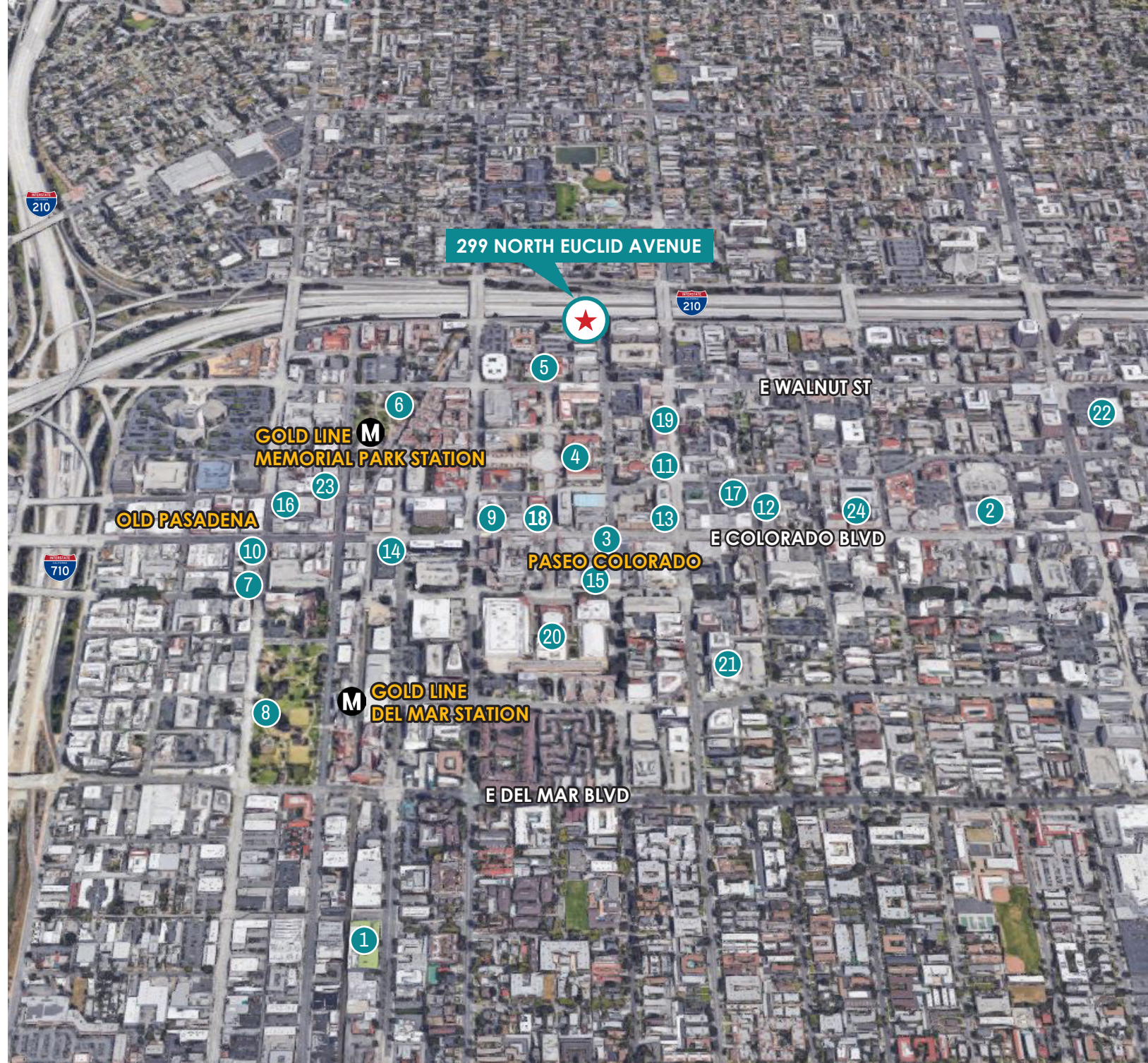
PARKING

- Parking ratio of 3/1,000
- \$90.00 per unreserved stall per month
- \$155.00 per reserved stall per month



