

2629

EAST FOOTHILL

FLEX BUILDING FOR LEASE

2629 EAST FOOTHILL BLVD
PASADENA, CALIFORNIA 91107

 **Kidder
Mathews**



PROPERTY OVERVIEW

Kidder Mathews is pleased to present 2629 East Foothill Boulevard (the "Property") for lease. The Property is comprised of an approximately 1,672 square foot flex building that is ideal for a small business.



PROPERTY OVERVIEW

Address	2629 East Foothill Boulevard Pasadena, California 91107
Lease Rate	\$2.65/SF/month MG (net of utilities and janitorial service)
Building Size	1,672 SF
Land Size	1,455 SF
APN	5750-032-020
Parking	2 onsite spaces with abundant offsite street parking
Year Built	1957
Year Renovated	2019
Zoning	EPSP-d1-CL





PROPERTY HIGHLIGHTS

Turnkey two-story flex building located on Foothill Boulevard

Ideal for a small business seeking industrial/office/ flex space

Recently renovated in 2019 with new roof, 5-ton HVAC system and 200 amp electrical service

Modern interior and exterior finishes

Private 2nd floor balcony

Mountain views

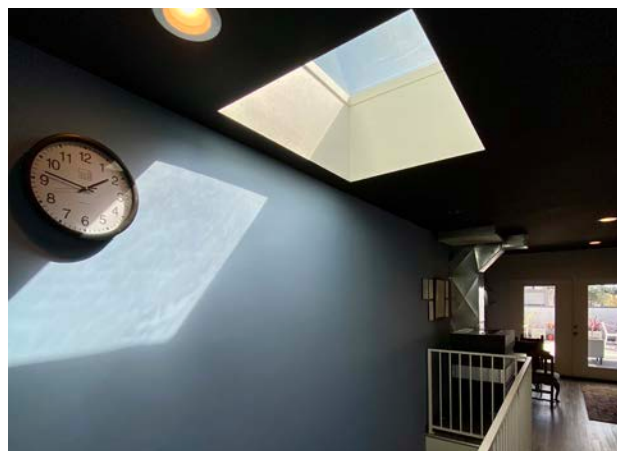
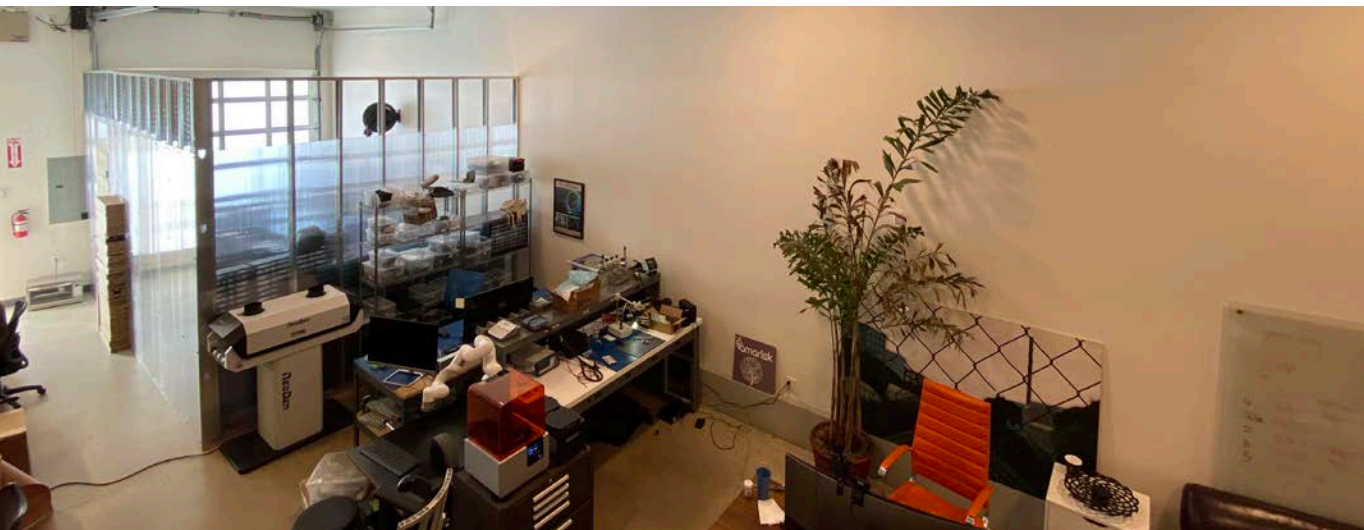
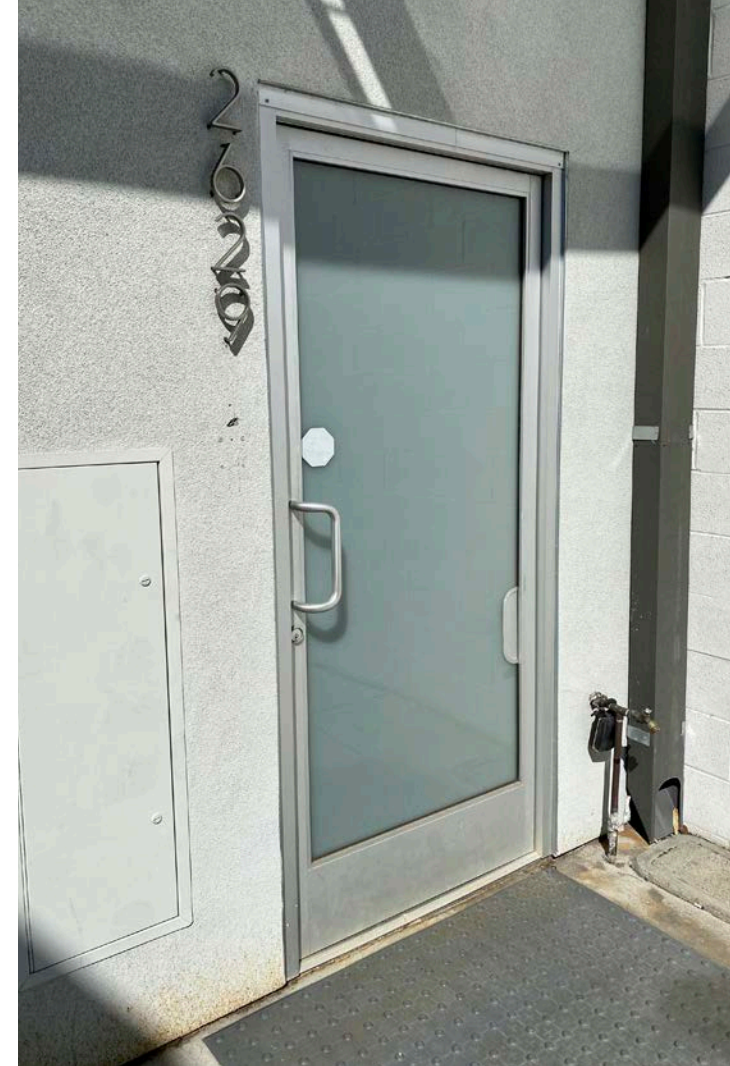
Roll up door

