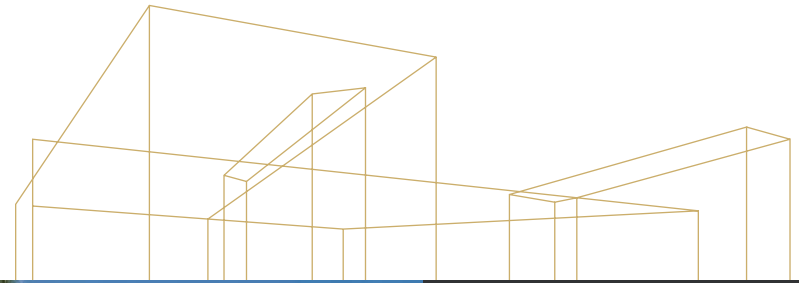




150 South Los Robles Avenue

PASADENA, CA 91101



Class A Office
Space for
Lease - New
Reduced
Asking Price
& \$3.00/RSF
Broker Bonus

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SCOTT UNGER

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**Kidder
Mathews**

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OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101



Property Overview

Located adjacent to the Pasadena Hilton and its restaurants, concierge, travel agency, hourly shuttle service to and from LAX and Burbank Airport, and many other services available to the office tenants.

Within walking distance to the Paseo, Pasadena Civic Center and many of the area's fine restaurants. Parking rates are: \$115.00 for unreserved; \$160.00 for reserved; and \$260 for reserved, tandem spaces. On-site building management office and security.

LOCATION OVERVIEW

Within the affluent Los Robles and Cordova Office Corridor

PROPERTY SUMMARY

Available SF	776- 15,821 SF
Lease Rate	\$3.05 SF/mo (Full Service)
Building Size	139,021 SF
Building Class	A

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OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101



AVAILABILITIES

Suite	RSF	Rate
100	5,194	\$3.05 SF/mo (Full Service)
450	1,932	\$3.05 SF/mo (Full Service)
470	770	\$3.05 SF/mo (Full Service)
480	3,459	\$3.05 SF/mo (Full Service)
500	15,821	\$3.05 SF/mo (Full Service)
600	2,947	\$3.05 SF/mo (Full Service)
650	2,074	\$3.05 SF/mo (Full Service)
665	1,835	\$3.05 SF/mo (Full Service)
675	2,311	\$3.05 SF/mo (Full Service)
700	4,856	\$3.05 SF/mo (Full Service)
710	2,355	\$3.05 SF/mo (Full Service)
760	3,077	\$3.05 SF/mo (Full Service)
830	2,726	\$3.05 SF/mo (Full Service)
880	3,686	\$3.05 SF/mo (Full Service)
900	2,371	\$3.05 SF/mo (Full Service)

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OFFICE SPACE FOR LEASE

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PASADENA, CA 91101



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Property Highlights

RENTAL RATE \$3.05 full service gross

HIGH IDENTITY location on Los Robles near the 210 freeway

ADJACENT to Pasadena Hilton Hotel

WALKING DISTANCE to several amenities including the Paseo and Pasadena Civic Center

ON SITE restaurant, bar/ lounge, sundry shop and coffee bar

NEWLY REMODELED lobby, common area and building exterior

NEWLY ground floor availability

NEW fitness center for tenants

PARKING at 3/1000, reserved spaces \$160 per space per month, \$115 unreserved and \$260 reserved tandem spaces

