200 SOUTH LOS ROBLES AVENUE

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

KIDDER.COM

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

SUITE AVAILABILITIES

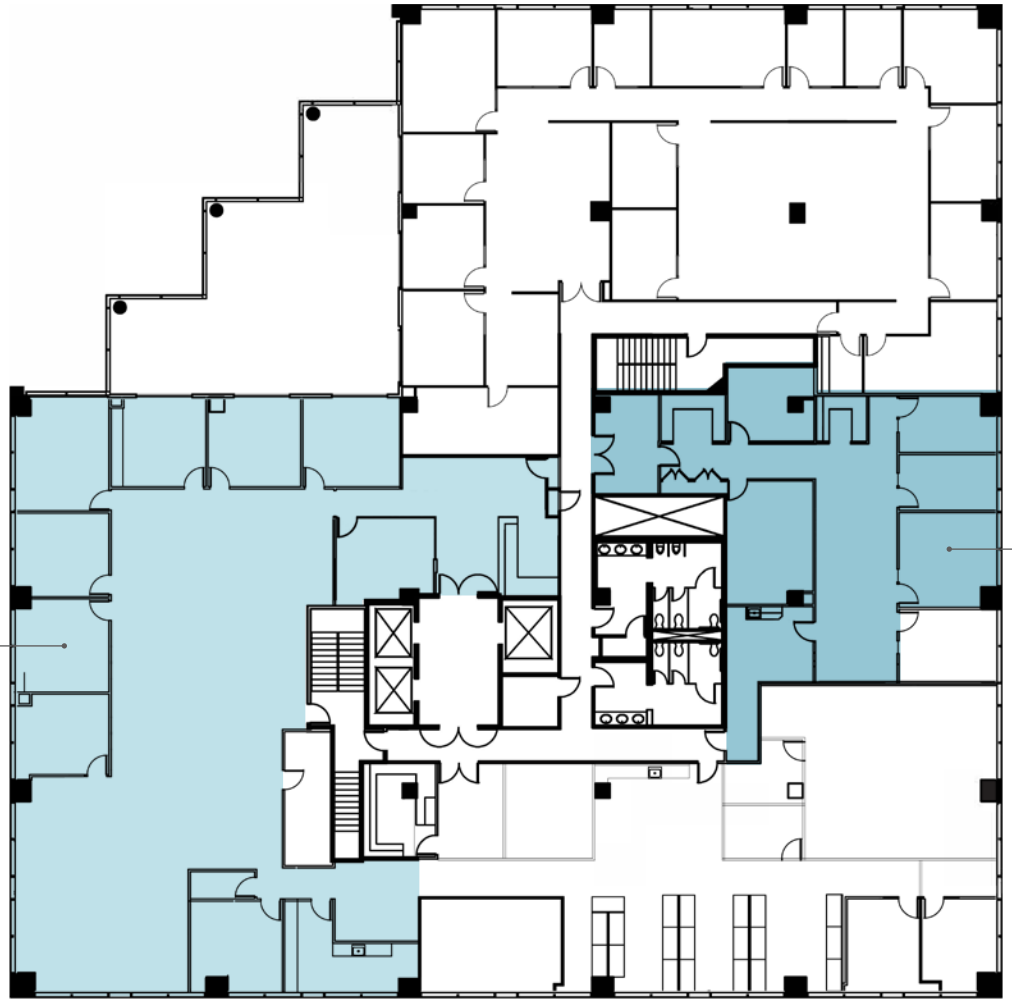
Suite #	RSF	Description
SUITE 100	5,924	Prime ground floor space with double door entry. Excellent collaboration space with high ceilings, mix of private offices, meeting rooms, open work space, break room, storage and reception.
SUITE 110	4,244	Prime ground floor space with high ceilings and double door identity. 1 window office, conference room, break room, storage and open work area. Contiguous with Suite 120 to 8,231 RSF.
SUITE 120	3,987	Prime ground floor space with high ceilings and double door identity. 10 offices, conference room, break room and storage. Contiguous with Suite 110 to 8,231 RSF.
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 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	18,738-22,405	Up to full floor availability on the top floor of the building. Suite is divisible. Contiguous with Suite 620 to 22,405 RSF for full floor availability.
SUITE 620	3,667	8 window offices, conference room, break room, storage and open work area. Contiguous with Suite 600 to 22,405 RSF for full floor availability.

