

635 EAST UNION STREET

PASADENA, CALIFORNIA 91101

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PROPERTY INFORMATION & FEATURES



PROPERTY FEATURES

- › Rare freestanding building able to accommodate a variety of uses.
- › Unique signage and branding opportunity.
- › Convenient access to the 210, 134 and 110 freeways.
- › Walking distance to the Metro Gold Line – 6 blocks to the Lake Avenue station and 8 blocks to the Memorial Park station.
- › Walk Score of 89 with numerous restaurants, hotels and retail amenities nearby including those within the Pasadena Playhouse District, Paseo Colorado, Lake Avenue and Old Pasadena.

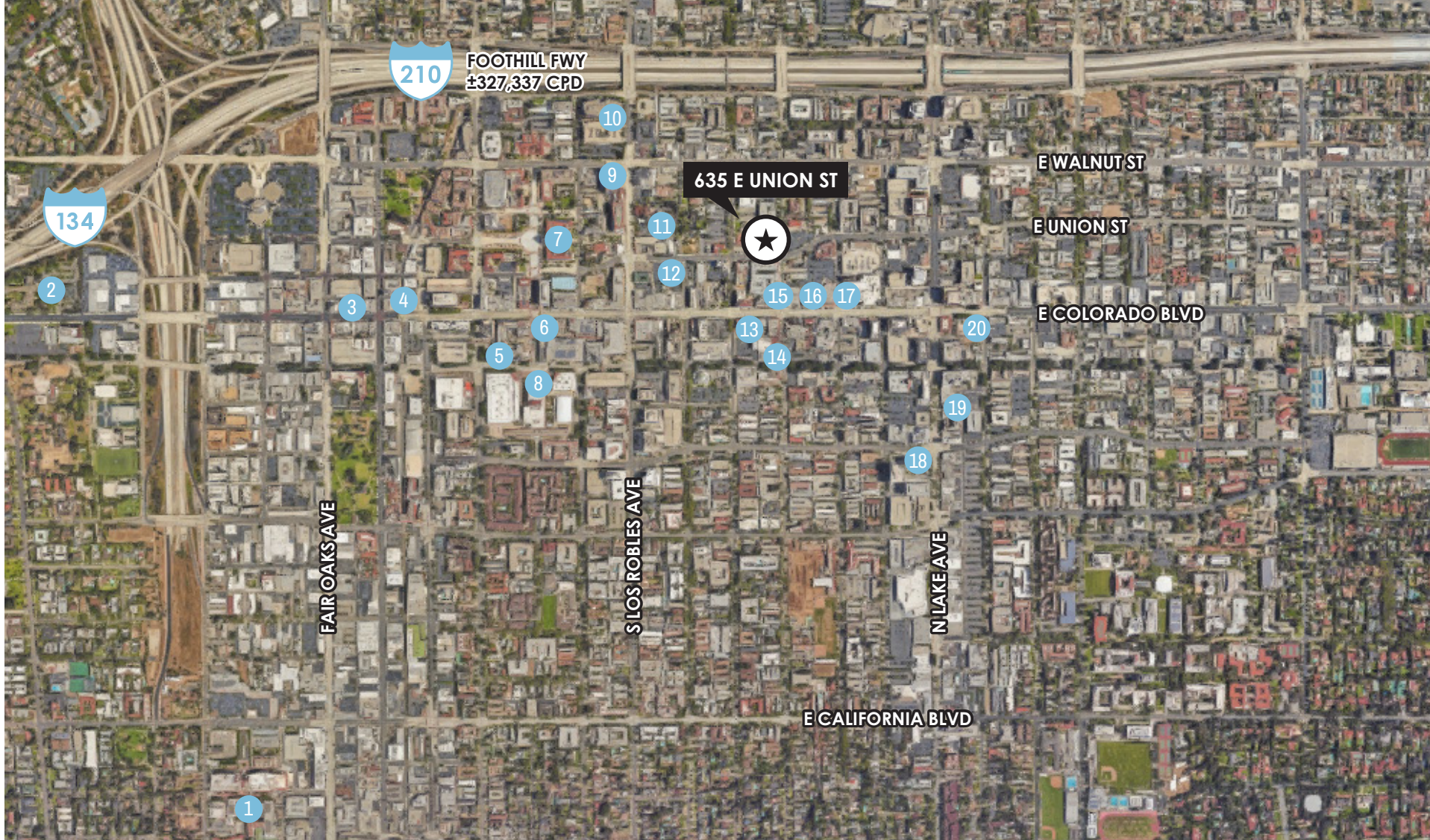
PROPERTY INFORMATION

Address	635 East Union Street, Pasadena, CA 91101
Building Size	±18,250 RSF
Land Size	± 29,978 SF
Rental Rate	\$2.65 per RSF per month Modified Gross (net of utilities and janitorial)
Parking	Up to 60 Spaces (3.30/1,000 ratio)
Zoning	CD-3
Uses	Office Creative Medical Research Lab

