

150 S. Los Robles Avenue

Pasadena's Best Low Cost High Rise Opportunity

150 S. LOS ROBLES AVENUE

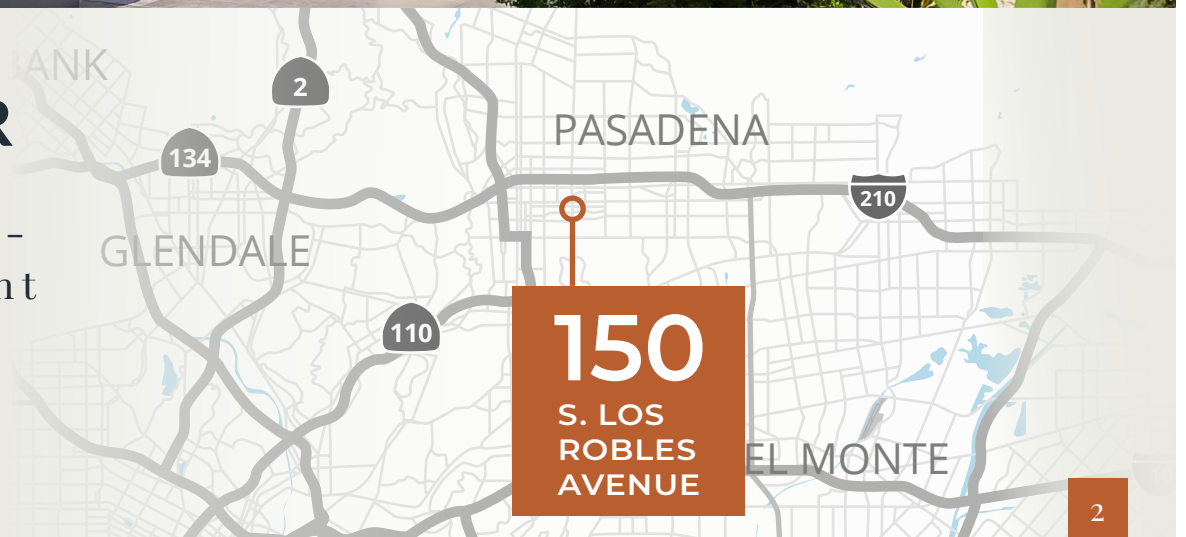




CLASS A OFFICE TOWER

Professionally owned with best in-class on-site property management

Walkable amenities, restaurants, and retail





WHY 150 S. LOS ROBLES ? AVENUE



Asking Rate:
\$2.95/RSF (Full Service)



Parking: 3/1000
Monthly Parking Rates:

- Reserved \$160
- Unreserved \$115
- Tandem Space \$130



Sensible Class A Office Space within walking distance to The Paseo, Old Pasadena, and South Lake Avenue



Offering various-sized suites with updated finishes



New Fitness Center



Newly remodeled lobby with on-site security and property management



Adjacent to the Pasadena Hilton which offers its restaurant, bar/lounge, and shuttle service to Hollywood Burbank Airport & LAX to the office tenants

WHAT'S AVAILABLE?

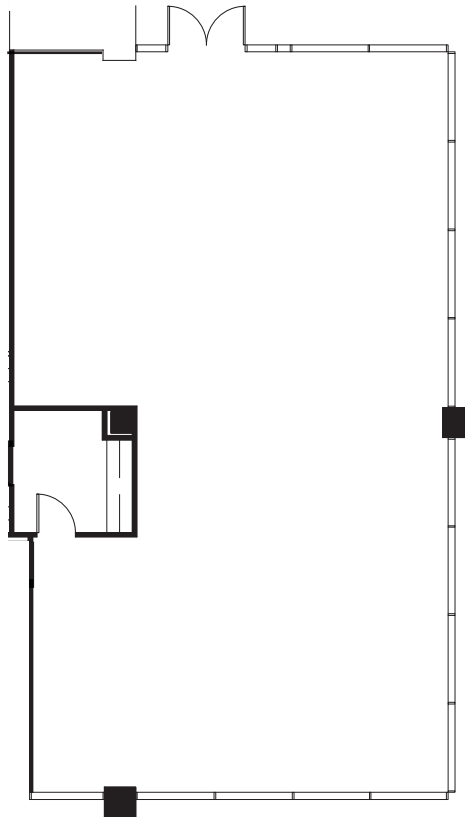
Suites	RSF	Availability	Asking Rate
100	2,395	Vacant	\$2.95 FSG
400	4,859	Vacant	\$2.95 FSG
480	3,851	Vacant	\$2.95 FSG
500	17,488	Vacant	\$2.95 FSG
675	2,474	Vacant	\$2.95 FSG
760	3,418	Vacant	\$2.95 FSG
830	3,148	Vacant	\$2.95 FSG