OLD PASADENA
THE PASEO
PLAYHOUSE DISTRICT
200 S LOS ROBLES AVE
E COLORADO BLVD
CORDOVA ST
S LOS ROBLES AVE
E DEL MAR RD
S EL MOLINO AVE
S LAKE AVE
SOUTH LAKE AVENUE

1ST FLOOR

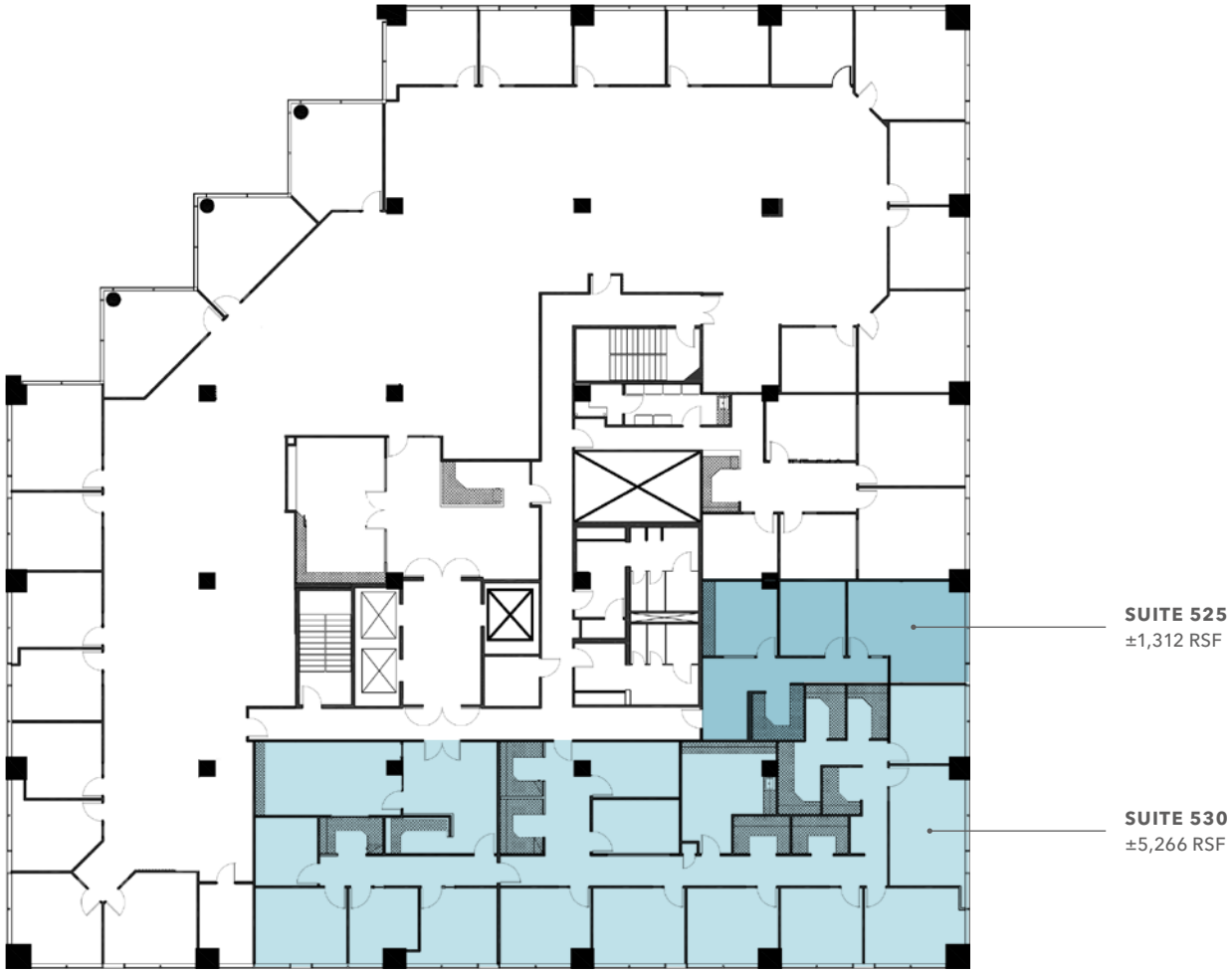
Suite #	RSF	Description
SUITE 100	5,924	Prime ground floor space with double door entry. Excellent collaboration space with high ceilings, mix of private offices, meeting rooms, open work space, break room, storage and reception.
SUITE 110	4,244	Prime ground floor space with high ceilings and double door identity. 1 window office, conference room, break room, storage and open work area. Contiguous with Suite 120 to 8,231 RSF.
SUITE 120	3,987	Prime ground floor space with high ceilings and double door identity. 10 offices, conference room, break room and storage. Contiguous with Suite 110 to 8,231 RSF.