AMENITIES

- 1 Whole Foods Market
- 2 Target
- 3 Starbucks
- 4 Pasadena City Hall
- 5 Pasadena Public Library
- 6 Pasadena Memorial Park
- 7 85C Bakery Cafe
- 8 Central Park
- 9 Subway
- 10 The Cheesecake Factory
- 11 California Pizza Kitchen
- 12 24 Hour Fitness
- 13 Bank of America Financial Center
- 14 Chase Bank
- 15 ArcLight Cinemas
- 16 Russell's
- 17 Pasadena Museum of California
- 18 United States Postal Service
- 19 Fedex Office Ship Center
- 20 Sheraton Pasadena Hotel
- 21 Hilton Pasadena
- 22 Ralphs
- 23 Slater's 50/50
- 24 Tender greens



AVAILABILITIES

SUITE	RSF	RENTAL RATE	DESCRIPTION
200	16,082	\$2.95 per RSF per month FSG	Full floor opportunity with direct elevator access from parking garage to floor.
400	4,127	\$2.95 per RSF per month FSG	Move-in ready suite with double door identity, glass conference room, 5 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.
425	3,684	\$2.95 per RSF per month FSG	Creative office move-in ready suite with polished concrete floors and exposed ducting and ceiling at reception, double door identity, glass conference room, 1 window office, 3 interior offices, open work area and open break area with sink, cabinetry and dishwasher installed.
450	2,586	\$2.95 per RSF per month FSG	Move-in ready suite with double door identity, glass conference room, 2 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.
475	4,988	\$2.95 per RSF per month FSG	Move-in ready suite with double door identity, glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed. Available with 90 days notice.
530	1,281	\$2.95 per RSF per month FSG	Move-in ready suite with 3 window offices and polished concrete floors in the open work area.



PROPERTY PHOTOS

299

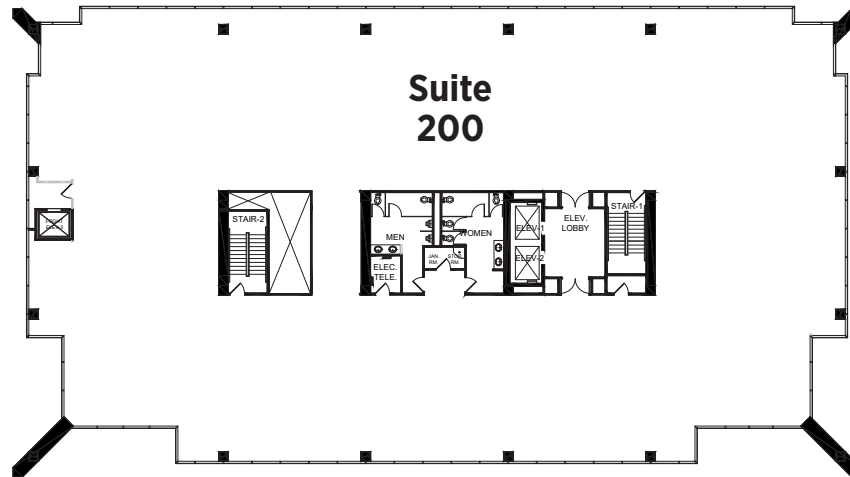


FLOOR PLAN

2ND FLOOR - 16,082 RSF

200 | 16,082 RSF | \$2.95 per RSF per month FSG

Full floor opportunity with direct elevator access from parking garage to floor.