PROXIMITY MAP



- | | | |
|------------------------------|--------------------------------|--------------------------|
| 1 PASADENA COURTHOUSE | 5 OLD PASADENA | 9 TARGET |
| 2 PASADENA CITY HALL | 6 WHOLE FOODS | 10 SHOPS ON LAKE |
| 3 PASEO COLORADO | 7 HUNTINGTON MEMORIAL HOSPITAL | 11 CAL TECH |
| 4 PASADENA CONVENTION CENTER | 8 PASADENA PLAYHOUSE | 12 PASADENA CITY COLLEGE |



AMENITIES MAP

- | | | | |
|-----------------------|------------------------------|--------------------------------------|---------------------------------------|
| 1 HUNTINGTON HOSPITAL | 6 PASEO COLORADO | 11 FULLER SEMINARY | 16 LAEMMLE PLAYHOUSE |
| 2 NORTON SIMON MUSEUM | 7 CITY HALL | 12 MUSEUM OF CALIFORNIA ART | 17 OFFICE DEPOT |
| 3 OLD PASADENA | 8 PASADENA CONVENTION CENTER | 13 URTH CAFE | 18 LA FITNESS |
| 4 FLEMING'S | 9 WESTIN HOTEL | 14 PASADENA PLAYHOUSE | 19 STARBUCKS, LEMONADE, PHIL'Z COFFEE |
| 5 EQUINOX | 10 KAISER PERMANENTE | 15 ROY'S, TENDER GREENS, BLAZE PIZZA | 20 DUSITD2 HOTEL |