High ceilings

Kitchenette

Private restroom

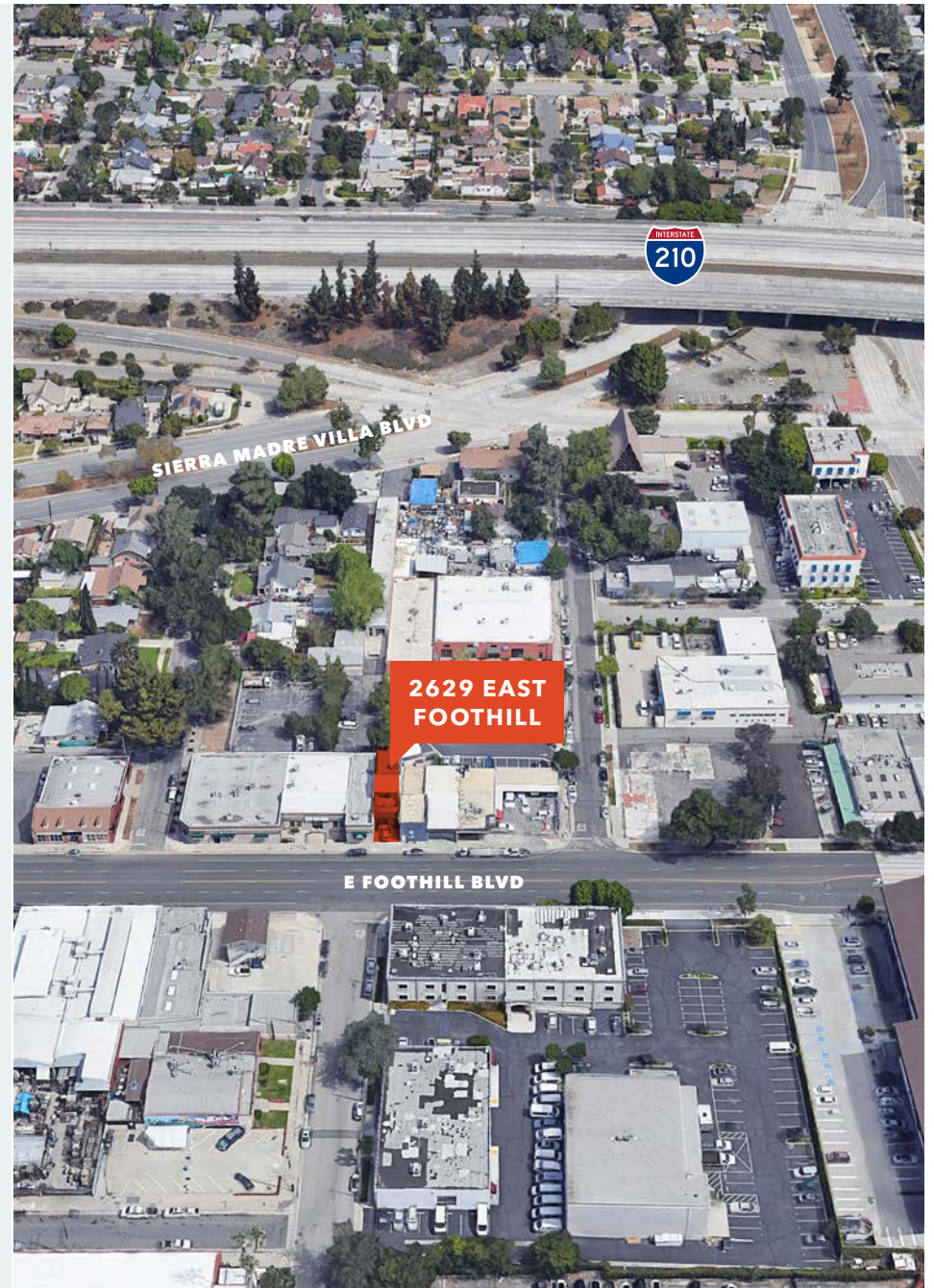
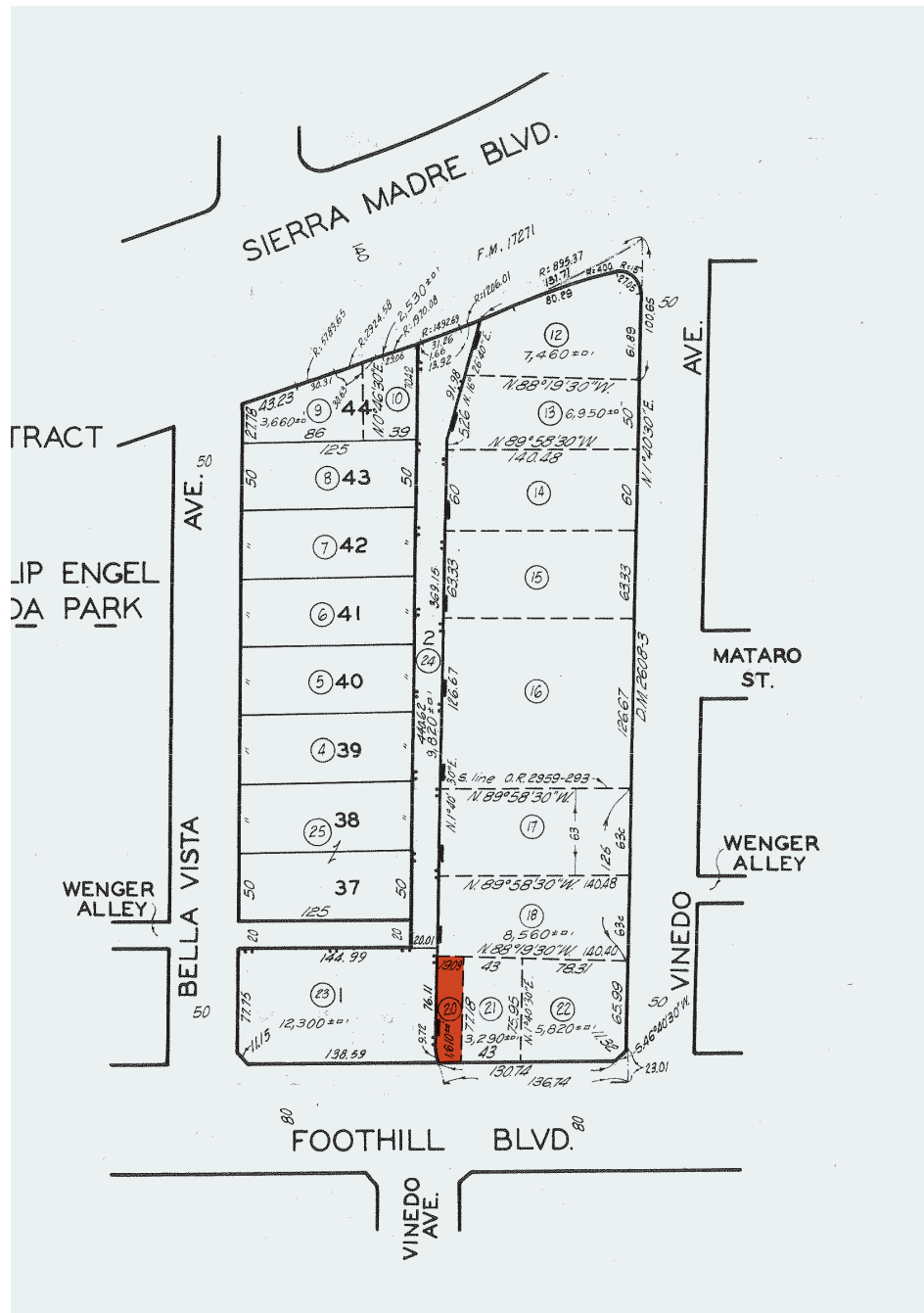




