



14 NORTH FAIR OAKS AVENUE

PENTHOUSE OFFICE SPACE FOR LEASE

km Kidder
Mathews

FOR LEASE

14 North Fair Oaks Avenue

PASADENA, CALIFORNIA



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Highlights

5 STORY ±30,955 RSF building with elevator access

CONVENIENT access to the 210 and 134 freeways

WALKING DISTANCE to Metro Gold Line stations

WALK SCORE of 98 with nearby restaurants and retail amenities in Old Pasadena

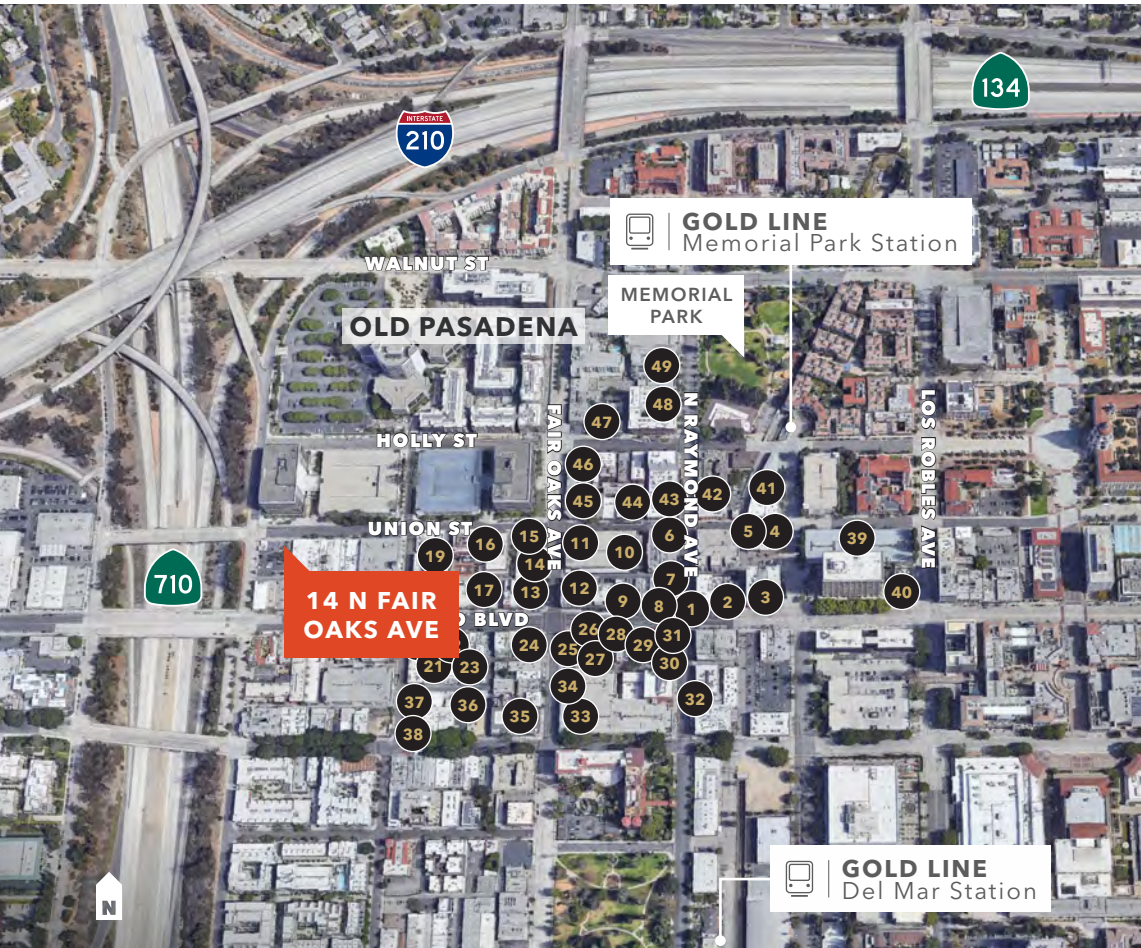
OPERABLE windows

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LOCAL AMENITIES

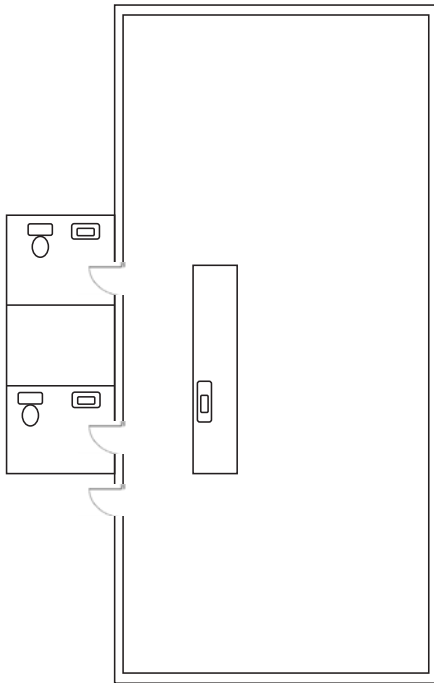
- | | |
|---------------------------|-------------------------------|
| 1 Noodle St | 25 Blue Bottle Coffee |
| 2 Hot Winds Cafe | 26 The Alley |
| 3 ix Tapa Cantina | 27 Kings Row Gastropub |
| 4 King Taco | 28 Vans |
| 5 Maestro | 29 Club 54 Lounge |
| 6 Chakra Indian Kitchen | 30 Lucky Baldwin's Pub |
| 7 The Retro Store | 31 Jamba Juice |
| 8 The Pie Hole | 32 Blick Art Materials |
| 9 Mi Piacce | 33 MOOM 48 Thai |
| 10 Gold Bug | 34 Himalayan Cafe |