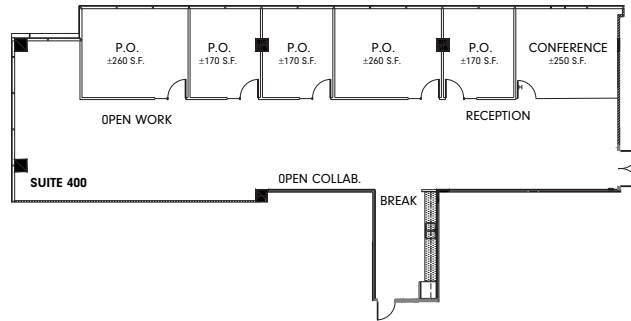


FLOOR PLAN

SUITE 400 - 4,127 RSF

400 | 4,127 RSF | \$2.95 per RSF per month FSG

Move-in ready suite with double door identity, glass conference room, 5 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.



Floor Location Key

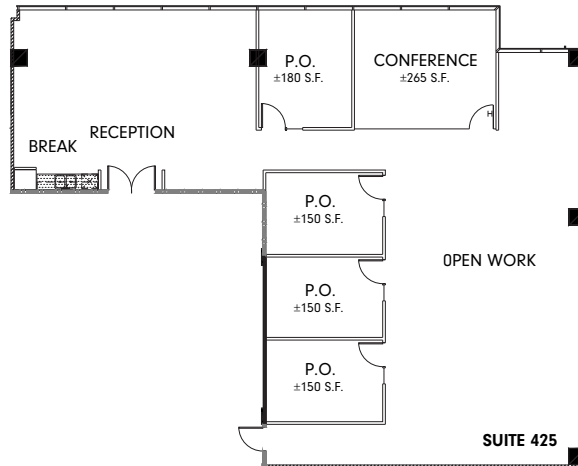


FLOOR PLAN

SUITE 425 - 3,684 RSF

425 | 3,684 RSF | \$2.95 per RSF per month FSG

Creative office move-in ready suite with polished concrete floors and exposed ducting and ceiling at reception, double door identity, glass conference room, 1 window office, 3 interior offices, open work area and open break area with sink, cabinetry and dishwasher installed.



Floor Location Key

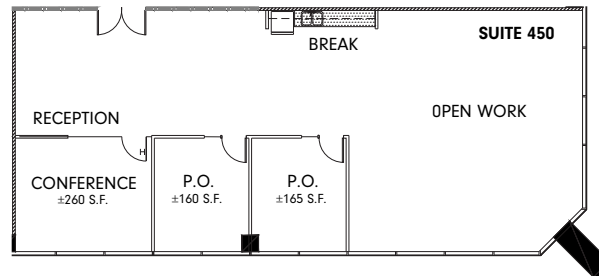


FLOOR PLAN

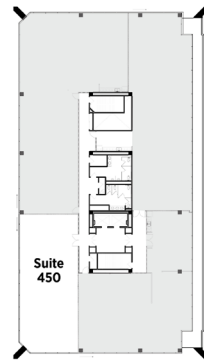
SUITE 450 - 2,586 RSF

450 | 2,586 RSF | \$2.95 per RSF per month FSG

Move-in ready suite with double door identity, glass conference room, 2 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.