Full Floor



Renovations to be completed Q1 2026

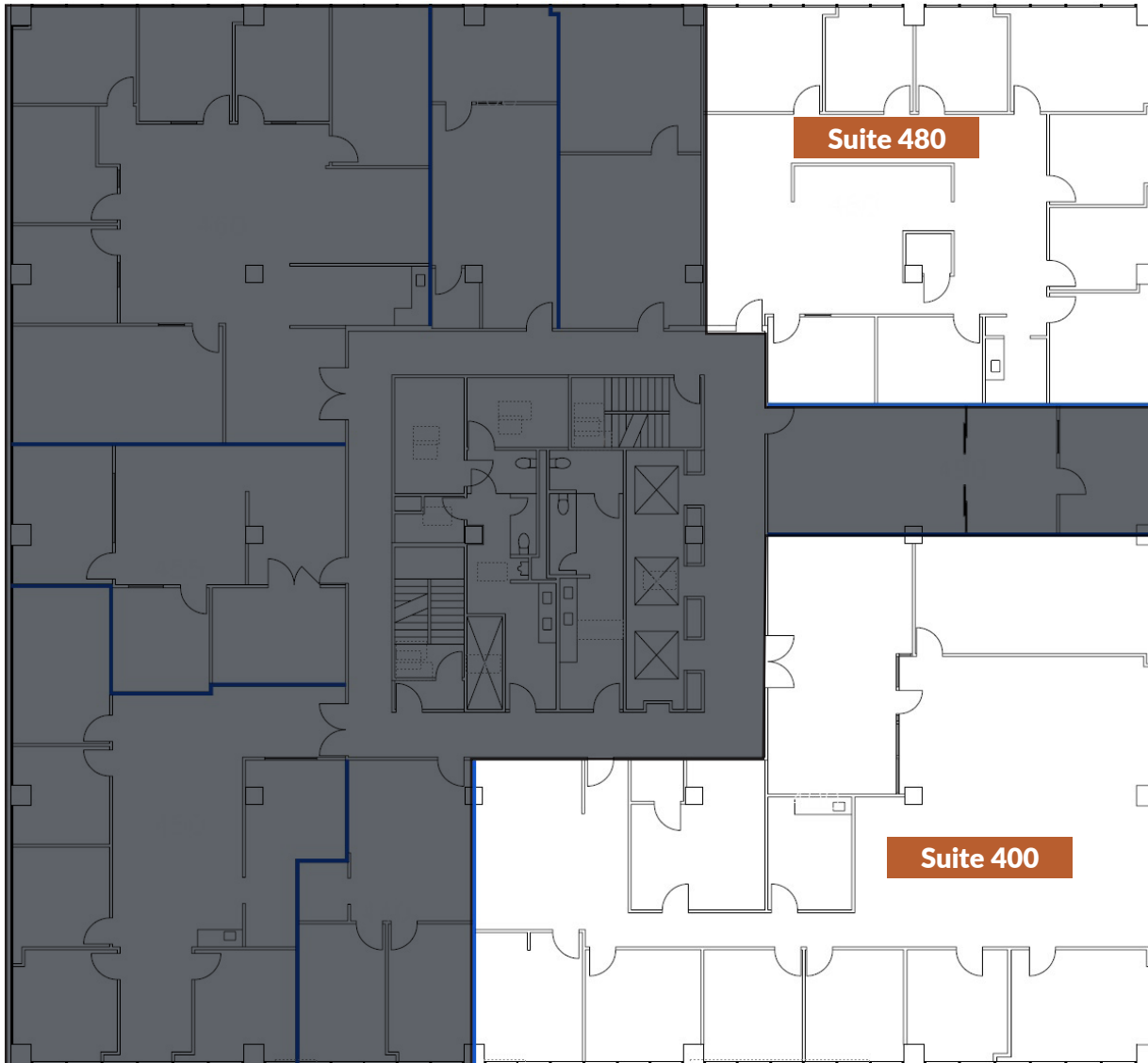
1ST FLOOR PLAN



Available Suite

Suite 100 - 3,395 RSF

4TH FLOOR PLAN

