



# **299 NORTH EUCLID AVENUE** PASADENA, CALIFORNIA

## **PRIME OLD TOWN PASADENA OFFICE SPACE**

- 5 story, 79,194 square foot, Class A office building
- Institutional ownership
- Conveniently located on the corner of Euclid Avenue and Corson Street
- Easy access to the Foothill (210) and Glendale (2) Freeways
- Surrounded by beautiful mature trees and pocket park
- Full floor availability
- 3/1,000 Parking Ratio; Reserved @ \$155, Unreserved @\$90

### **Kevin Duffy**

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### **Natalie Bazarevitsch**

Senior Vice President  
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### **Jackie Benavidez**

Team Lead  
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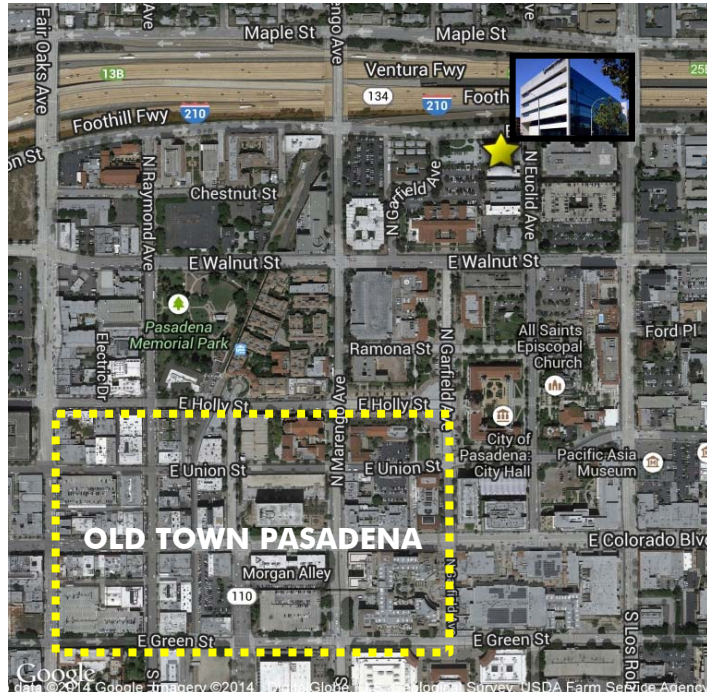
# **CBRE**



