

35 E UNION ST

PASADENA, CA 91103



Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com | #00971669

MACVAUGH & CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

Second-Floor offices over two restaurants. Second-floor has common area restrooms, a kitchenette, and a waiting area. Tenants are allowed 24-hour access. Lot parking is available through the city. There is no elevator access. One block from Colorado Blvd.

AVAILABILITY

SUITE D

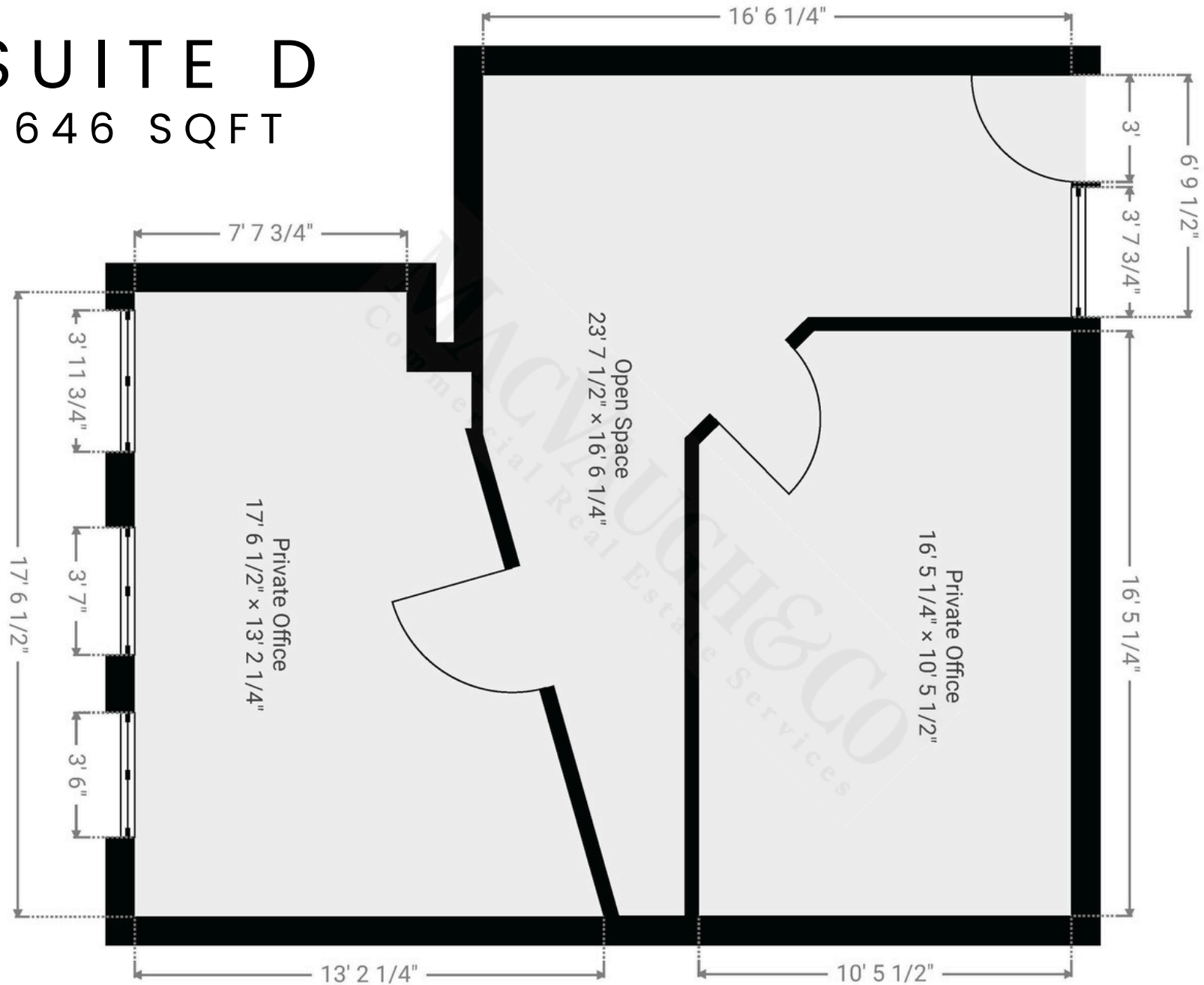
646 SQFT @ \$3.25/SF MG

- Two offices and a waiting area
- Exposed brick walls and hardwood flooring throughout
- Alarm available at an additional \$25/month
- Currently occupied by a therapist
- Available now



SUITE D

646 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 Design, 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



Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com | #00971669