Floor Location Key



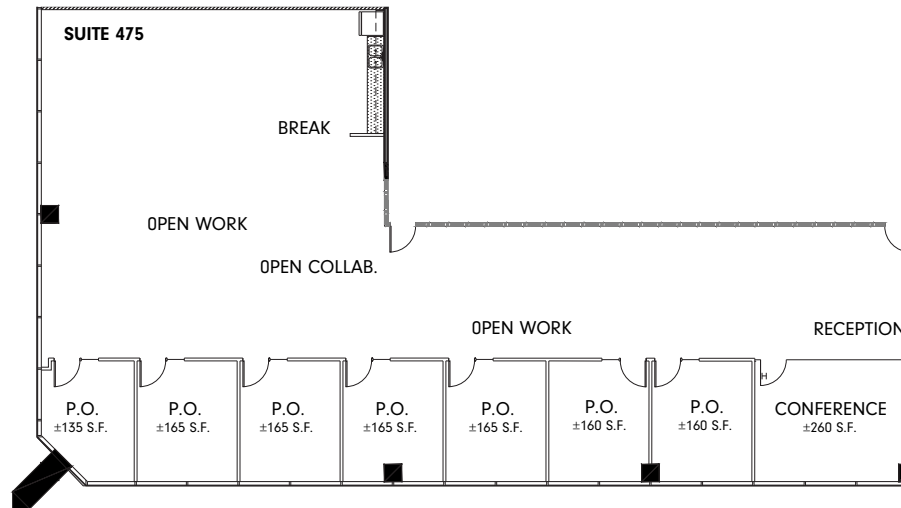
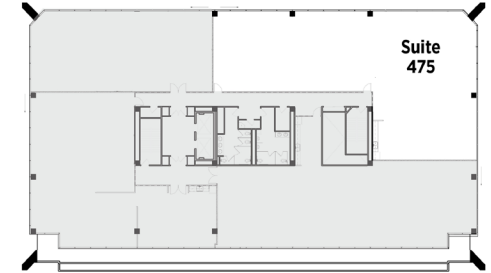
FLOOR PLAN

SUITE 475 - 4,988 RSF

475 | 4,988 RSF | \$2.95 per RSF per month FSG

Move-in ready suite with double door identity, glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed. Available with 90 days notice.

Floor Location Key

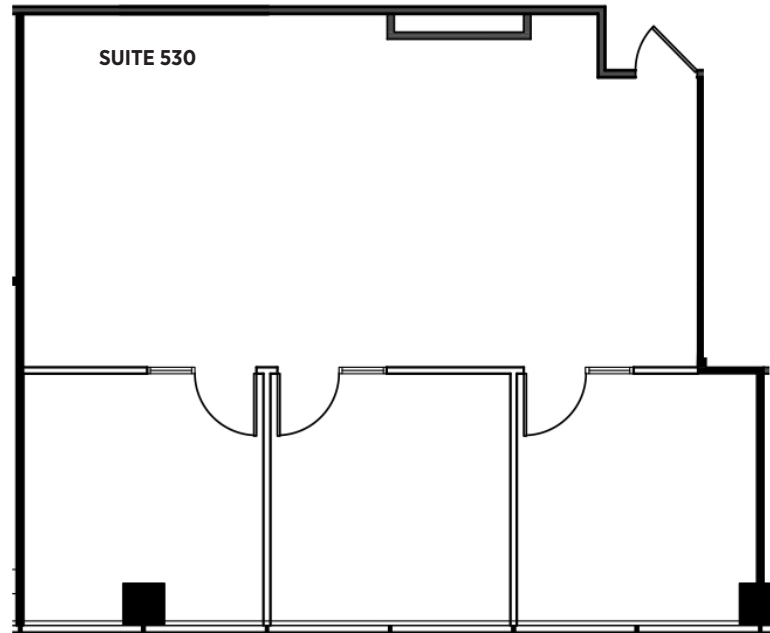


FLOOR PLAN

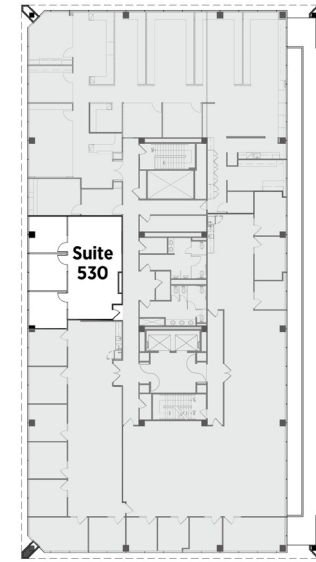
SUITE 530 - 1,281 RSF

530 | 1,281 RSF | \$2.95 per RSF per month FSG

Move-in ready suite with 3 window offices and polished concrete floors in the open work area.



