

MIXED-USE OFFICE BUILDING FOR LEASE

TWO, GROUND-FLOOR SUITES: ±2,900 SF & ±1,500 SF



135-141 W. GREEN STREET
PASADENA, CA 91105



PROPERTY INFORMATION

- ▶ Office, Retail and Medical Uses Allowed
- ▶ Walk-up, modern office space steps from the De Lacey public parking garage and Old Pasadena shopping and entertainment districts
- ▶ Secure, direct access from Green Street and Martin Alley with common area amenities
- ▶ High ceilings, private offices, large windows, and natural light throughout
- ▶ Conference rooms, work rooms, large reception/open entry in both suites. Great blend of private and open space to create distance.
- ▶ Controlled 24/7 access

SUITE	SQ. FT.	USE	RENTAL RATE
135	±1,500	Office	\$3.00 PSF/MG
141	±2,900	Office, Retail or Medical	\$3.25 PSF/MG

PROPERTY DETAILS

TERMS	3-5 Years
YEAR BUILT	1991
LOT SIZE	±10,510 RSF
PARKING RATIO	3:1,000 SF
ZONING	PSC

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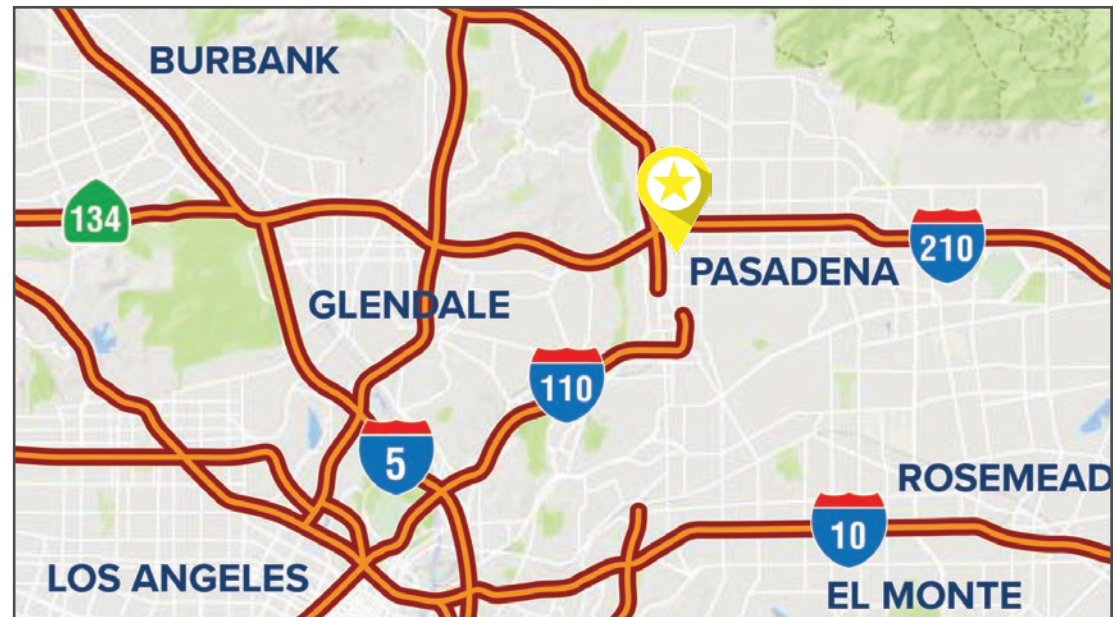
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MAP LOCATION



- One block south of Colorado Blvd and Old Pasadena's shopping and entertainment district
- Short walk to the LA Metro Gold Line that connects Pasadena to Downtown Los Angeles
- Direct access to the 210 and 134 freeways
- Old Pasadena is one of LA's iconic entertainment and shopping districts with significant architectural history, cultural museums and fine dining, attracting more than 35,000 weekend visitors
- Neighboring Tenants: Apple, Tiffany, Tesla, Nike, Athleta, Salt & Straw, Sephora, M.A.C., Zara, Fresh, Warby Parker, Crate & Barrel, Lululemon, True Food Kitchen

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OLD PASADENA



Old Pasadena encompasses an eclectic, historic district spanning 22 blocks and featuring more than 300 businesses. Visitors can find premiere shopping, world-class dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena.

Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many

stakeholders. Today, the historic streets and alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm.

The area is managed by The Old Pasadena Management District (OPMD), a non-profit business organization that

creatively plans, manages and develops Old Pasadena as a unique, authentic and vibrant downtown experience. Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of numerous historic buildings are a variety of commercial business and living spaces allowing one to fully enjoy the Old Pasadena District.

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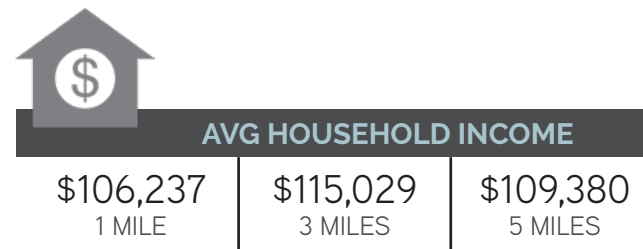
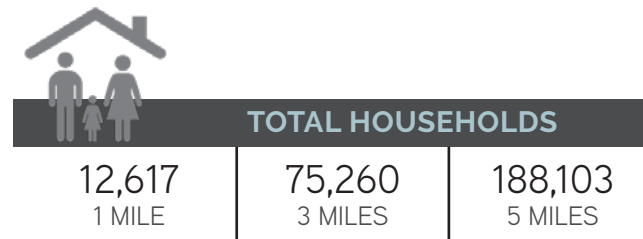
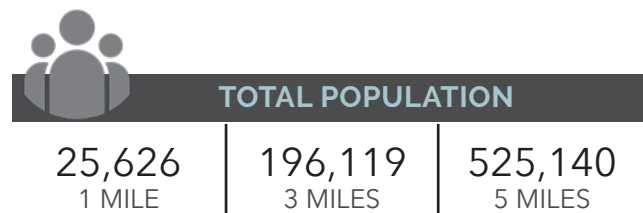
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DEMOGRAPHICS & TRAFFIC COUNT



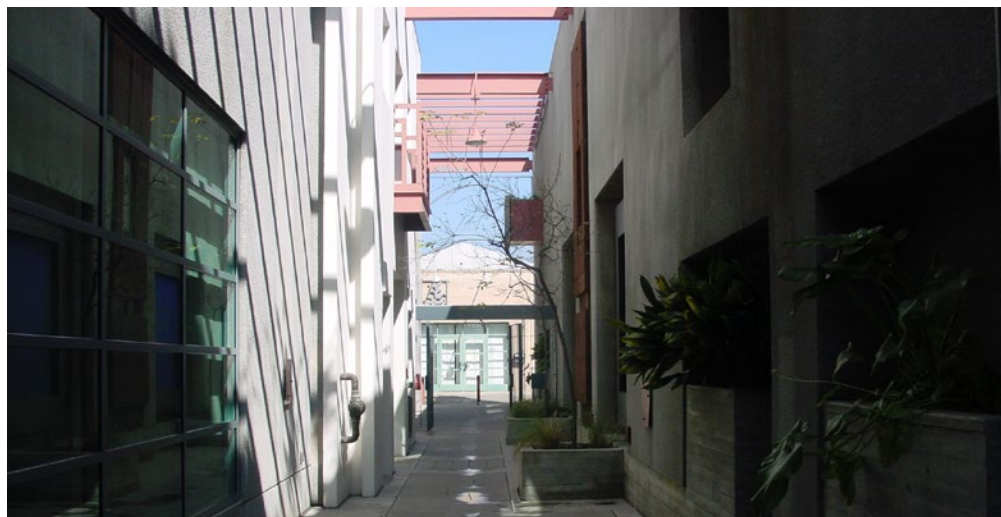
Collection St	Cross St	Dist.	Year	Count
W Green St	S Pasadena Ave	0.02	2020	5,174



Walker's Paradise



Very Bikeable



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