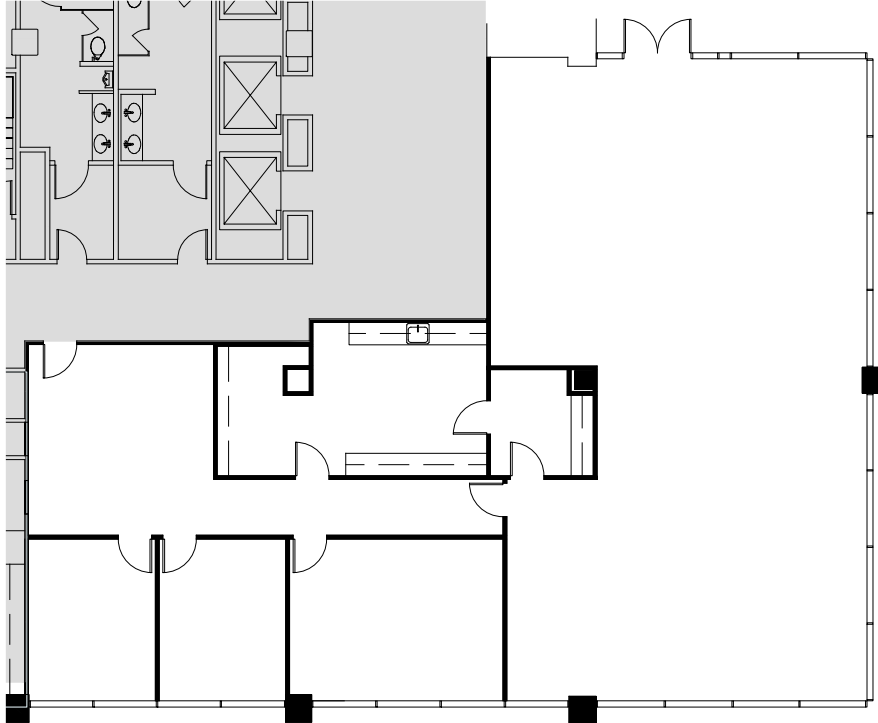


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 100



5,194
SQUARE FEET

\$3.05
LEASE RATE SF/MO

2/1/2023
AVAILABLE

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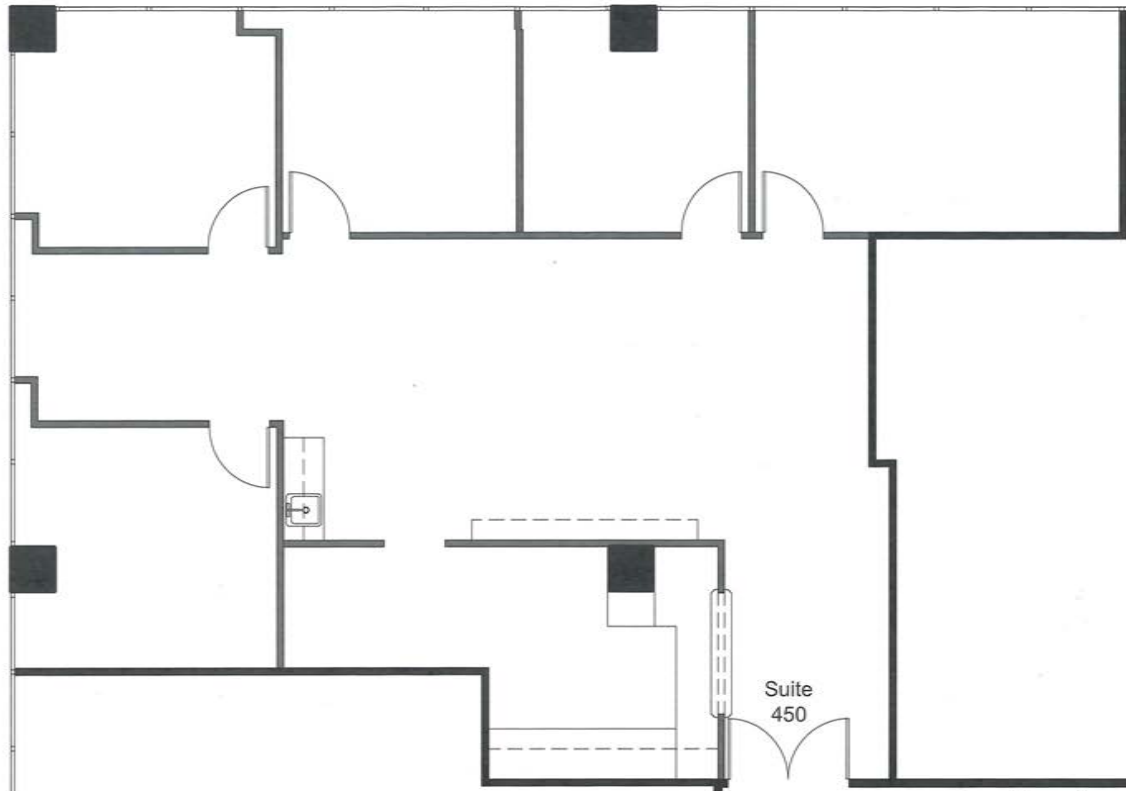


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 450



1,932

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

DOUBLE DOOR identity

4 window offices

CONFERENCE room

BREAK area

STORAGE area

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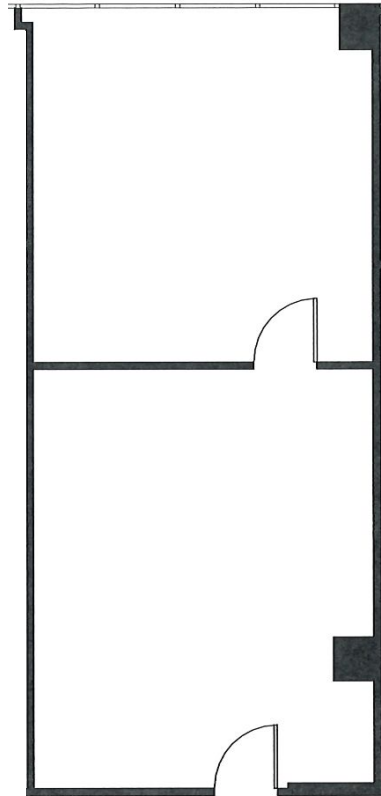


