

CREATIVE OFFICE FOR SUBLEASE

87 E GREEN ST

PASADENA, CA 91105



Hoss MacVaugh

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MACVAUGH & CO
Commercial Real Estate Services

SUBLEASE HIGHLIGHTS

Stunning historic building in the heart of Old Pasadena. Located on the corner of Green St and Raymond Ave, The Edison El Rey building neighbors Copa Vida Cafe, Dog Haus, Amara Cafe and the iconic Castle Green. 24/7 secure access, stair/elevator served and decorated with historic bits of Old Pasadena.

SIZE

1,129 SQFT

PRICE

\$2.78/SF MG
Separately Metered Utilities

FINISHES

High truss ceilings, exposed brick walls and tiling throughout.

LAYOUT

Large work space with one private restroom and a private office.

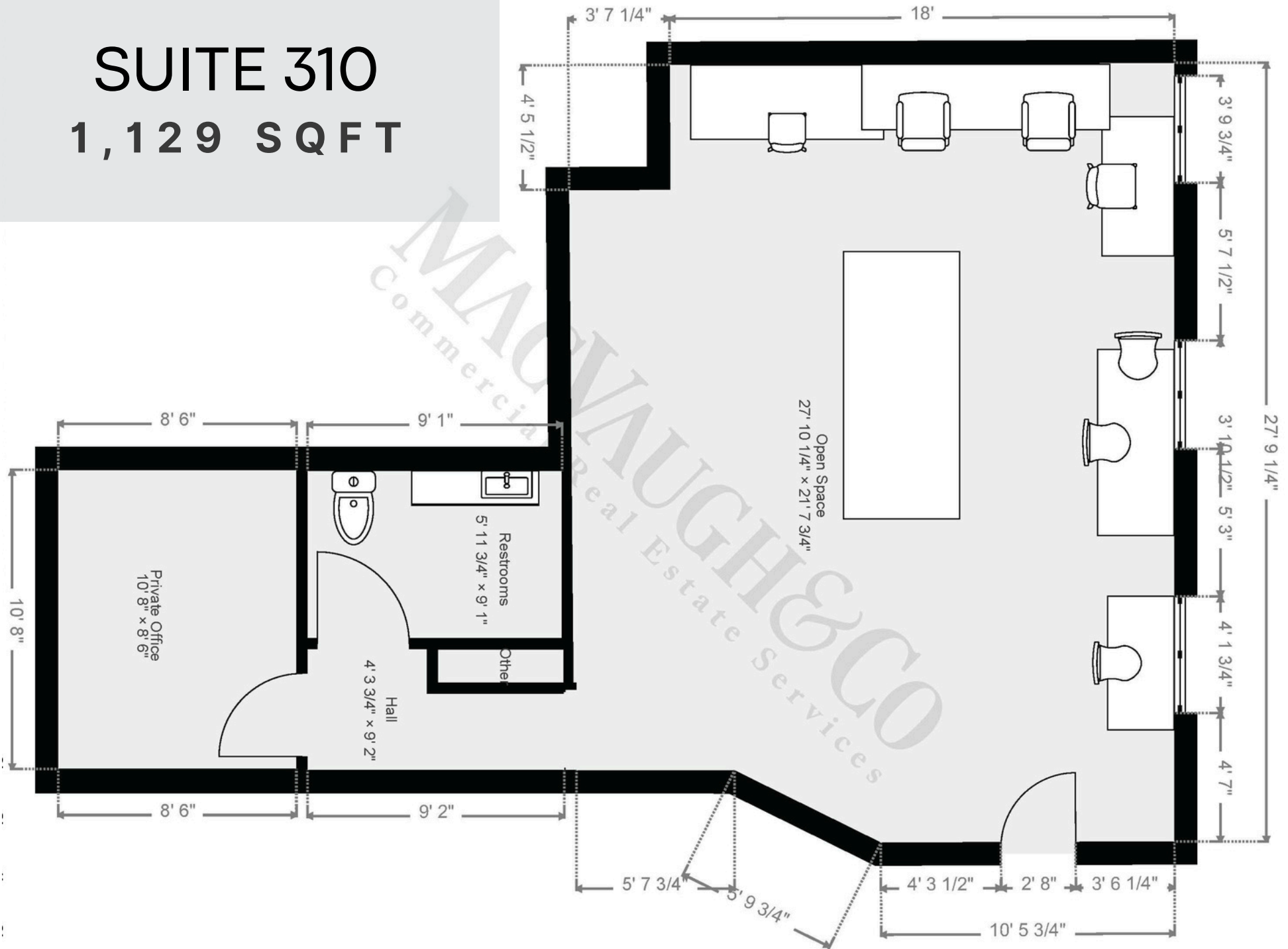
EXPIRATION

Sublease ends 10/31/2026



SUITE 310

1,129 SQFT



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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

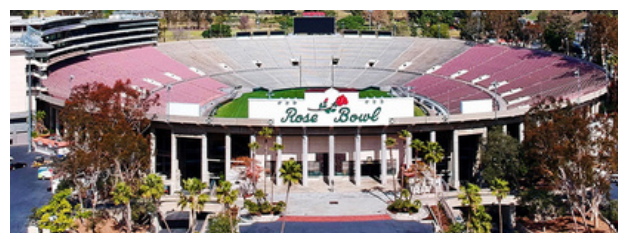
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

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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