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SOUTH
LOS ROBLES
AVENUE

CLASS A OFFICE SPACE *FOR LEASE* IN PASADENA, CALIFORNIA



KIDDER.COM

km Kidder
Mathews



Professionally owned best in-class office building in the heart of Pasadena, California

Walking distance to The Paseo, Old Pasadena, Playhouse District, South Lake Avenue, and Metro Gold Line with a Walk Score of 89

On-site management with 24/7 security

Convenient access to the 110, 210 and 134 freeways

Building identity potentially available

EV charging stations

Onsite conference center

Direct building access from subterranean parking level

3.5/1,000
PARKING RATIO

\$135
RESERVED SPACE/MO

\$105
UNRESERVED SPACE/MO

\$90
TANDEM SPACE/MO

200 SOUTH LOS ROBLES AVENUE

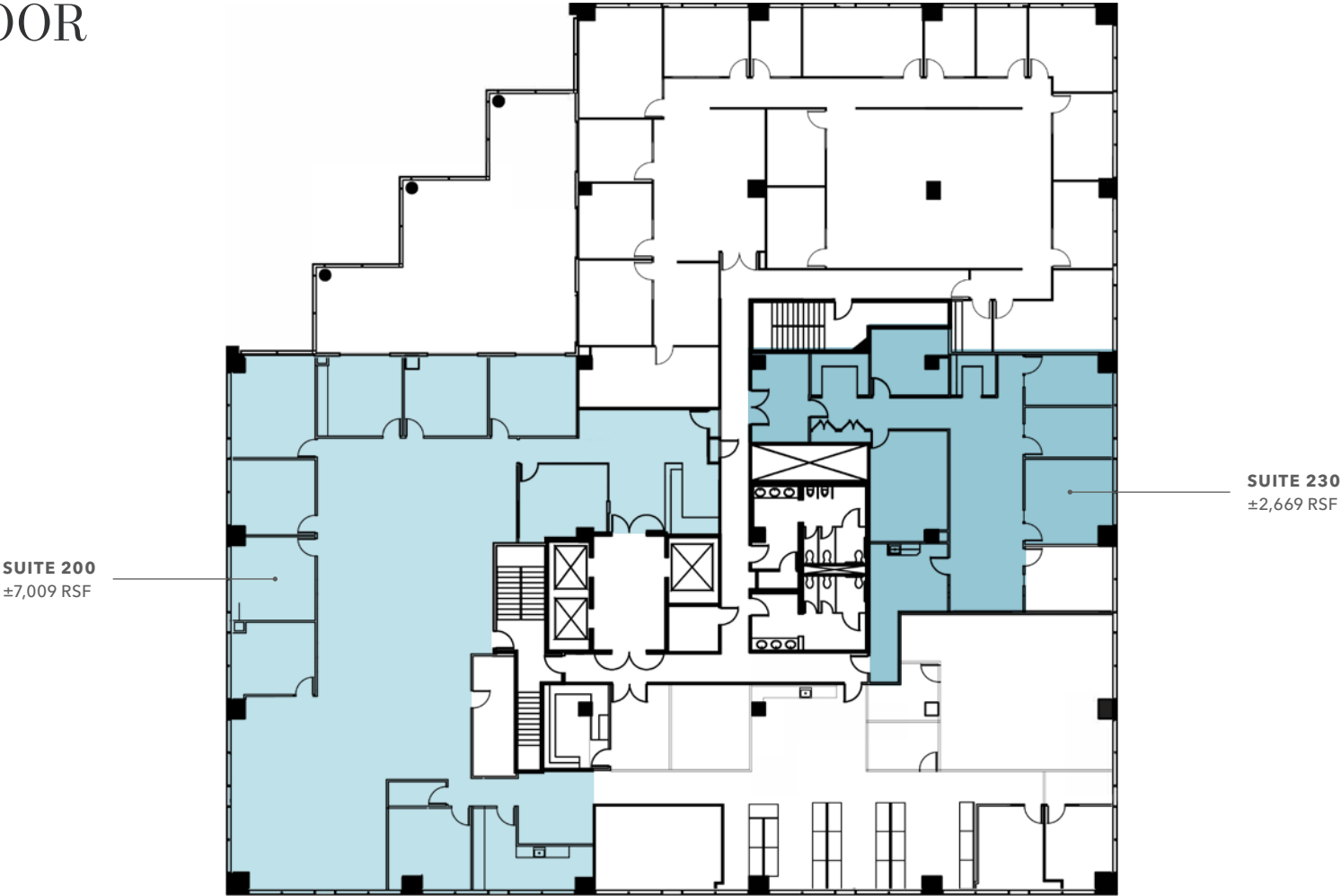
SUITE AVAILABILITIES

Suite #	RSF	Description
SUITE 200	7,009	Double door identity off the elevator lobby with 8 offices, conference room, break room, open work area, storage and reception.
SUITE 230	2,669	Double door entry with 3 window offices, 1 interior office, conference room, open work space, break room, storage and reception.
SUITE 300	6,789	Double door identity off of the elevator lobby with 8 offices (including 5 corner offices), 2 conference rooms, break room, storage, open work area and reception.
SUITE 525	1,312	1 window office, 1 interior office, storage and reception. Contiguous with Suite 530 to 6,578 RSF.
SUITE 530	5,266	Double door entry off of the elevator lobby with 10 window offices, 2 interior offices, conference room, open work space, break room, storage and reception. Suite is divisible. Contiguous with Suite 525 to 6,578 RSF.
SUITE 600	18,738	Large block of space on the top floor of the building with mountain views and of the Pasadena skyline.