# 209 NORTH EUCLID AVENUE

PASADENA, CALIFORNIA

## LOCATION:



SUITE	RENTABLE SQUARE FEET	RATE
200	15,247	\$2.75 PSF
540	1,285	\$2.75 PSF

## AMENITIES:



## FOR MORE INFORMATION PLEASE CONTACT:

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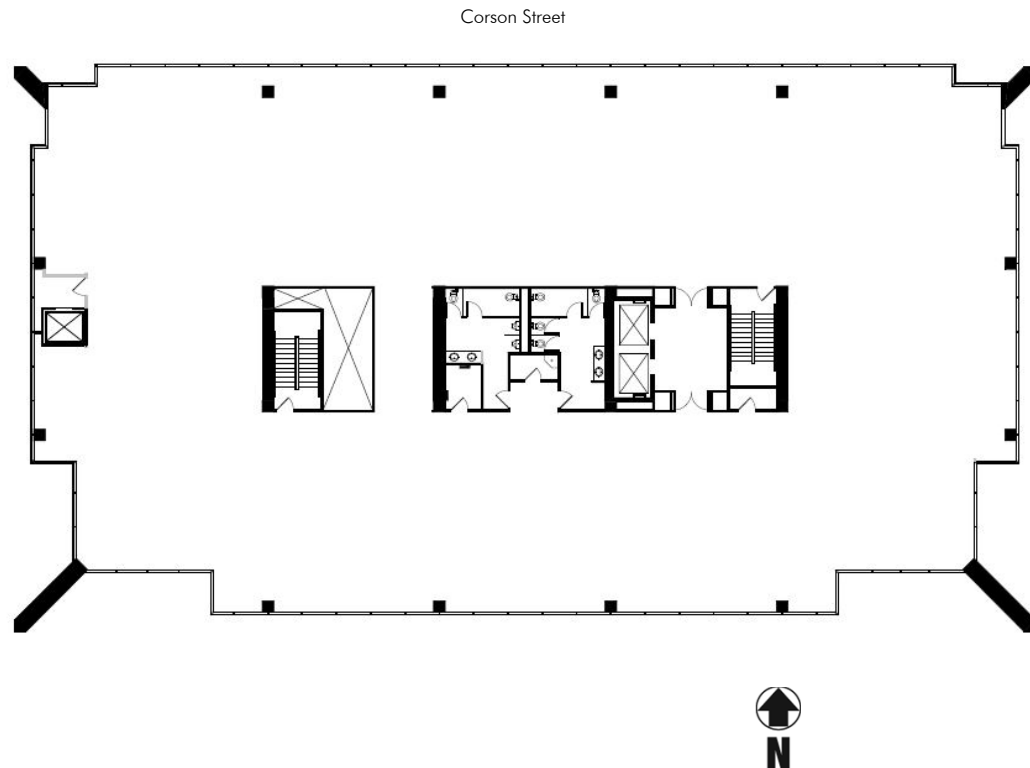
## AVAILABILITY

**SIZE: 15,247 RSF**

**ASKING RATE: \$2.75 FSG**

## SPACE FEATURES

- :: Full floor availability
- :: Convenient freeway access
- :: Subterranean parking
- :: Private elevator from parking garage
- :: Close proximity to Old Town Pasadena
- :: Freeway Traffic Count: 270,000 cars daily
- :: Hypo-creative space with exposed ceilings and concrete floors



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## AVAILABILITY

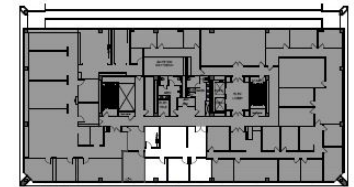
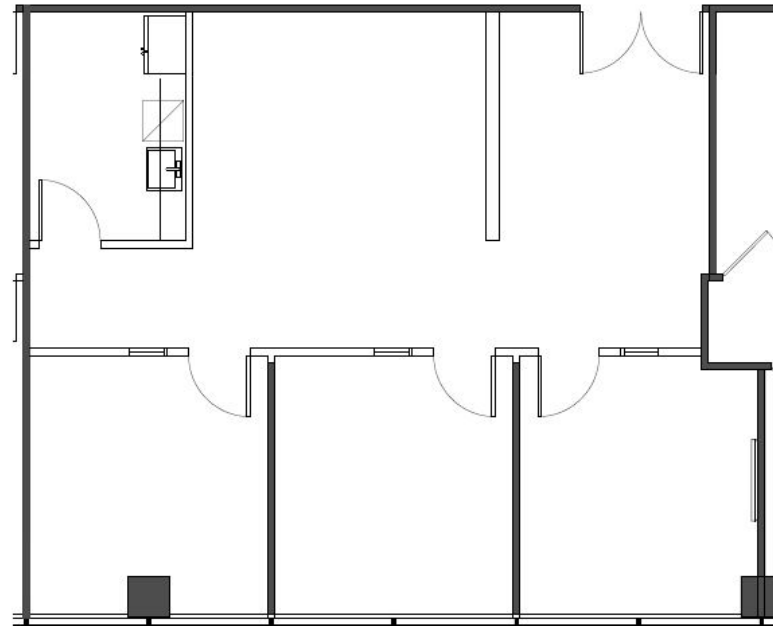
**SIZE: 1,285 RSF**

**ASKING RATE: \$2.75 FSG**

## SPACE FEATURES

- :: Convenient freeway access
- :: Subterranean parking
- :: Spec Suite
- :: Close proximity to Old Town Pasadena
- :: Freeway Traffic Count: 270,000 cars daily

Corson Street



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