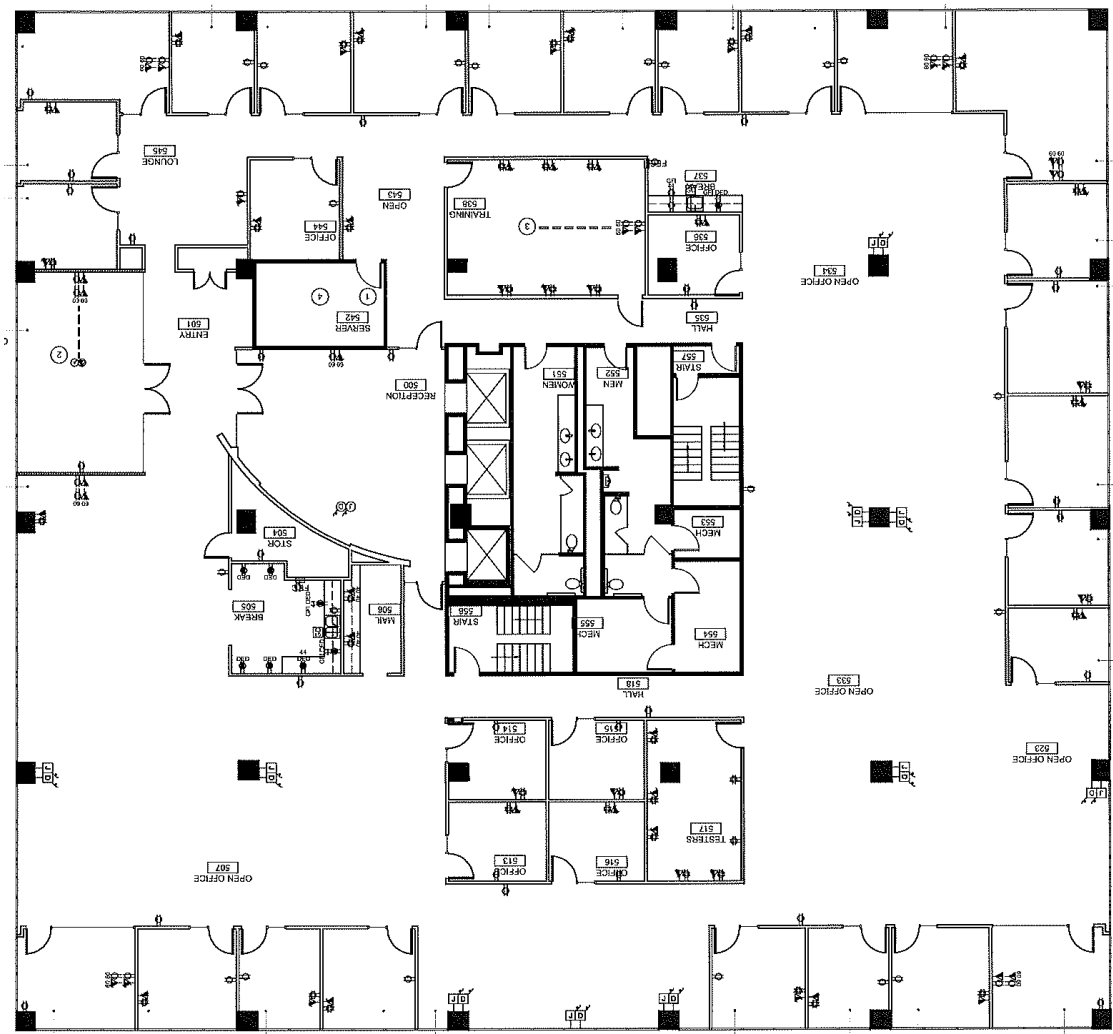


Available Suites

Suite 400 - 4,859 RSF

Suite 480 - 3,851 RSF

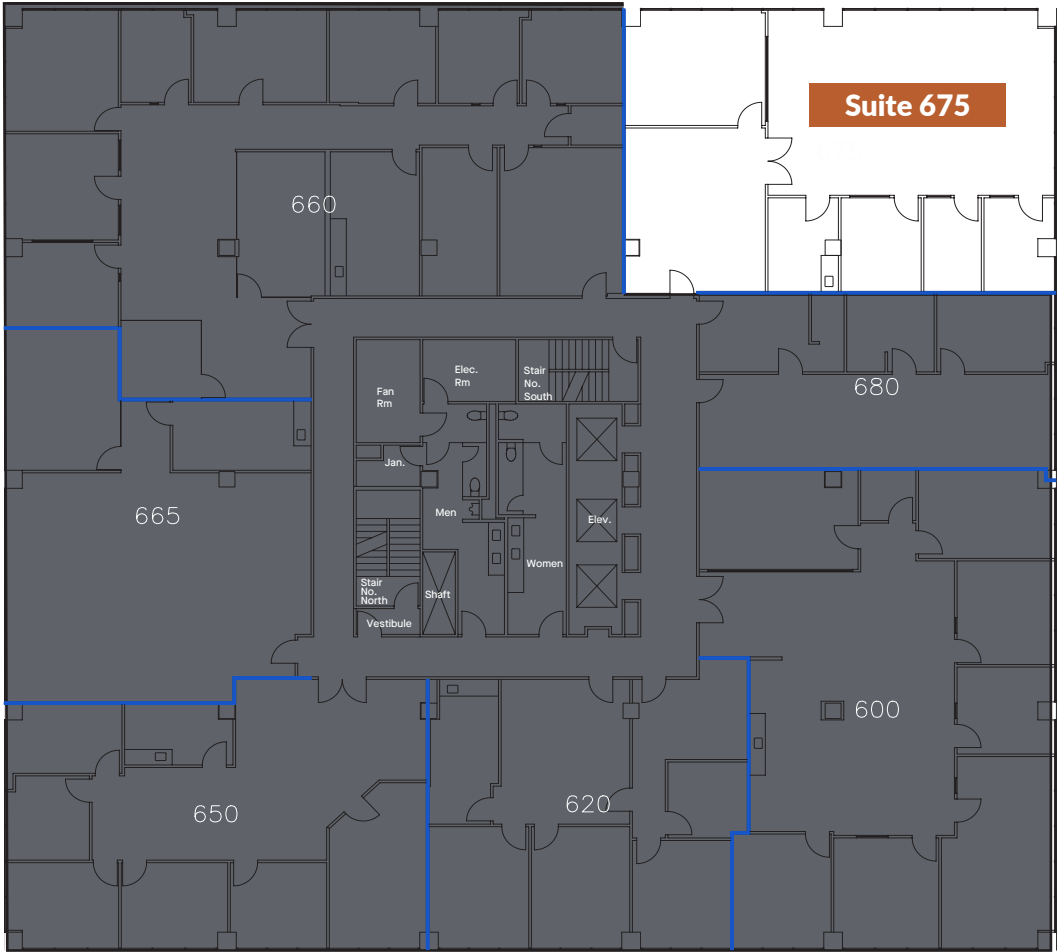
5TH FLOOR PLAN



Available Suite