2ND FLOOR



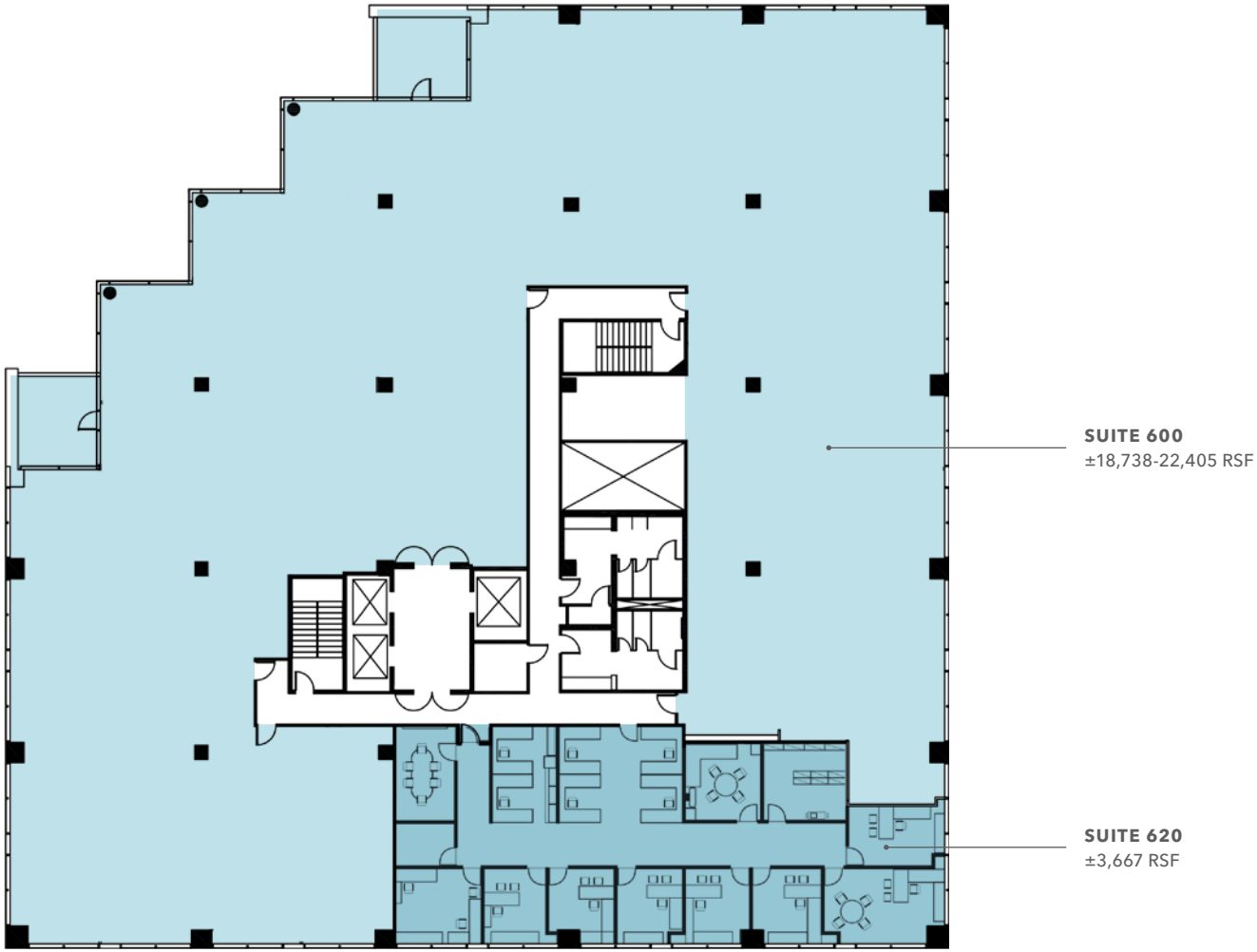
Suite #	RSF	Description
SUITE 200	7,009	Double door identity off the elevator lobby with 8 offices, conference room, break room, open work area, storage and reception.
SUITE 230	2,669	Double door entry with 3 window offices, 1 interior office, conference room, open work space, break room, storage and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

