

CREATIVE OFFICE FOR LEASE

# 55 WAVERLY DR

PASADENA, CA 91105

**Hoss MacVaugh**

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#00971669

**MACVAUGH & CO**  
Commercial Real Estate Services

# LEASE HIGHLIGHTS

Beautifully redone office building, built in 1925. Tenants have 24/7 secure access. Common area restrooms. Parking is off-site. Central to South Pasadena, Old Pasadena and the 110/210/134 freeways. Walking distance to the Metro Gold Line.

## SIZE

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978 SQFT

## PRICE

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\$2.25/SF Modified Gross  
Separately Metered Electricity

## FINISHES

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Polished concrete, bow truss ceilings, two interior windows to the hallway

## TENANT MIX

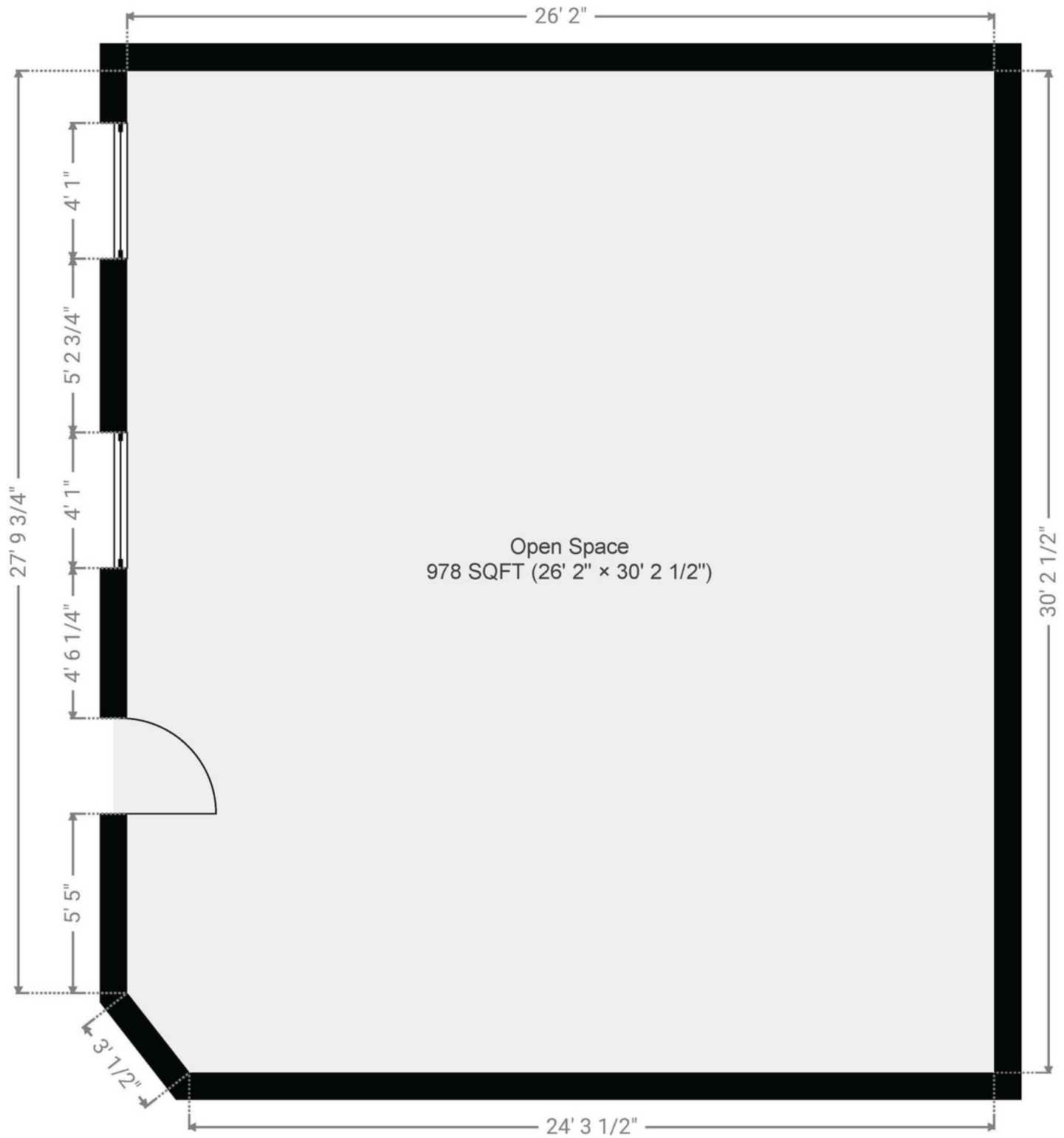
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Creative industries such as marketing, graphic design and music academies



# GROUND FLOOR

978 SQFT



# PASADENA, CA

## CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

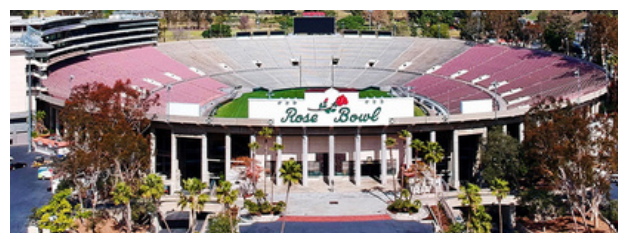
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Deign, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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