Suite 500
17,488 RSF

6TH FLOOR PLAN



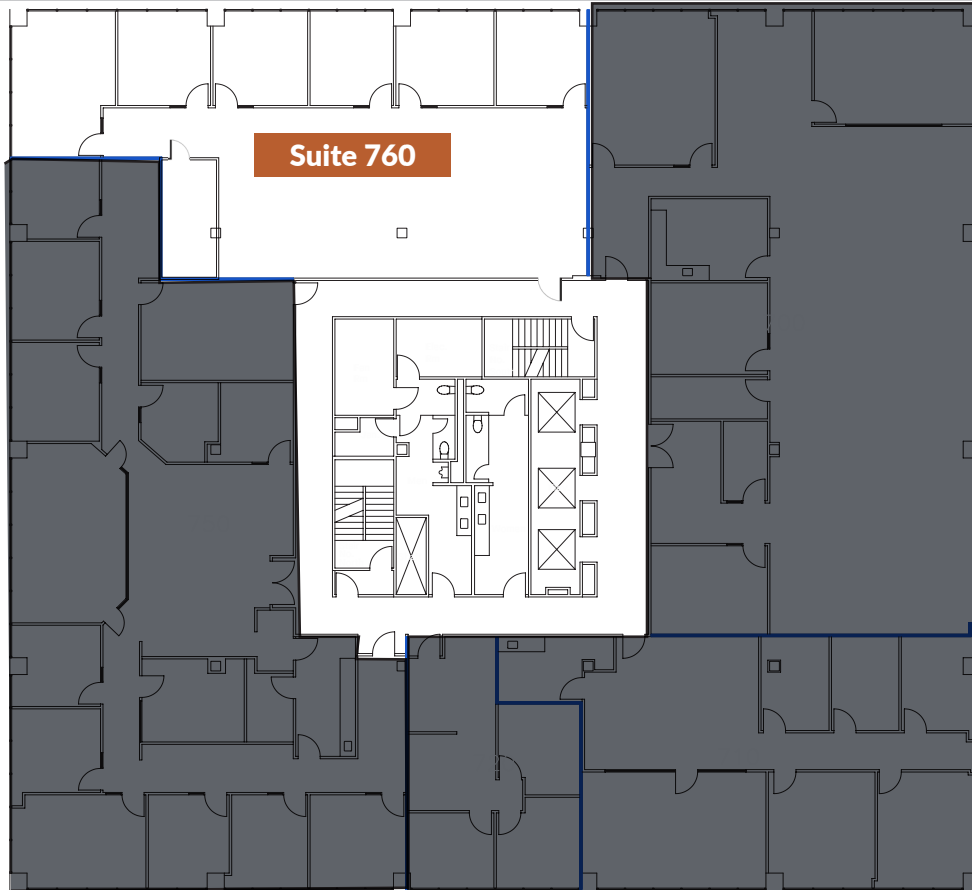
Available Suites

Suite 675 - 2,474 RSF

7TH FLOOR PLAN

Available Suites

