

HISTORIC CREATIVE OFFICE SPACE FOR LEASE

THE SUPERIOR BUILDING

65 NORTH RAYMOND AVENUE, PASADENA, CA



KIDDER.COM

km Kidder
Mathews

FOR LEASE | THE SUPERIOR BUILDING



PROPERTY HIGHLIGHTS

3 stories

±42,624 RSF building with elevator access

Convenient access to the 210 and 134 freeways

Walking distance to Metro A Line stations

Walk Score of 98 with nearby restaurants and retail amenities in Old Pasadena

Fiber connectivity

Energy star rated

Operable windows

Merv 13 air filters

SCOTT UNGER

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ALDO BOTTALLA

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LOCAL AMENITIES

- | | | |
|--------------------|------------------------|-------------------------------|
| 01 Noodle St | 21 Crate and Barrel | 41 Audio Element |
| 02 Hot Winds Cafe | 22 Apple | 42 KAVIAR Sushi Bar |
| 03 ix Tapa Cantina | 23 Roots & Rye | 43 Pez Cantina |
| 04 King Taco | 24 Cheesecake Factory | 44 The Blind Donkey |
| 05 Maestro | 25 Blue Bottle Coffee | 45 The Container Store |
| 06 Chakra | 26 The Alley | 46 Fishwives |
| 07 The Retro Store | 27 Kings Row | 47 Subway |
| 08 The Pie Hole | 28 Vans | 48 Osawa |
| 09 Mi Piacce | 29 Club 54 Lounge | 49 Armory Center for the Arts |
| 10 Gold Bug | 30 Lucky Baldwin's | |
| 11 Russell's | 31 Jamba Juice | |
| 12 Ramen Tatsunoya | 32 Blick Art Store | |
| 13 J. Crew | 33 MOOM 48 Thai | |
| 14 Anthropologie | 34 Himalayan Cafe | |
| 15 Patagonia | 35 Lounge22 | |
| 16 Il Fornaio | 36 Roche Bobois | |
| 17 Nike Pasadena | 37 Room & Board Design | |
| 18 New Eats @ One! | 38 Cigards By Chivas | |
| 19 Sushi Roku | 39 Hot 8 Yoga | |
| 20 Tiffany & Co. | 40 Fleming's | |

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AVAILABLE SUITES

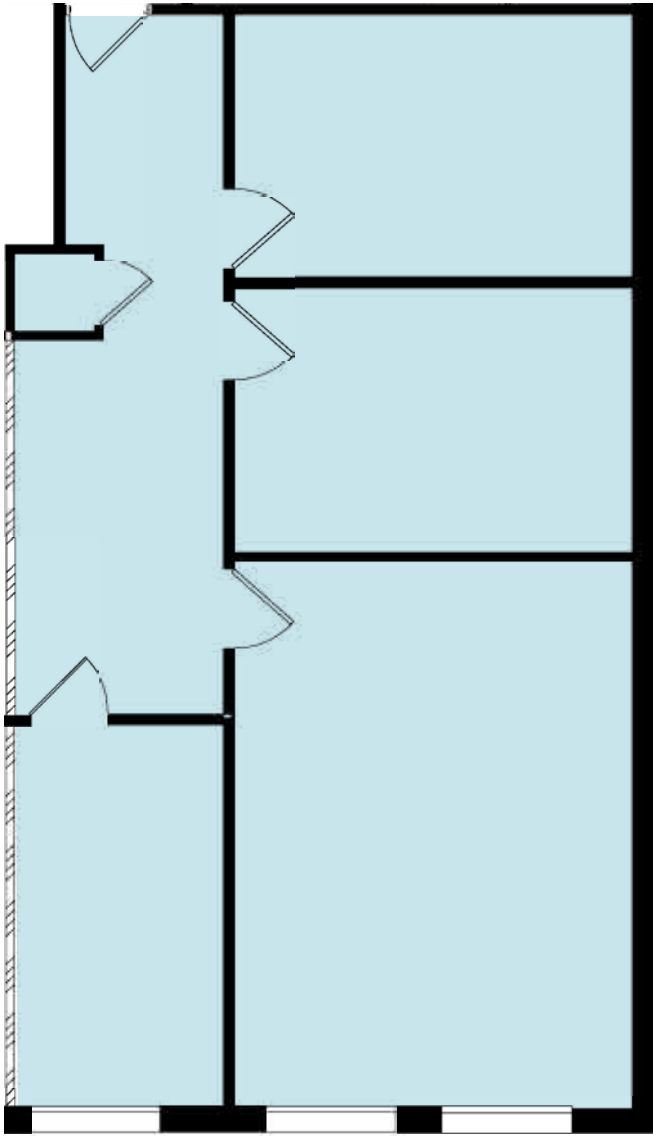
Suite	RSF	Rate (FSG)	Description
235	1,151	\$3.00/RSF per month	Available January 1, 2027 with 2 offices & conference room
230	1,234	\$3.00/RSF per month	Available August 1, 2027 with 2 offices & conference room
305	1,091	\$3.35/RSF per month	Available February 1, 2027



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SUITE 235

1,151 RSF

AVAILABLE

\$3.00/RSF

LEASE RATE (PER MONTH)