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 470



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770
SQUARE FEET

\$3.05
LEASE RATE SF/MO

NOW
AVAILABLE

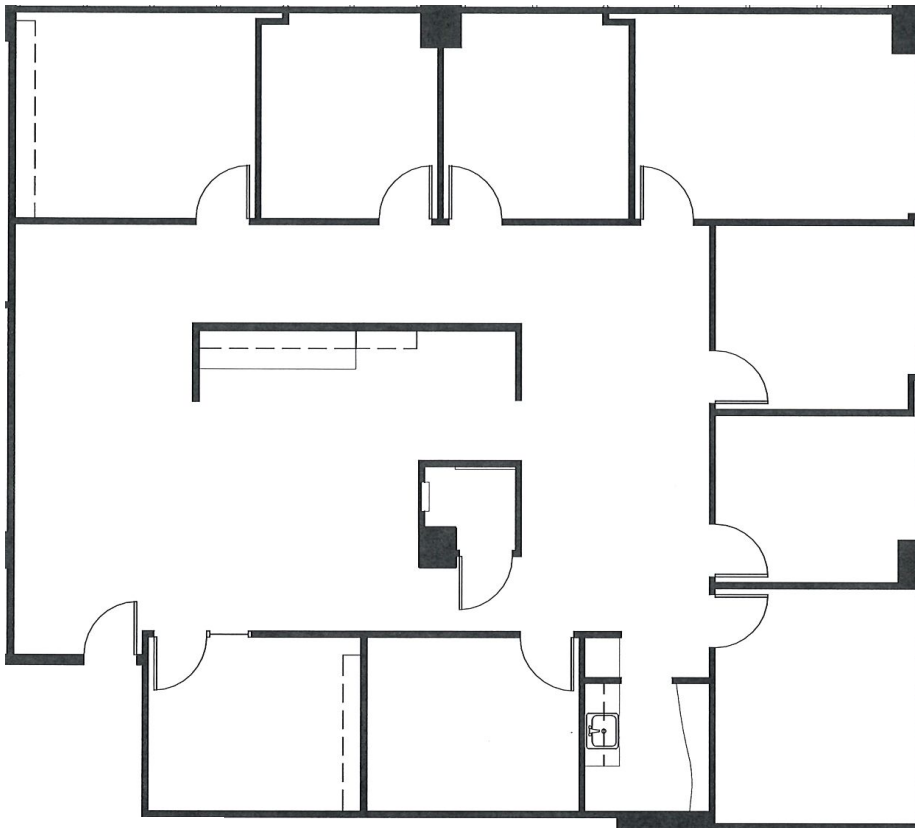


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 480



3,459

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

7 window offices

MULTIPLE meeting rooms

OPEN work area

FILE/STORAGE area

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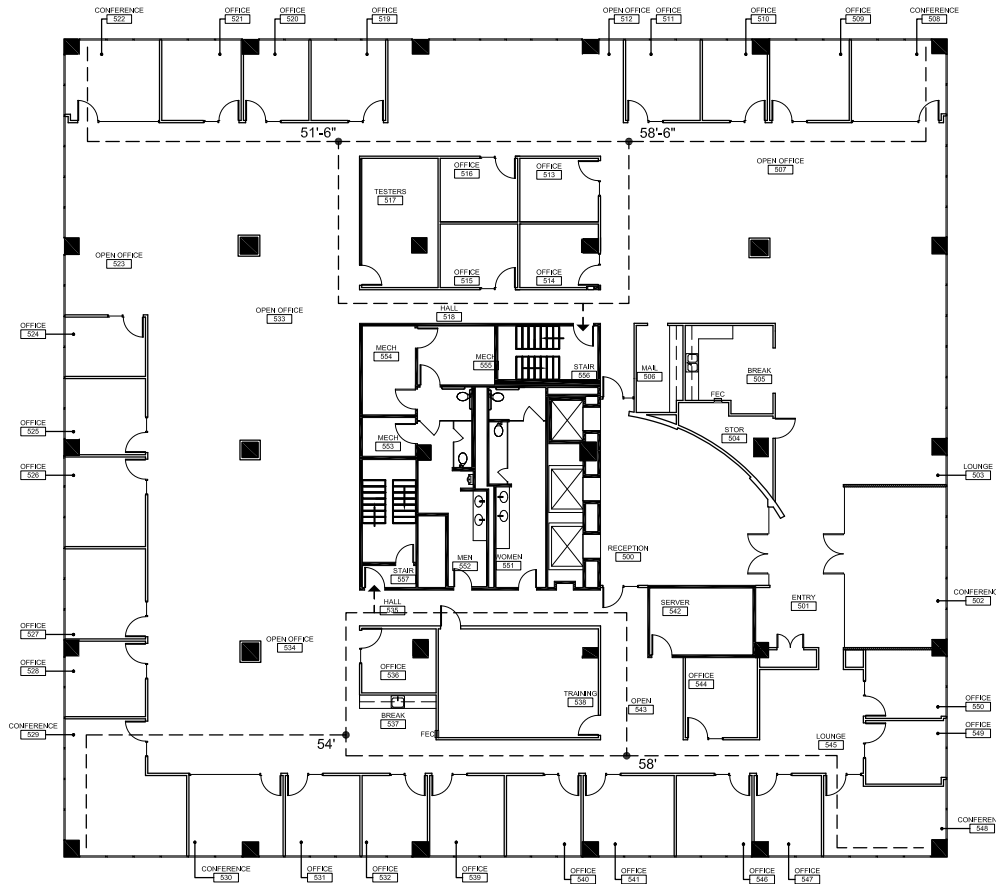
150 South Los Robles Avenue

