



* Subject to terms and conditions. Call broker for details

PROPERTY OVERVIEW

Available	55,249 SF - Suite 200
Rent	Special Introductory Rate ~ \$1.50 per RSF, MG *
Term	3-10 years
Parking	4/1,000 SF
Parking Rate	Free
TI Allowance	Negotiable

OFFICE SPACE FOR LEASE

2947 Bradley Street

Pasadena, CA

PROJECT FEATURES

- *Eaton Canyon Tech Center consists of two, 2-story buildings in the East Pasadena Submarket, with large efficient floorplates and an abundance of on-site free parking - the most of ANY building in this submarket.*
- *Ideal location for professional, tech or financial institutions.*
- *Highly secure location and building*
- *Non-congested street traffic*
- *Within minutes of Hastings Ranch, Old Town Pasadena and South Lake Shopping District.*
- *Within 20 minutes of Downtown Los Angeles.*



EXCLUSIVE AGENTS

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CUSHMAN & WAKEFIELD
Global Real Estate SolutionsSM

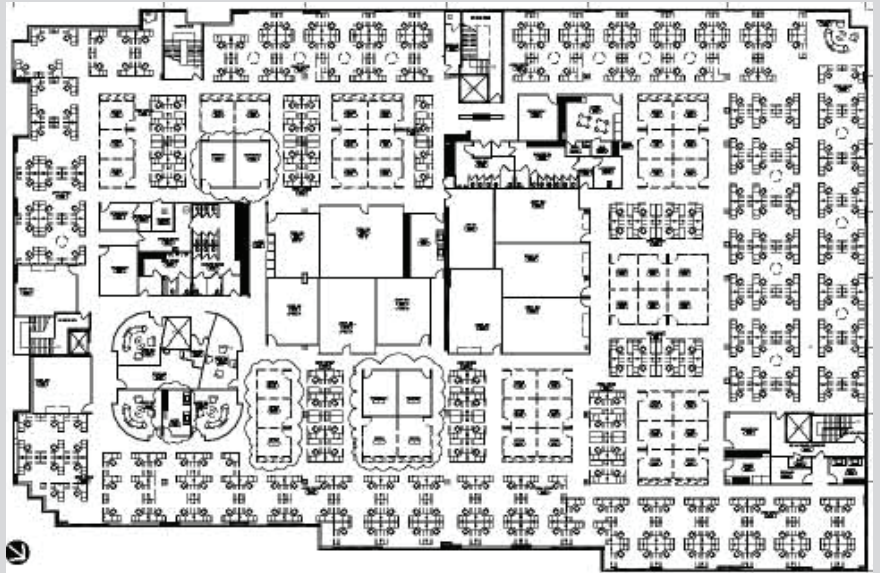
Cushman & Wakefield of California, Inc.
601 South Figueroa Street, 47th Floor
Los Angeles, California 90017

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SUITE 200
55,249 RSF



ENTIRE SECOND FLOOR

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Pasadena, CA

Immediately adjacent to Pasadena's Hastings Ranch, Eaton Canyon Tech Center offers a variety of amenities within a 1-mile radius including over 30 restaurants, banks, shopping and athletic facilities. Convenient building access via the 210 Freeway, as well as two Metro stations and the Pasadena ARTS Bus servicing the Project.



5-MINUTE DRIVE

**EATON
CANYON
TECH
CENTER**

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