PROPERTY RENDERINGS



WEST ELEVATION



EAST ELEVATION - EL MOLINO AVE

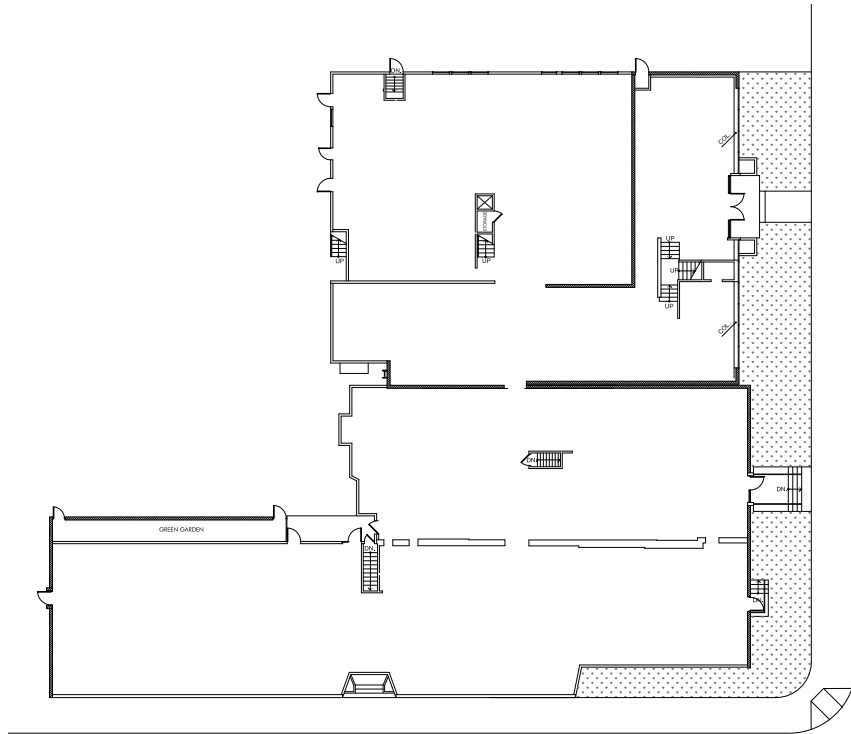


NORTH ELEVATION

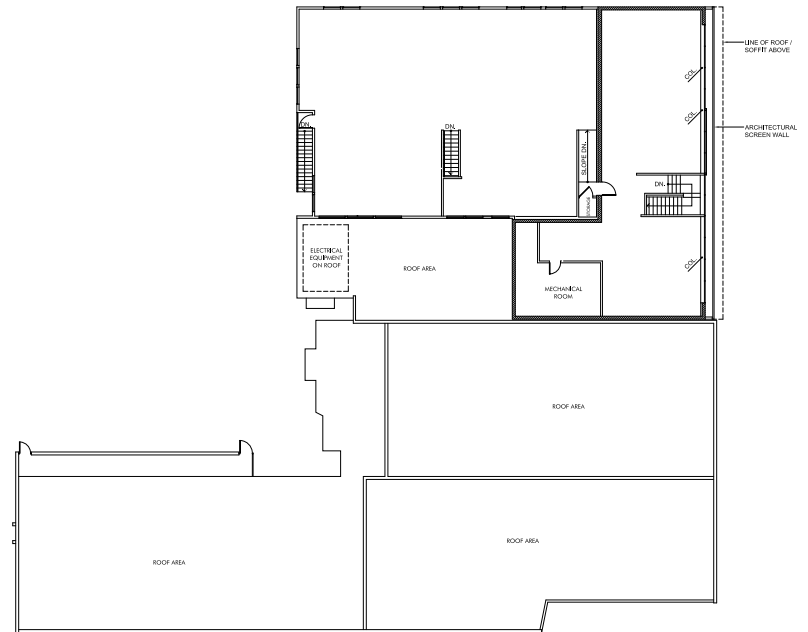


SOUTH ELEVATION - UNION STREET

FLOOR PLATES



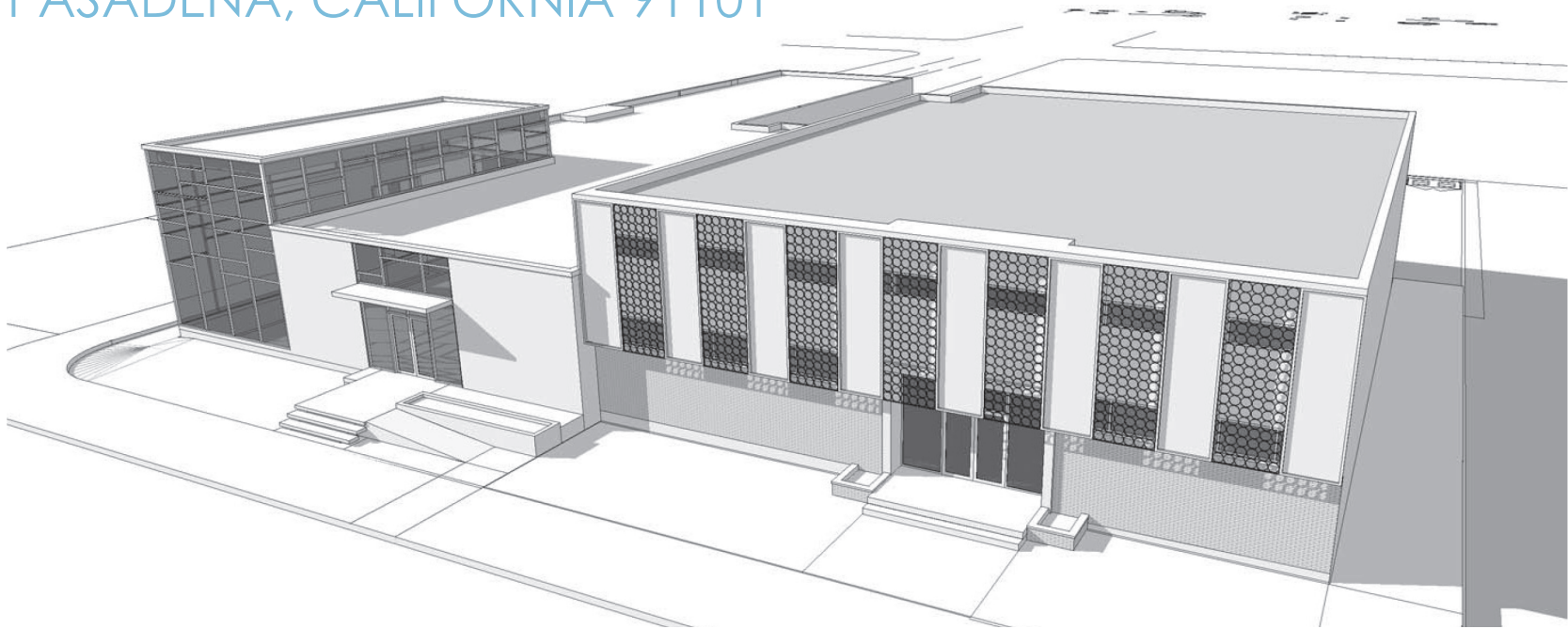
GROUND LEVEL



UPPER LEVEL

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FOR MORE INFORMATION, PLEASE CONTACT:

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