200 SOUTH LOS ROBLES AVENUE



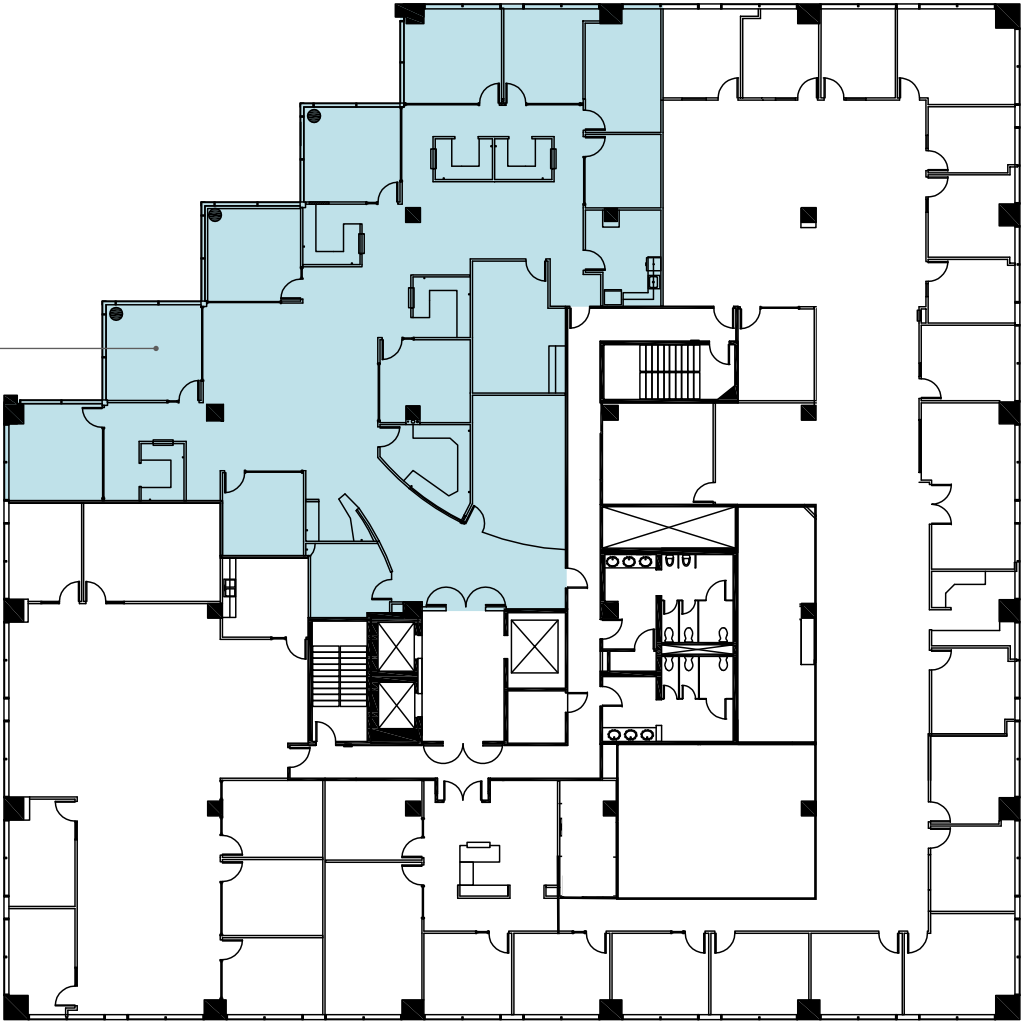
2ND FLOOR



Suite #	RSF	Description
SUITE 200	7,009	Double door identity off the elevator lobby with 8 offices, conference room, break room, open work area, storage and reception.
SUITE 230	2,669	Double door entry with 3 window offices, 1 interior office, conference room, open work space, break room, storage and reception.

