

OFFICE SPACE FOR LEASE



*Now offering a tenant broker bonus of \$2.00/SF**

299 NORTH EUCLID AVE | PASADENA, CA

*For qualified tenants and new leases.
Minimum 2,000 RSF and 5-year lease term.





PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



3/1,000 RSF
\$95/UNRESERVED
\$155/RESERVED



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS





AVAILABILITIES

Suite	RSF	Description
110	2,153	Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.
310	3,334	Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area. Contiguous with Suite 325 to 5,923 RSF. Available January 1, 2027.
325	2,589	Double door identity off of the elevator lobby with 2 window offices, conference room, break area, open work area and reception. Contiguous with Suite 310 to 5,923 RSF.
400	6,566	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Contiguous with Suite 425 to 7,925 RSF. Available March 1, 2027 or sooner, subject to agreement.
425	1,359	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous with Suite 400 to 7,925 RSF.

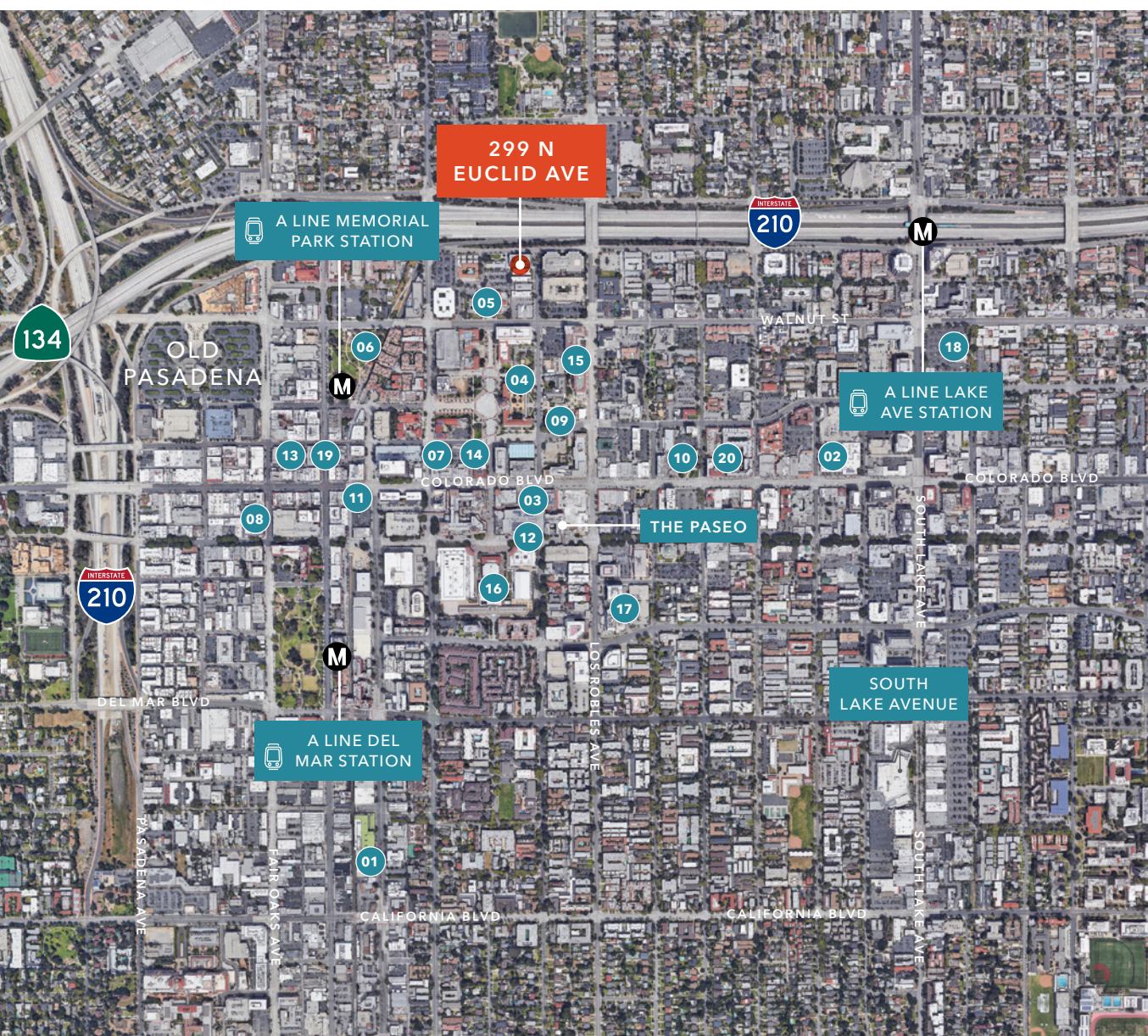
PROPERTY HIGHLIGHTS

Walking distance to The Paseo, Old Pasadena and the Metro A Line with a Walk Score of 91