Suite 500

15,821

\$3.05

OPEN work area

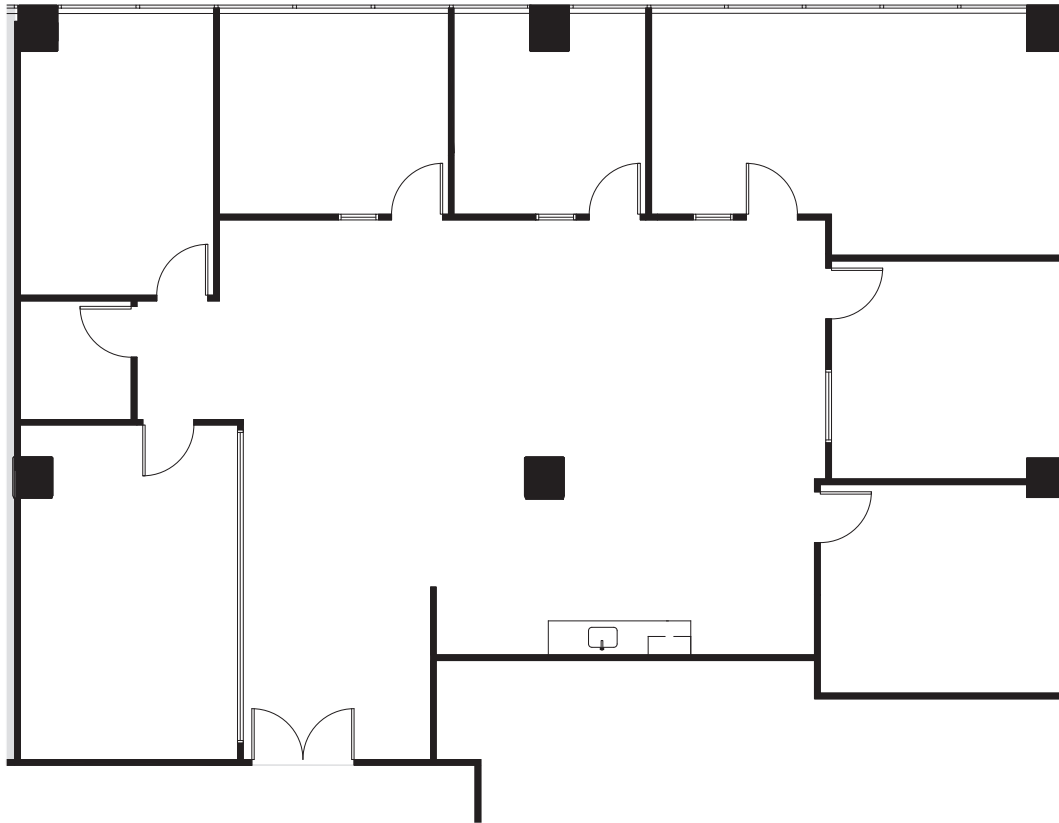


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 600



2,947

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

RECEPTION area

5 window offices

CONFERENCE room

INTERIOR IT/storage room

OPEN kitchen optional

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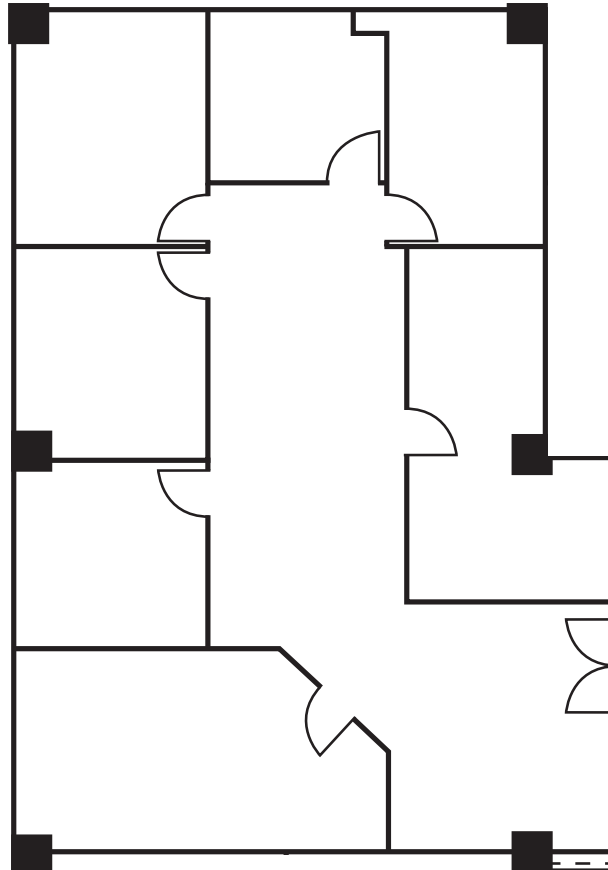