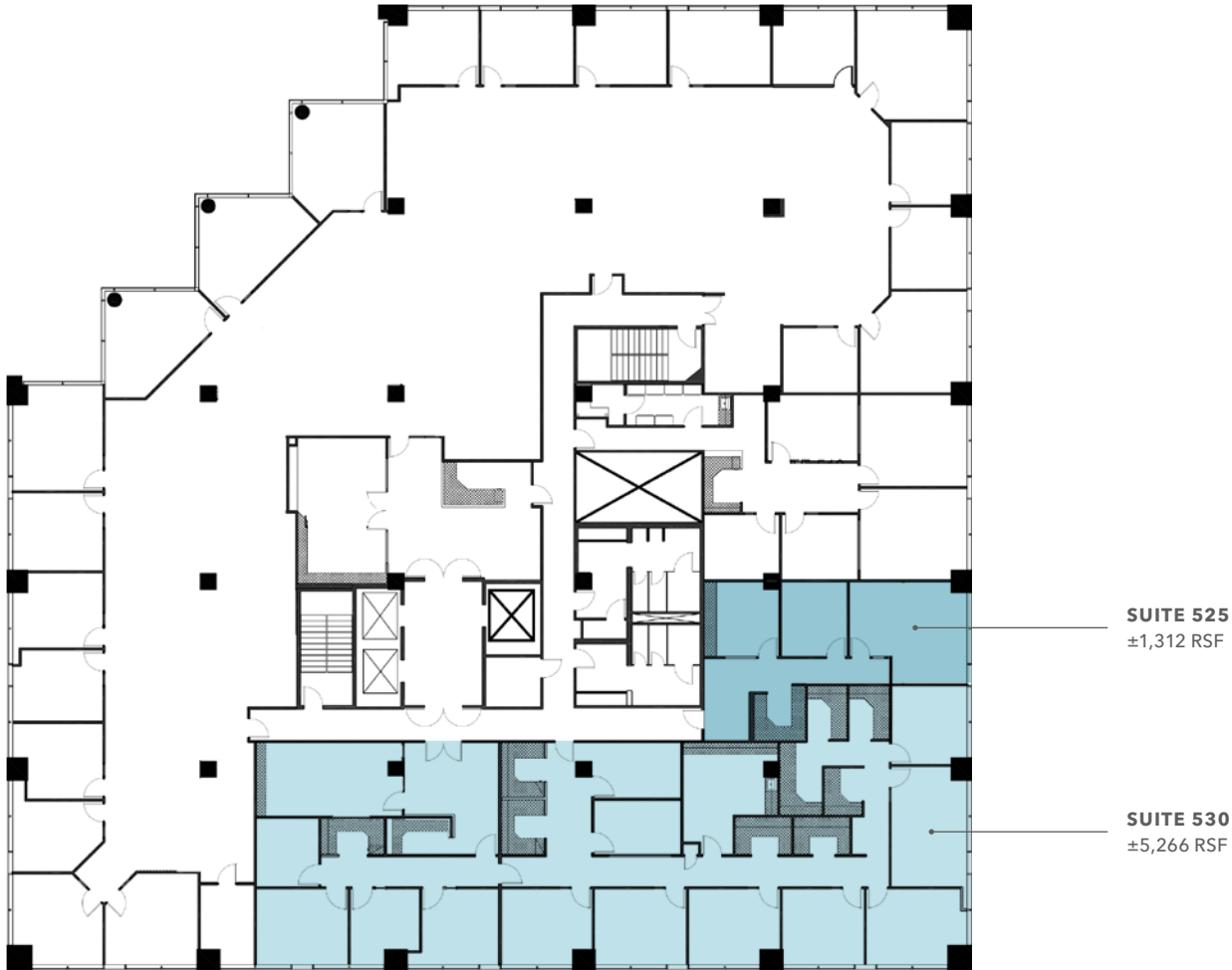
3RD FLOOR

SUITE 300
±6,789 RSF



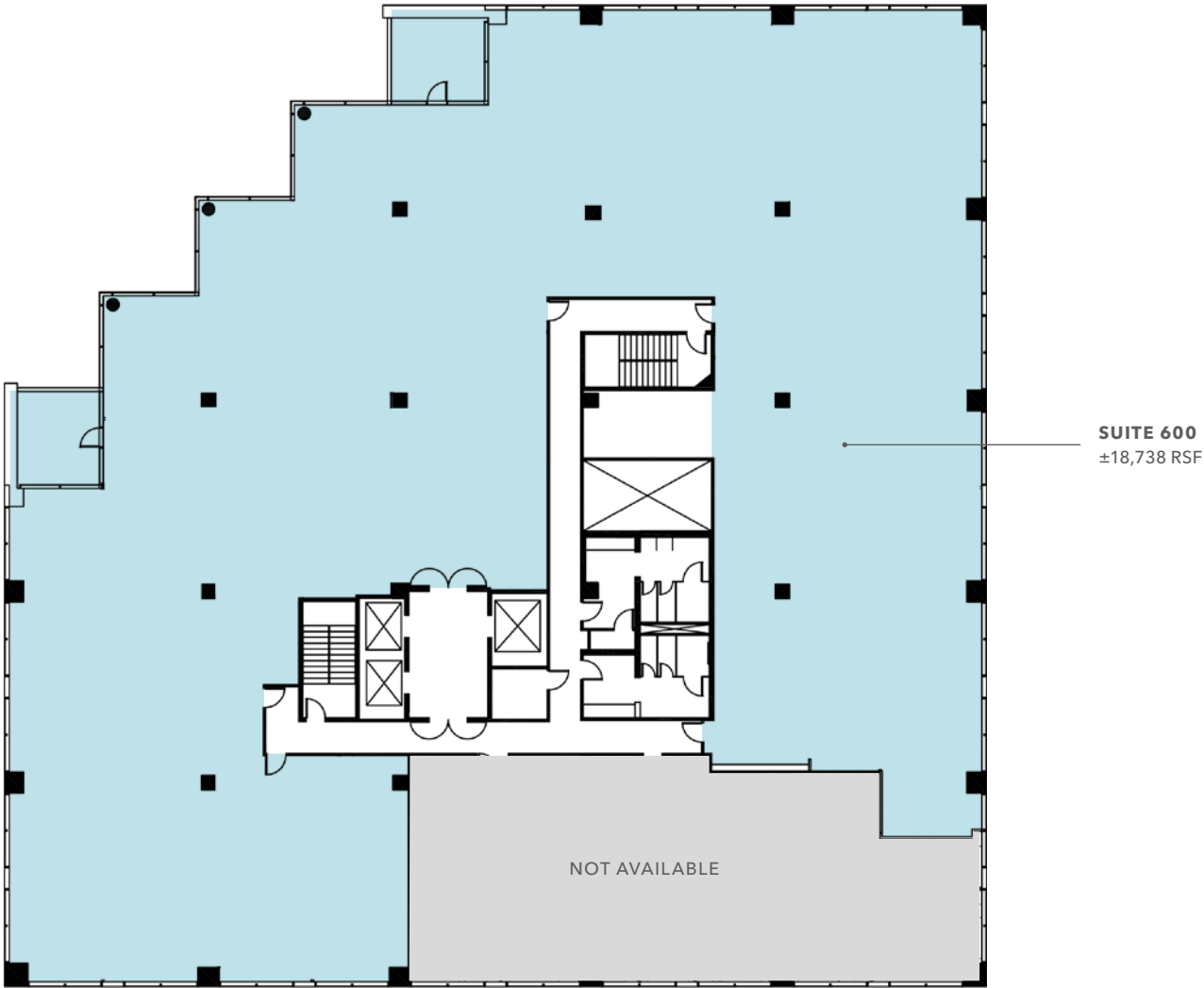
Suite #	RSF	Description
SUITE 300	6,789	Double door identity off of the elevator lobby with 8 offices (including 5 corner offices), 2 conference rooms, break room, storage, open work area and reception.