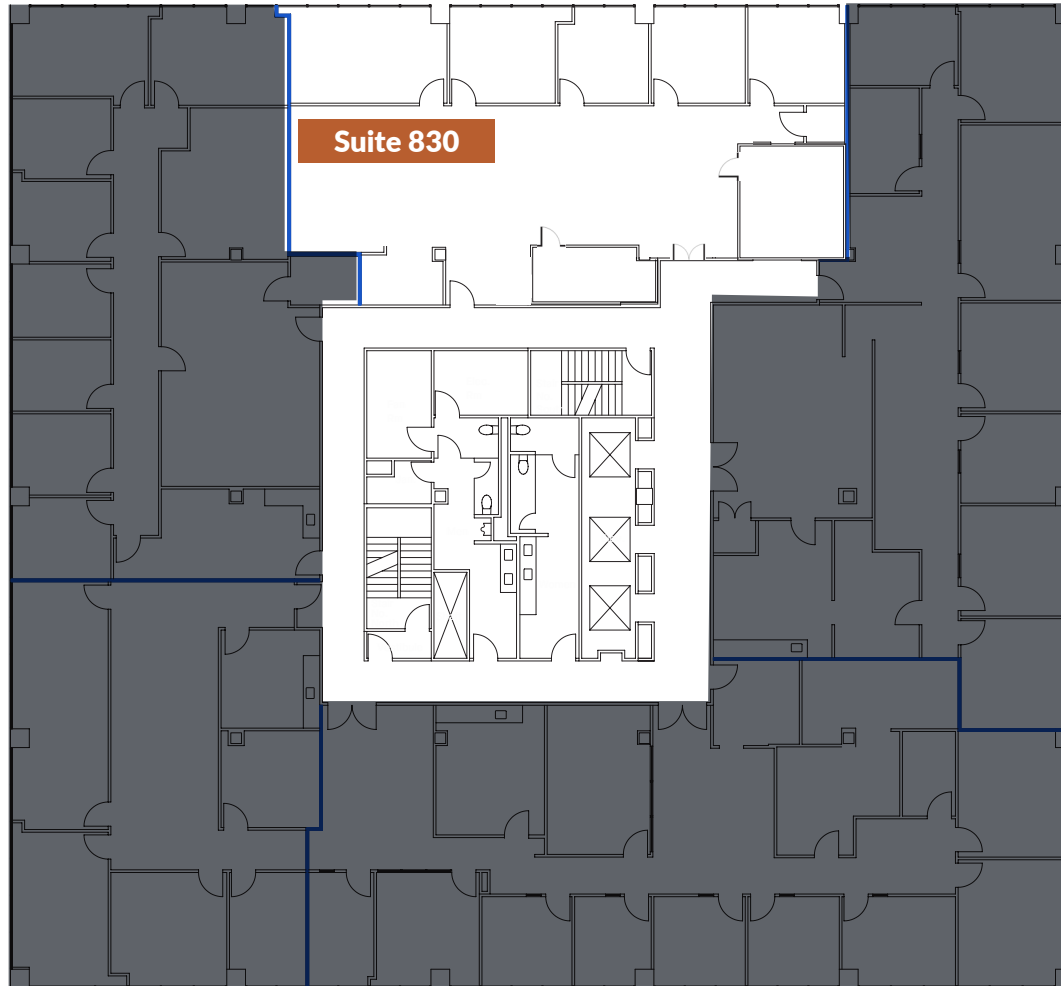
Suite 760 - 3,418 RSF



8TH FLOOR PLAN

Available Suites

Suite 830 - 3,148 RSF



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