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 650



2,074

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

DOUBLE door identity

5 window offices

CONFERENCE room

BREAK room

OPEN work area

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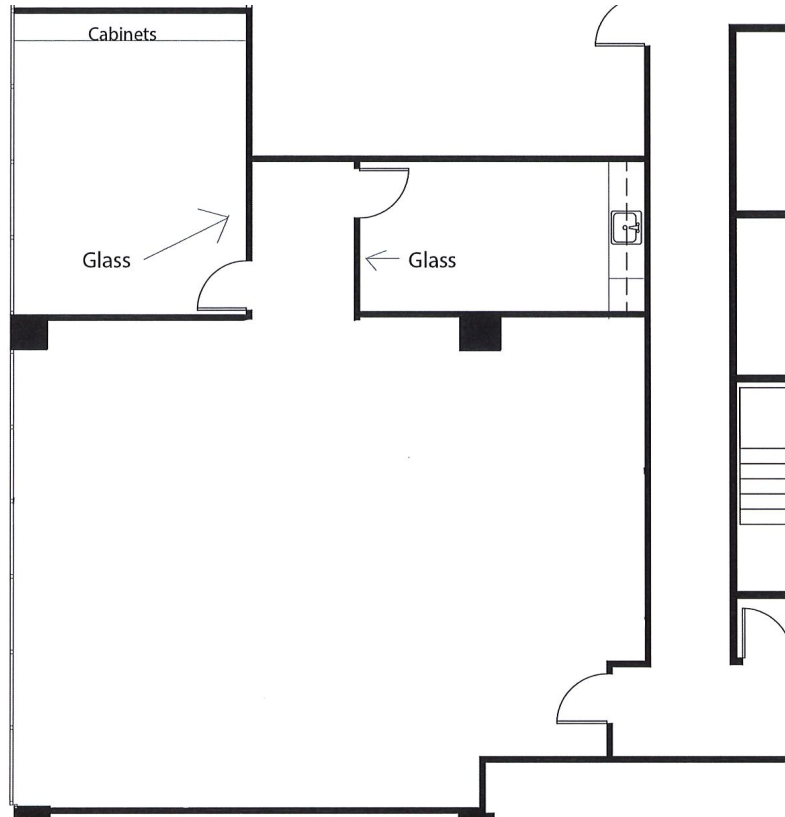


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 665



1,835

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

1 window office

BREAK room

LARGE open work area

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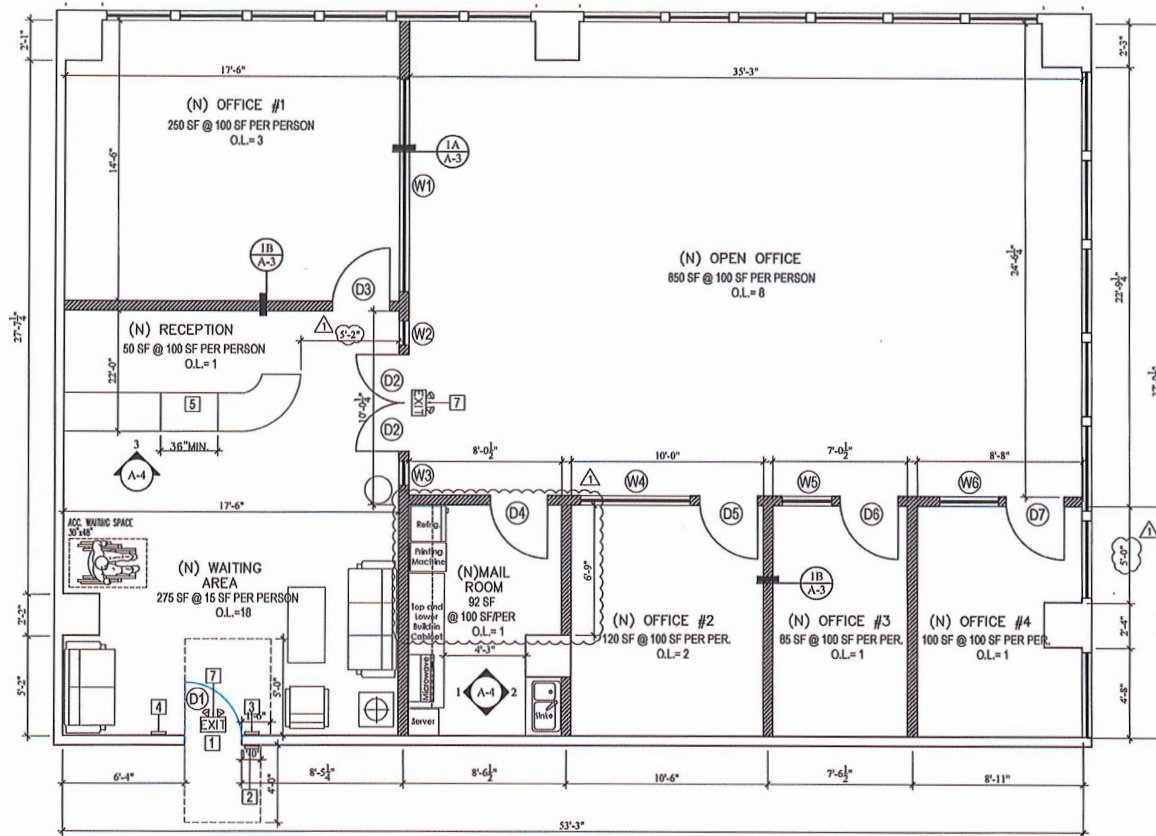