Direct building access from subterranean parking levels

Unobstructed mountain views to the north and surrounding Pasadena skyline to the south

EV charging stations



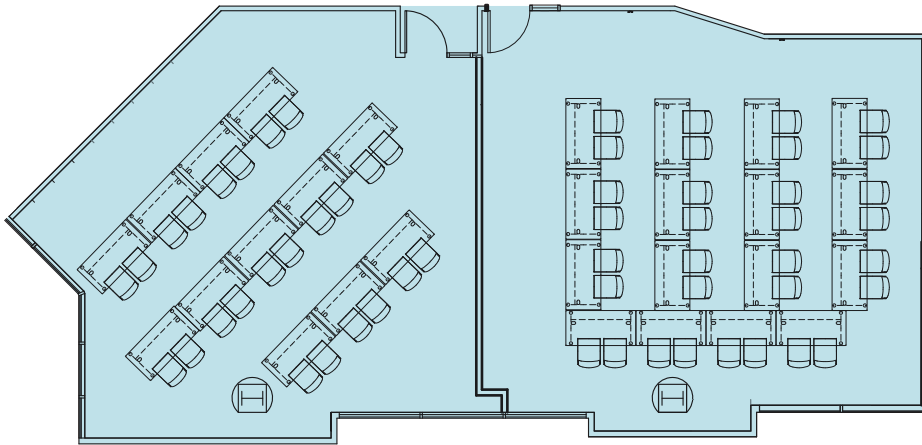
NEARBY AMENITIES

- 01 Whole Foods Market
- 02 Target
- 03 Starbucks
- 04 Pasadena City Hall
- 05 Pasadena Public Library
- 06 Pasadena Memorial Park
- 07 Subway Restaurants
- 08 The Cheesecake Factory
- 09 California Pizza Kitchen
- 10 24 Hour Fitness
- 11 Chase Bank
- 12 Arclight Cinema
- 13 Russell's
- 14 USPS
- 15 FedEx Office Ship Center
- 16 Sheraton Pasadena Hotel
- 17 Hilton Pasadena
- 18 Ralphs
- 19 Slater's 50/50
- 20 Tender Greens

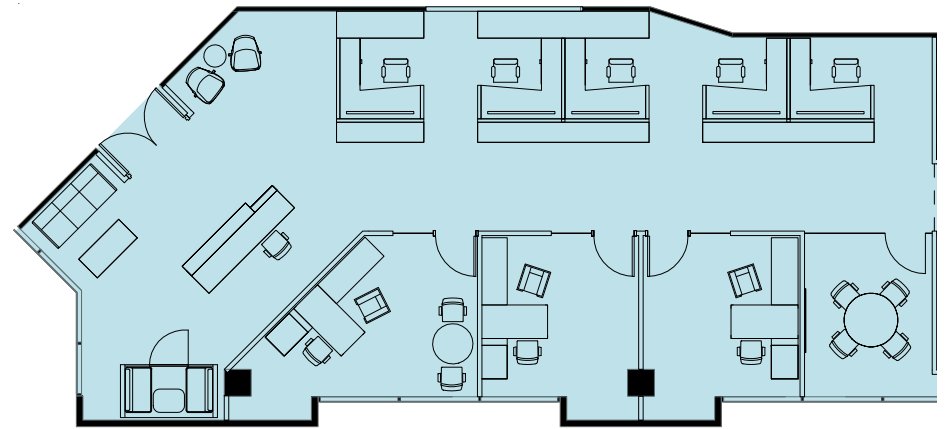
SUITE 110

Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.

