

# CREATIVE FREE-STANDING BUILDING FOR LEASE



**24 N MARENGO AVE**  
PASADENA, CA 91101

## PROPERTY HIGHLIGHTS:

**SIZE:**  
**6,768 SQFT**

**PRICE:**  
**\$2.50/SF MG**

- Ground Floor: 3,768 SQFT
- Features a test kitchen, conference room and open plan studio. Roll-up door on the south side of the building for loading
- Second Floor 3,000 SQFT
- Features three window offices, one executive office, reception area, bullpen and restroom
- Hardwood flooring, mahogany doors and trim and exposed brick walls with high ceilings
- Plenty of space in the basement for storage



**Hoss MacVaugh**

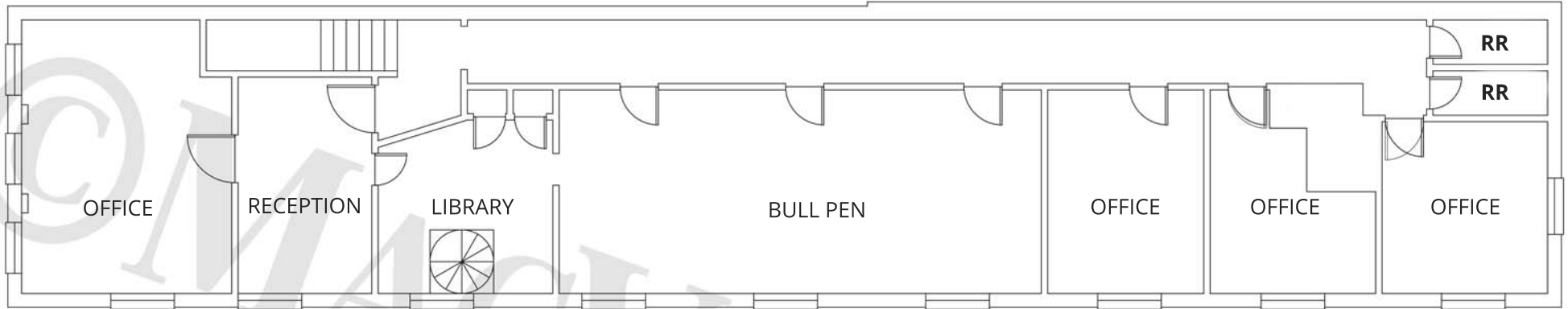
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# FLOOR PLAN

## SECOND FLOOR



## FIRST FLOOR



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