Floor Location Key



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FOR MORE INFORMATION, PLEASE CONTACT:

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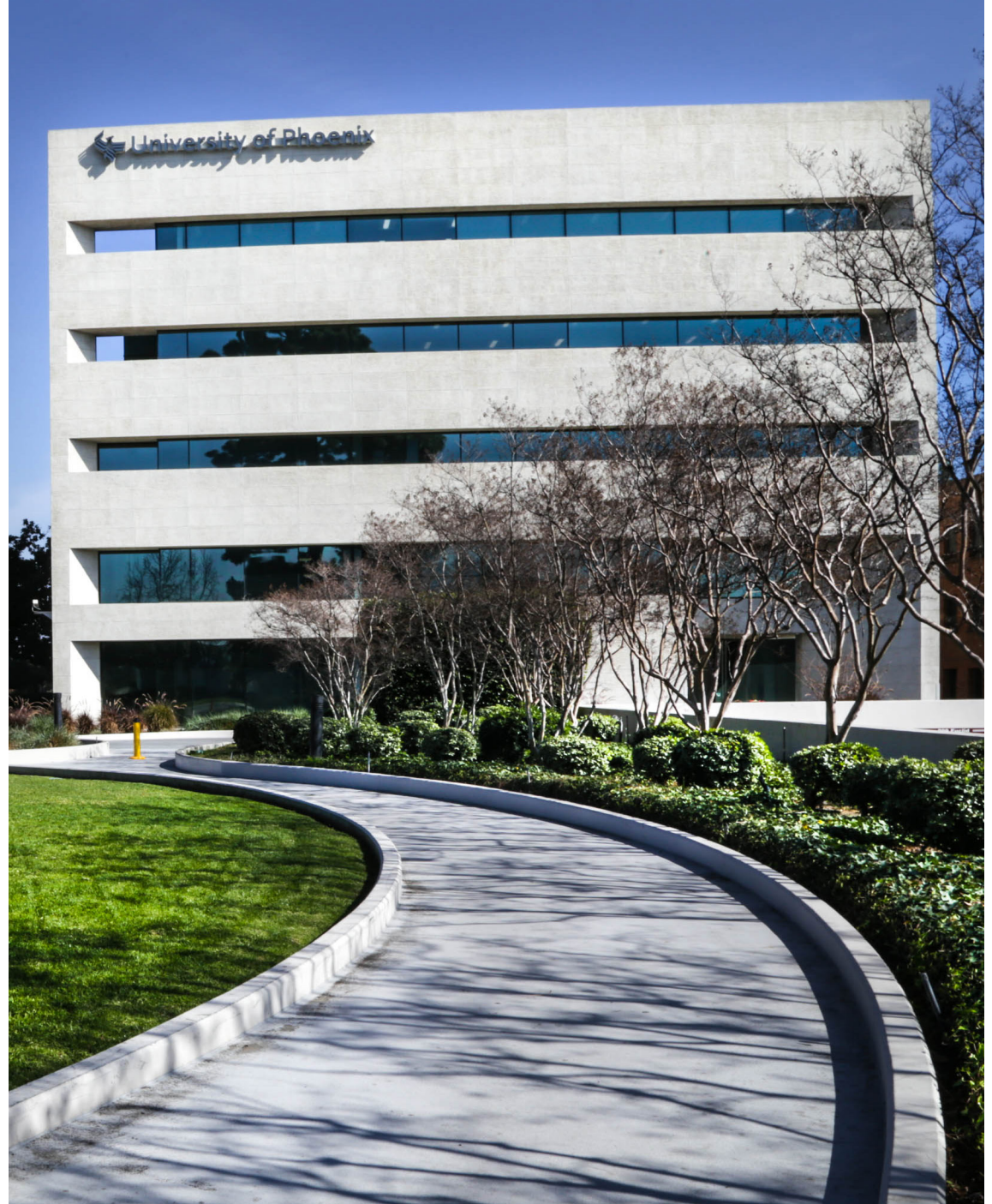
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