

Rare Single Tenant Office of R&D Opportunity



Available For Lease or For Sale

396 S Pasadena Avenue

±3,614 SF

Offered for lease at:

\$2.35 / SF / Modified Gross

Offered for sale at:

\$2,200,000

For more information, please contact:

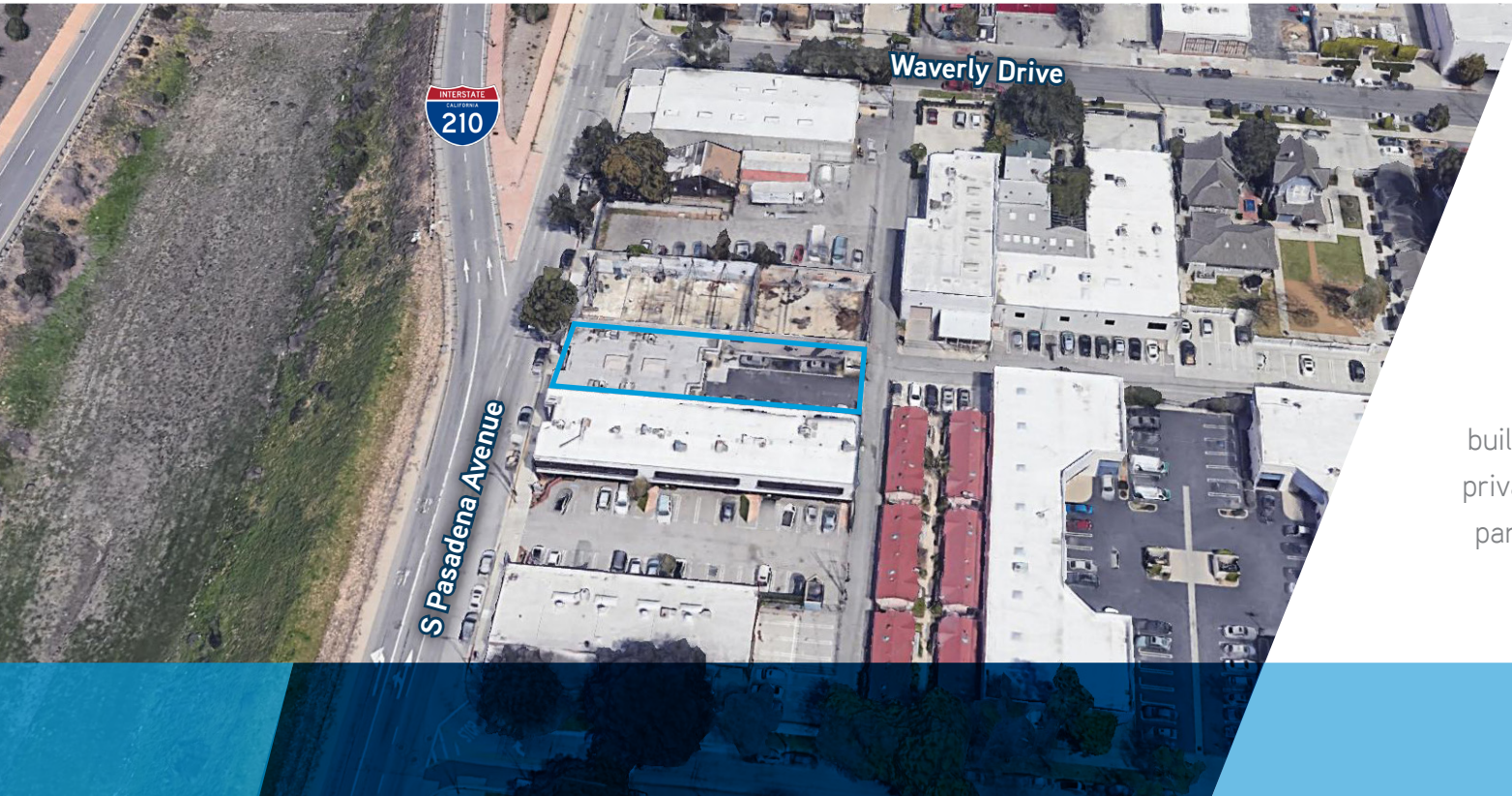
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the property

396 S Pasadena Ave is a one story office building consisting of approximately 3,614 SF on a 8,172 SF lot. Built in 1967, the building offers a reception area, seven private offices, a kitchen, and a private parking lot in the back of the building.



11 reserved parking spaces in the back lot



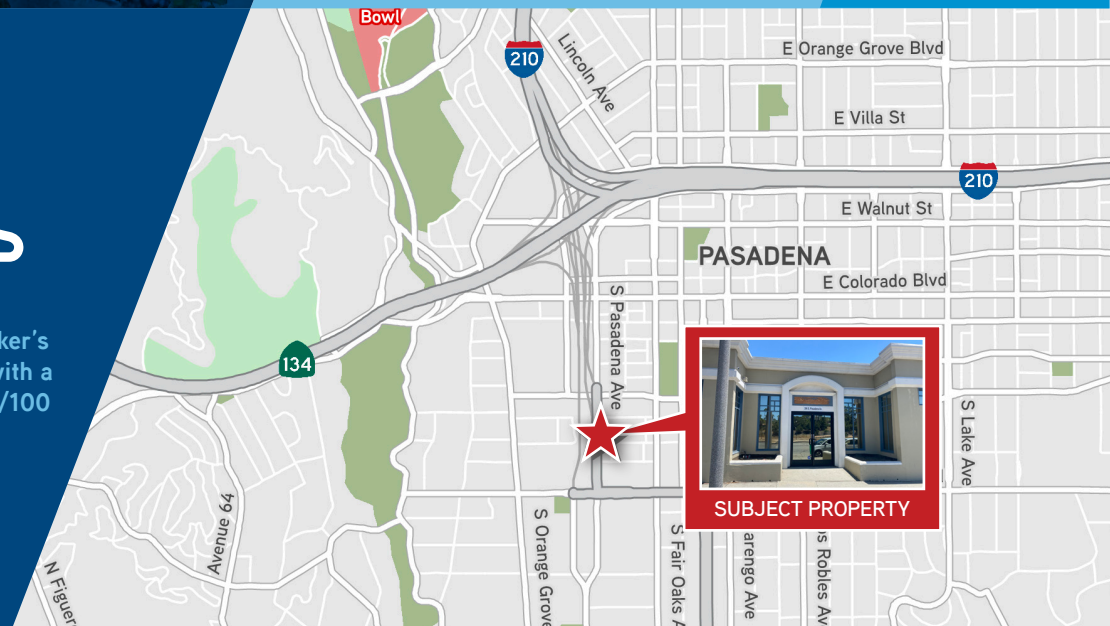
Easy access to the 210 and 134 Freeways



Located one-mile from Downtown Pasadena



Rated "Walker's Paradise" with a score of 93/100





ADDRESS 396 S Pasadena Ave
Pasadena, CA 91105

LEASE PRICE \$2.35 PSF, Modified Gross

SALE PRICE \$2,200,000

BUILDING SIZE 3,614 SF

LOT SIZE 8,712 SF

ZONING PSC-

YEAR BUILT 1967

PARKING 11 Parking Stalls

AVAILABILITY Vacant

highlights

- › Rare free-standing office opportunity
- › Immediate access to Old Town Pasadena as well as the 210 East and West Onramp
- › Secure Parking Lot
- › High ceilings and abundant Natural Light



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