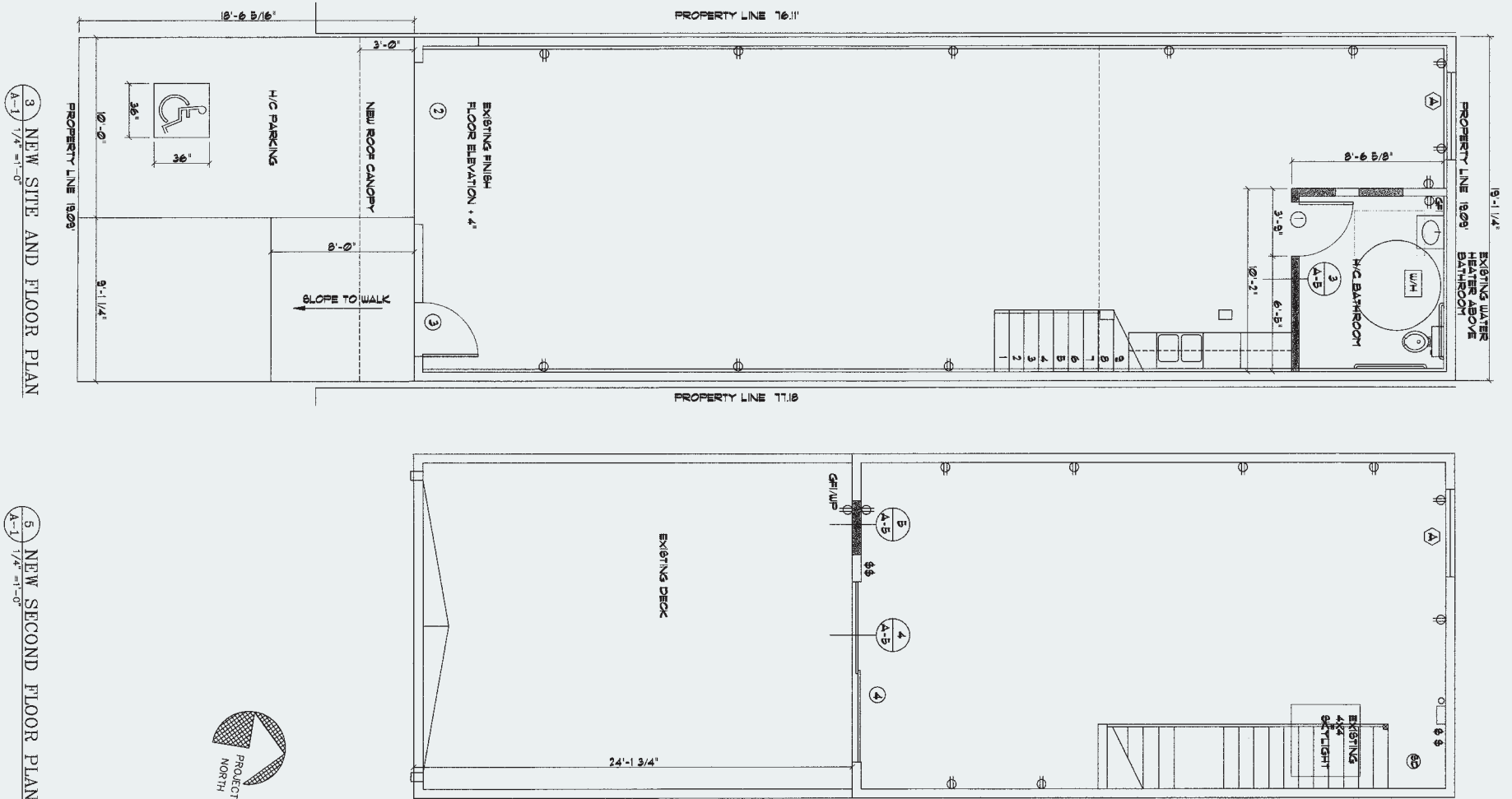
AERIAL MAP



PARCEL MAP



FLOOR PLANS



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