5TH FLOOR

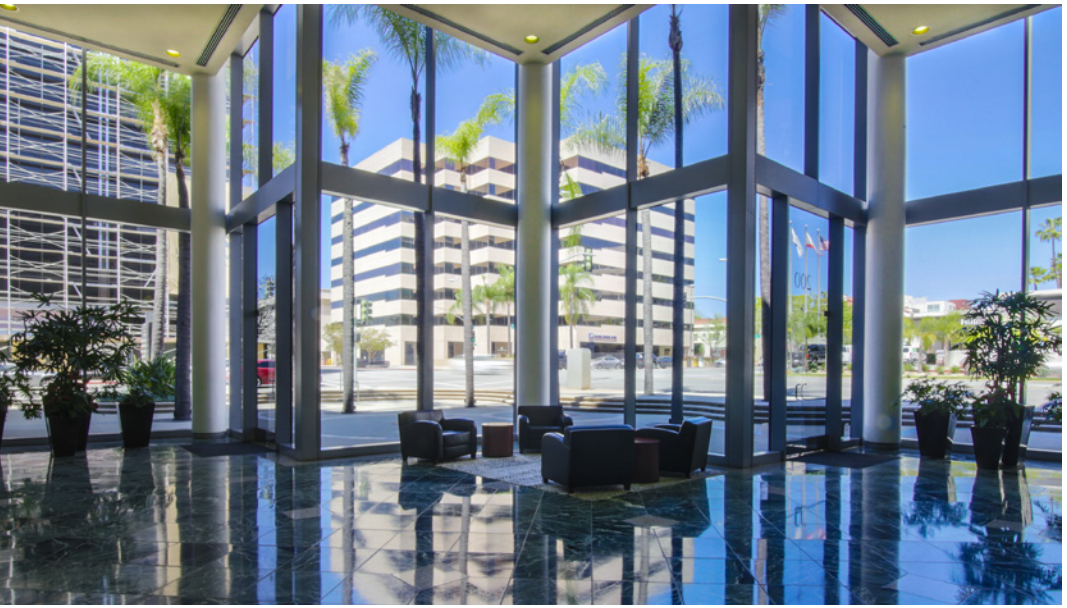


Suite #	RSF	Description
SUITE 525	1,312	1 window office, 1 interior office, storage and reception. Contiguous with Suite 530 to 6,578 RSF.
SUITE 530	5,266	Double door entry off of the elevator lobby with 10 window offices, 2 interior offices, conference room, open work space, break room, storage and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

6TH FLOOR



Suite #	RSF	Description
SUITE 600	18,738-22,405	Up to full floor availability on the top floor of the building. Suite is divisible. Contiguous with Suite 620 to 22,405 RSF for full floor availability.
SUITE 620	3,667	8 window offices, conference room, break room, storage and open work area. Contiguous with Suite 600 to 22,405 RSF for full floor availability.



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