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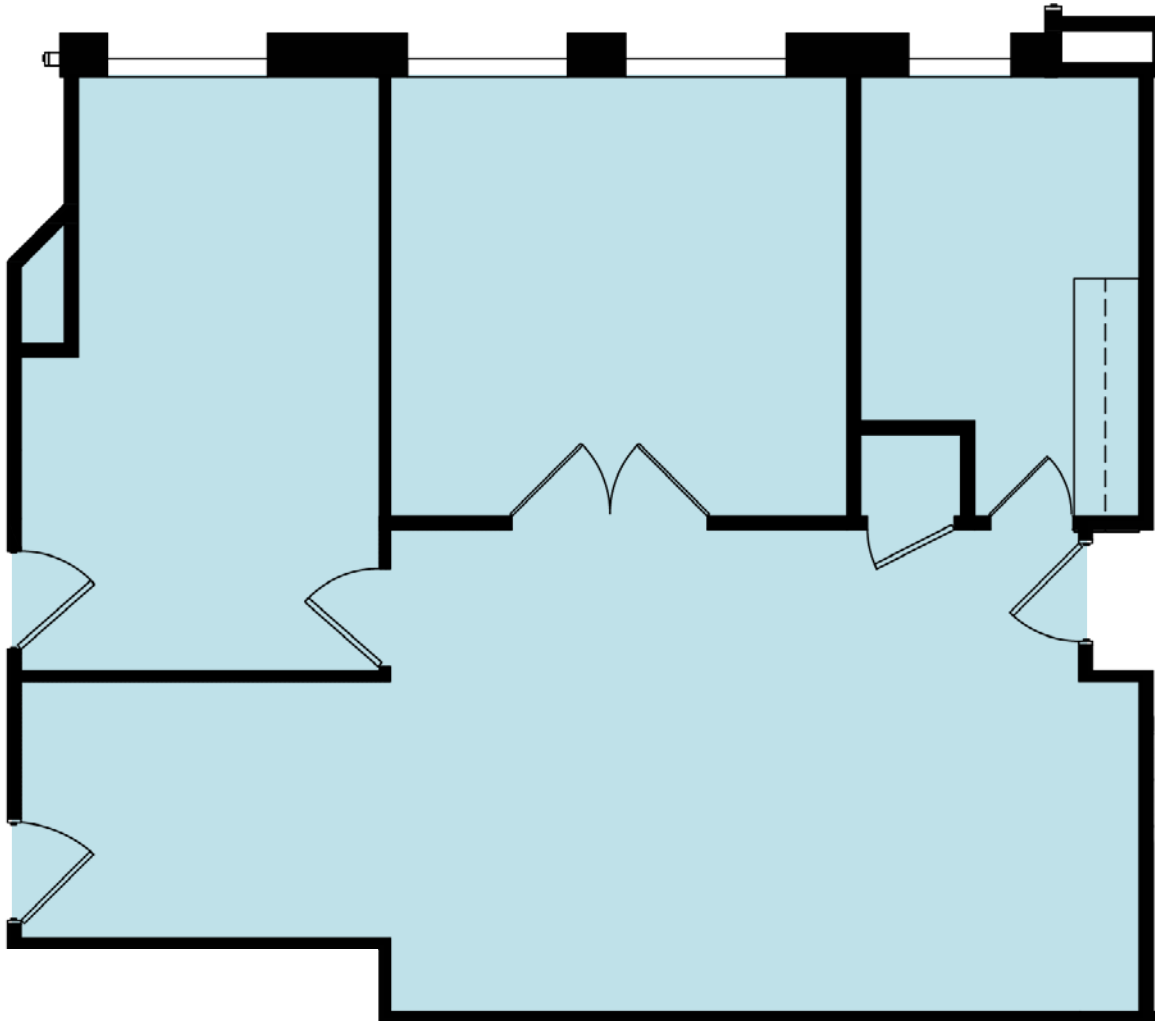
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SUITE 230

1,234 RSF

AVAILABLE

\$3.00/RSF

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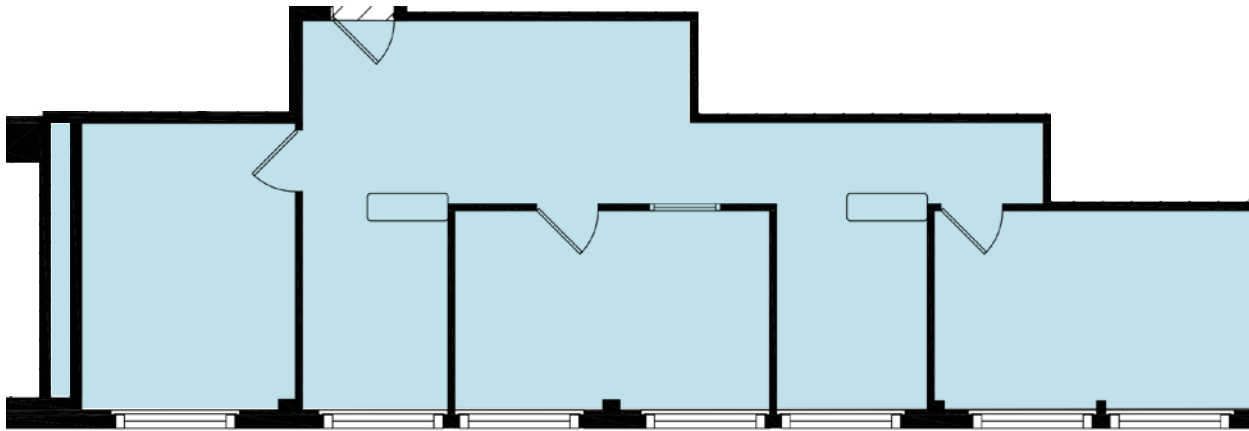
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SUITE 305

1,091 RSF

AVAILABLE

\$3.35/RSF

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