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 675



2,311

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

WAITING/RECEPTION area

CONFERENCE room

INTERIOR IT/storage/mail room

3 interior offices

OPEN area

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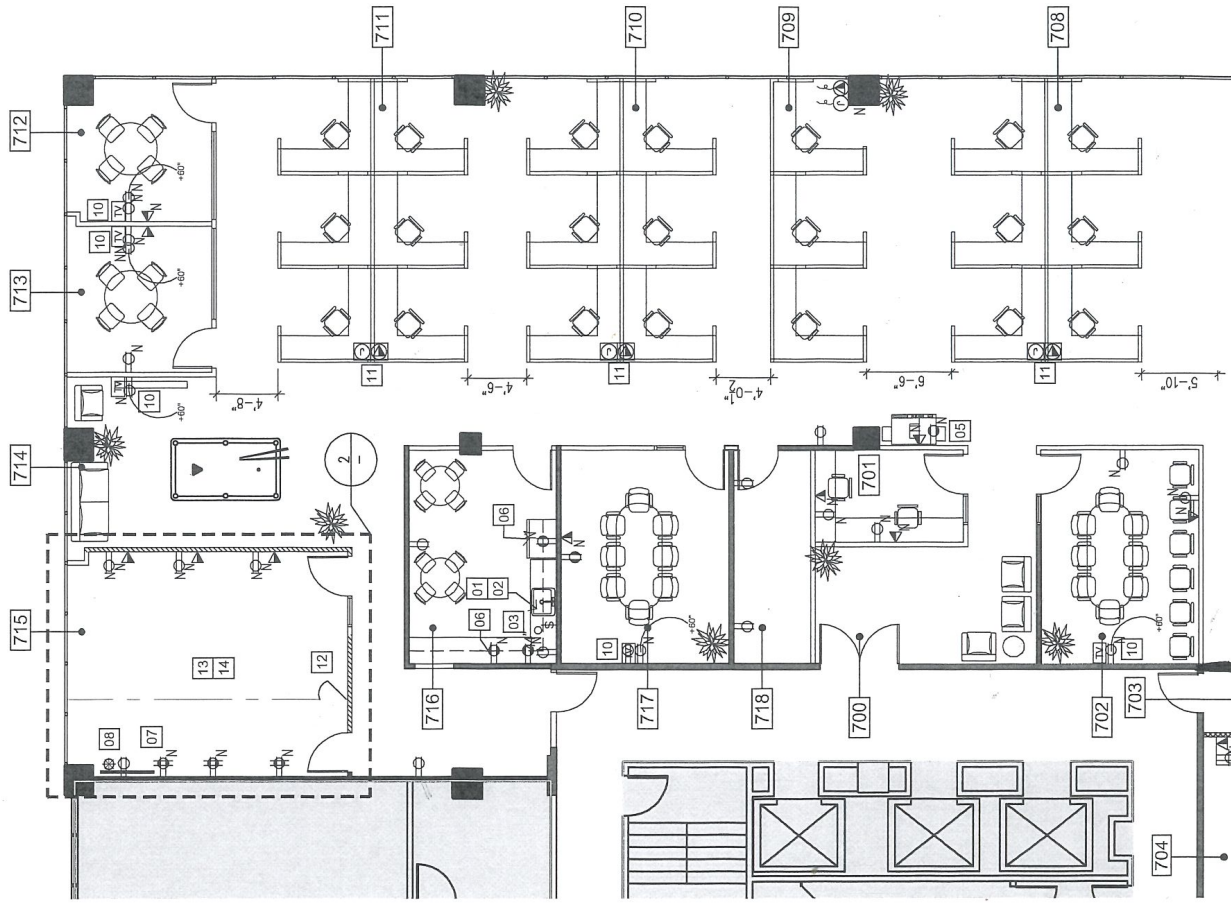
km Kidder Mathews

OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 700



4,856

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

2 window offices

2 conference rooms

KITCHEN area

TRAINING room

OPEN work area

LOUNGE/COLLABORATION
space

RECEPTION area

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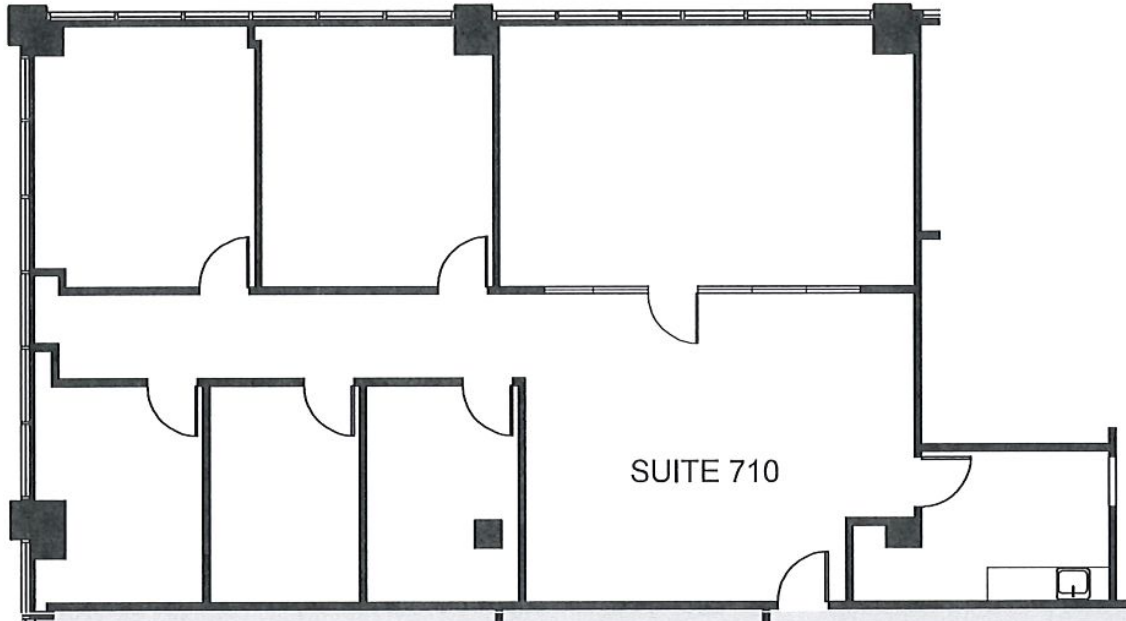
km Kidder
Mathews

OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 710



2,355

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

3 window offices

2 interior offices

CONFERENCE room

BREAK room

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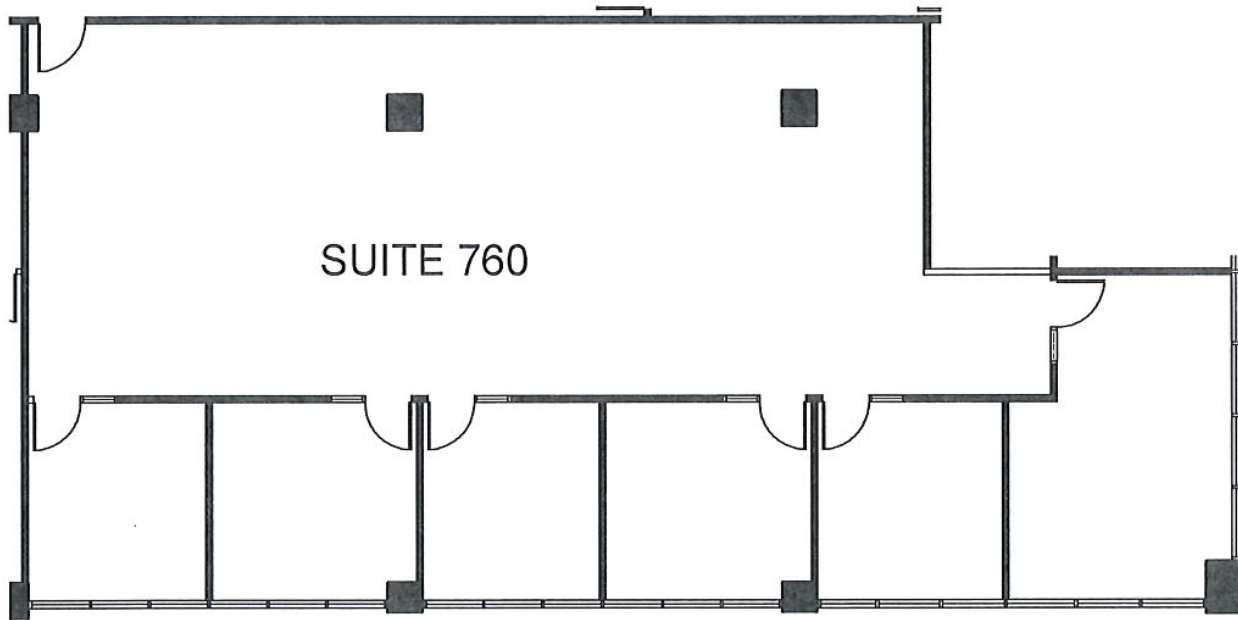