5TH FLOOR

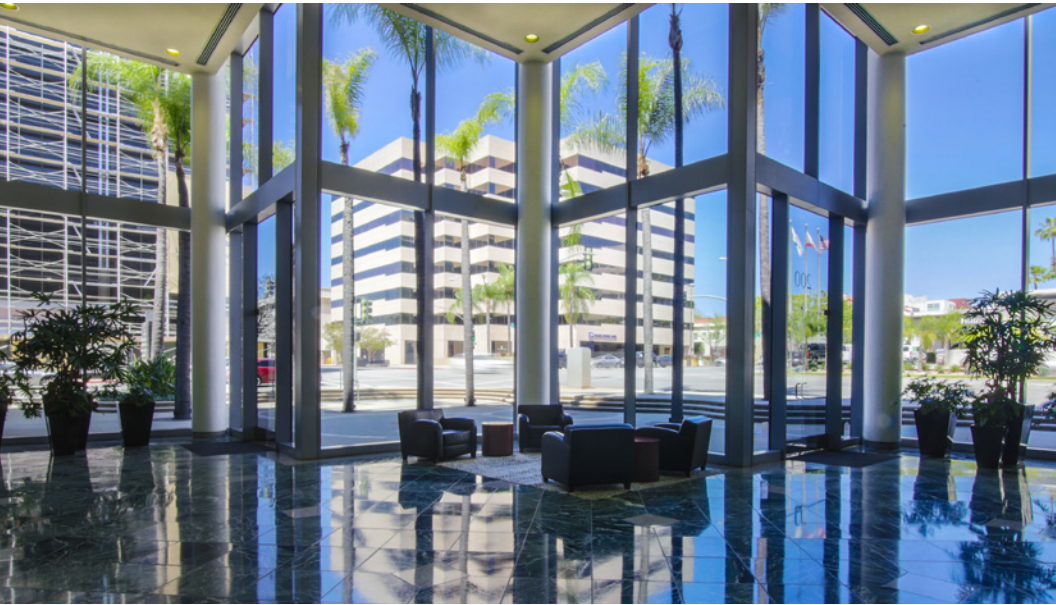


Suite #	RSF	Description
SUITE 525	1,312	1 window office, 1 interior office, storage and reception. Contiguous with Suite 530 to 6,578 RSF.
SUITE 530	5,266	Double door entry off of the elevator lobby with 10 window offices, 2 interior offices, conference room, open work space, break room, storage and reception. Suite is divisible. Contiguous with Suite 525 to 6,578 RSF.

6TH FLOOR



Suite #	RSF	Description
SUITE 600	18,738	Large block of space on the top floor of the building with mountain views and of the Pasadena skyline.



200 SOUTH
LOS ROBLES
AVENUE

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