| 11 Russell's | 35 Lounge22 |
| 12 Ramen Tatsunoya | 36 Roche Bobois |
| 13 J. Crew | 37 Room & Board Design Studio |
| 14 Anthropologie | 38 Cigars By Chivas |
| 15 Patagonia | 39 Hot 8 Yoga |
| 16 Il Fornaio | 40 Fleming's Prime Steakhouse |
| 17 Nike Pasadena | 41 Audio Element |
| 18 New Eats @ One! | 42 KAVIAR Sushi Bar |
| 19 Sushi Roku Pasadena | 43 Slater's 50/50 |
| 20 Tiffany & Co. | 44 The Blind Donkey |
| 21 Crate and Barrel | 45 The Container Store |
| 22 Apple | 46 Fishwives |
| 23 Roots & Rye | 47 Subway |
| 24 The Cheesecake Factory | 48 Osawa |
| | 49 Armory Center For The Arts |

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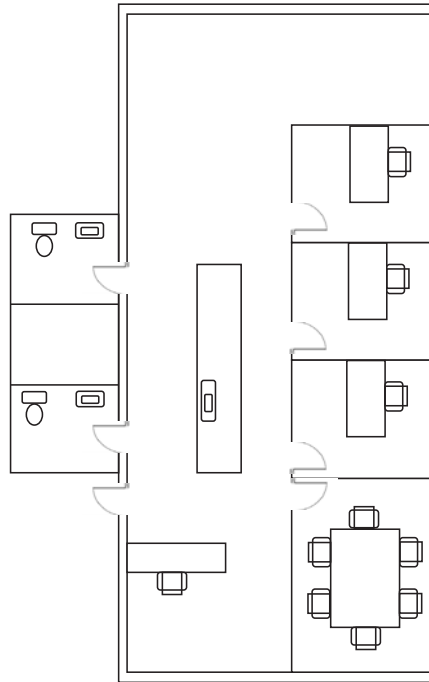
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Suite 500 As-Built Plan



Suite 500 Hypothetical Plan



*THESE FLOORPLANS ARE NOT TO SCALE AND
FOR ILLUSTRATIVE PURPOSES ONLY

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2,416

SUITE SF

\$2.95/SF

RATE PER MONTH FSG

KITCHENETTE

SUITE BATHROOMS

TOP FLOOR WINDOW VIEWS

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