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 760



2,913

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

6 window offices

OPEN work area

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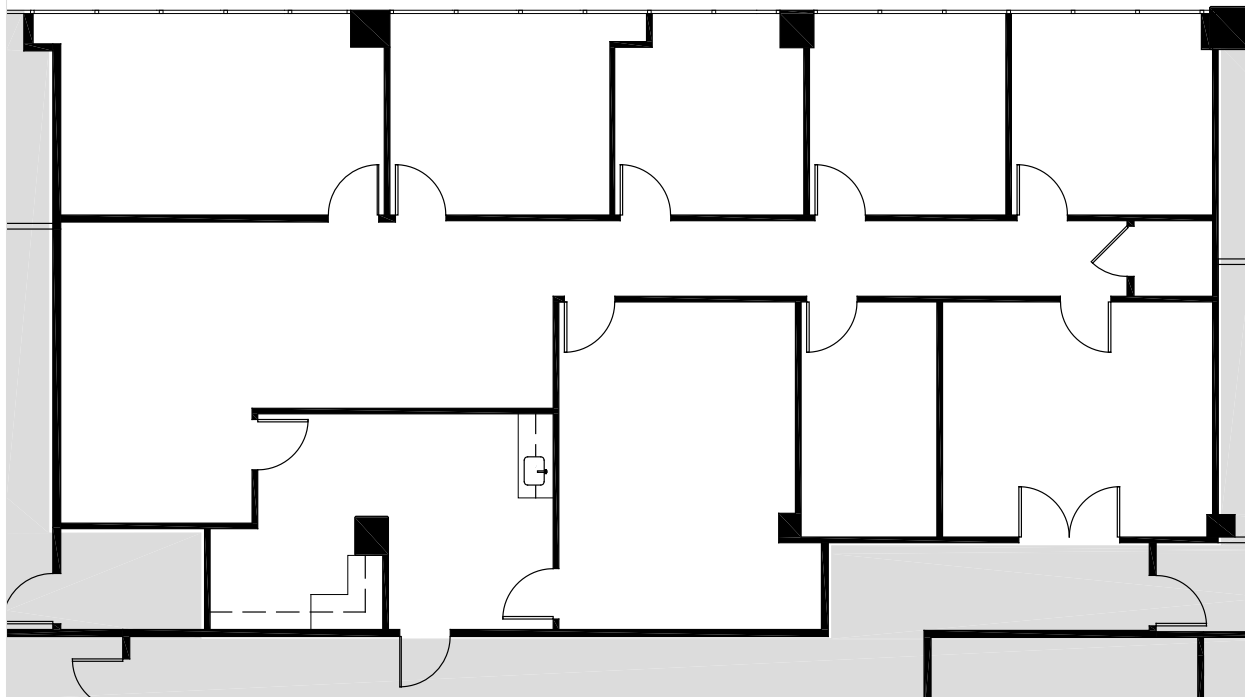


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 830



2,726

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

DOUBLE DOOR entry

5 window offices

INTERIOR office

BREAK/STORAGE room

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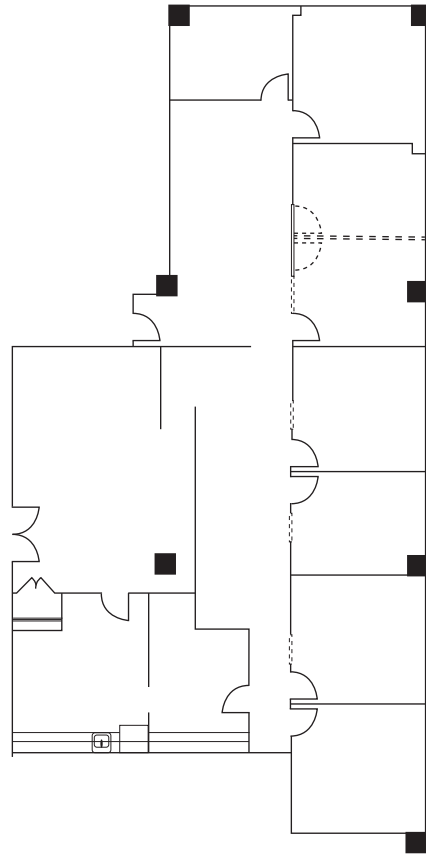


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 880



3,686

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

6 window offices

1 conference room

BREAK room

STORAGE area

OPEN work area

RECEPTION area

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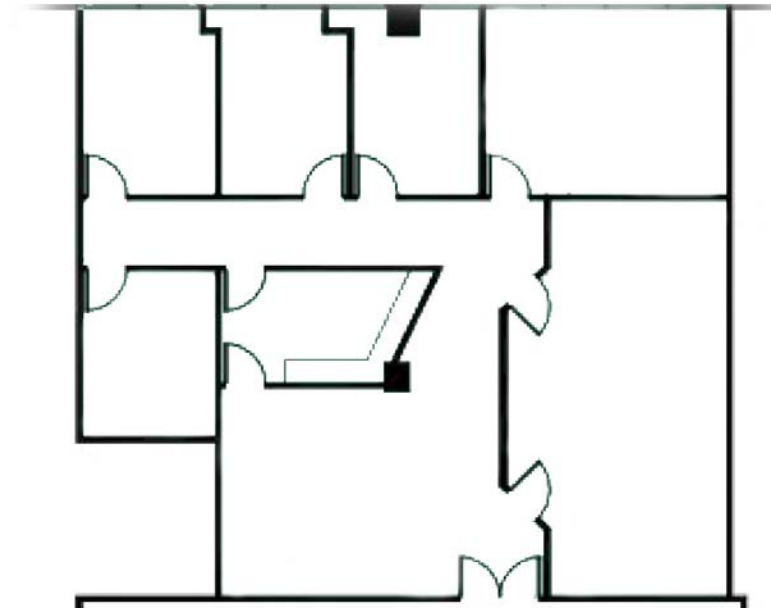


OFFICE SPACE FOR LEASE

150 South Los Robles Avenue

PASADENA, CA 91101

Suite 900



2,371

SQUARE FEET

\$3.05

LEASE RATE SF/MO

DESCRIPTION

DOUBLE door identity

4 window offices

CONFERENCE room

TOP FLOOR of the building

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