AS-BUILT PLAN



HYPOTHETICAL PLAN



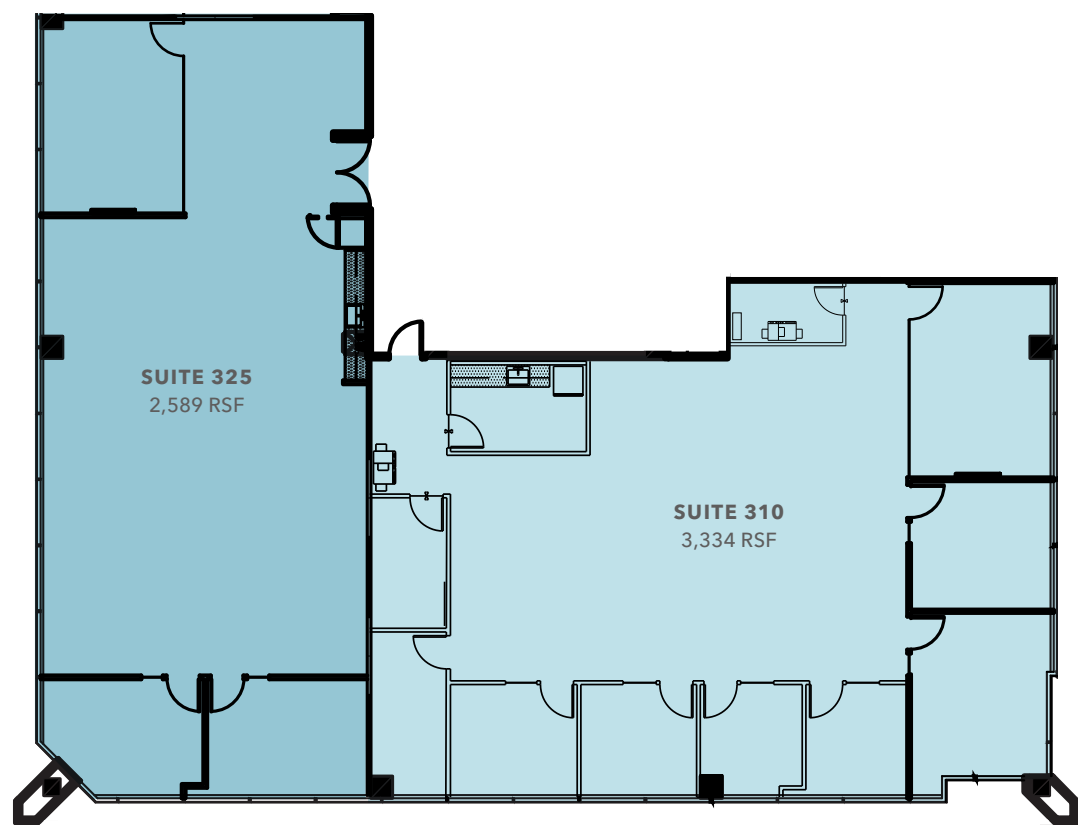
2,153 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITES 310 & 325



5,923 RSF
CONTIGUOUS SPACE

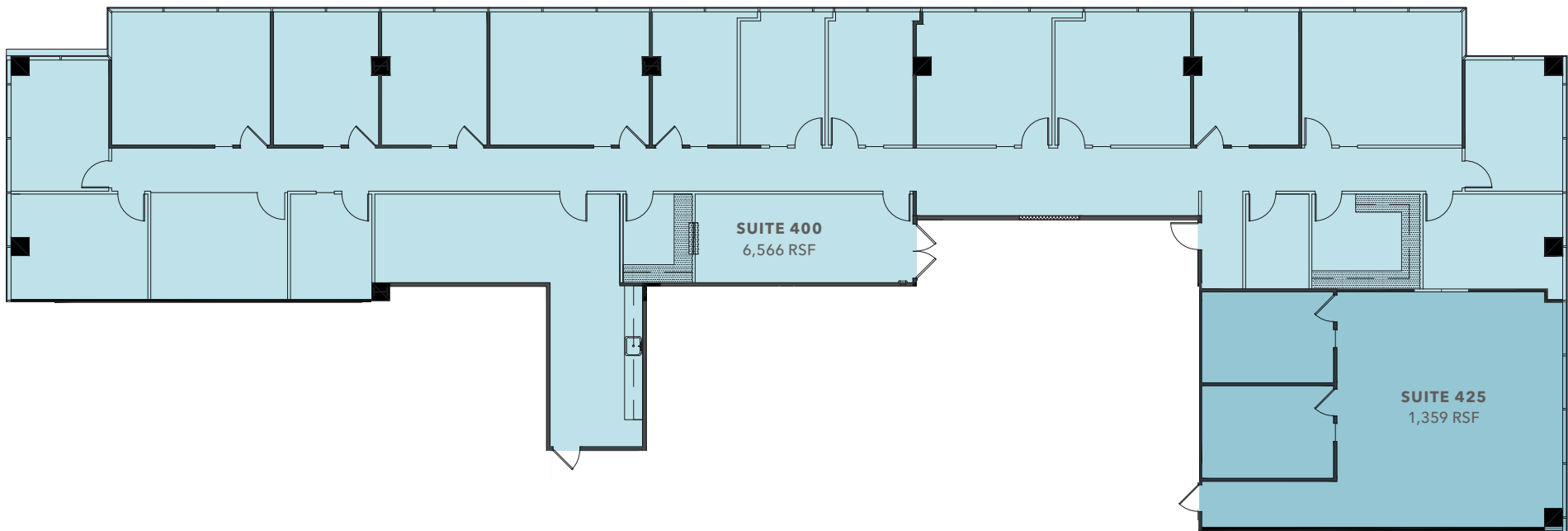
\$3.25 FSG
LEASE RATE (SF/MO)

AVAILABLE FOR LEASE



SUITES 400 & 425

7,925 RSF
CONTIGUOUS SPACE



Suite	RSF	Lease Rate (RSF/Mo)	Notes
400	6,566	\$3.25 FSG	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Contiguous with Suite 425 to 7,925. Available March 1, 2027 or sooner, subject to agreement.
425	1,359	\$3.25 FSG	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous with Suite 400 to 7,925.







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