



201 NORTH INDIAN HILL BOULEVARD

HIGH-END CREATIVE LEASE
Versatile 2nd Floor 2,192 RSF divisible Office Suite

In the Heart of:

claremont

Village Square



Claremont Village Square 1-201 N. Indian Hill Blvd.,

For leasing information, contact:

Cheryl Pestor
626.204.1529 • cpestor@naicapital.com
Cal DRE Lic. #00810674

225 S. Lake Ave., Suite
1170 Pasadena, CA 91101

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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CREATIVE OFFICE SPACE IN DOWNTOWN CLAREMONT

- Creative Office Suite on the second floor of the two story Mixed-Use outdoor lifestyle center - Claremont Village Square
- Tenant controlled HVAC
- 24 hour access to suite
- Amenities in area include Blaze Pizza, Coffee Bean & Tea Leaf, Le Pain Quotidien, The Quarter Restaurant, Jamba Juice, Poke Dot, Yogurtland, Cafe X20 and more

LEASE DETAILS

LOCATION:	201 N. Indian Hill Blvd., Northwest corner of Indian Hill Blvd. and 2 nd Street
SIZE:	2,192 Rentable Square Feet Divisible
ASKING RENT:	\$2.50 / Rentable Square Foot/ Month Modified Gross (Tenant pays janitorial & metered electrical consumption)
POSSESSION:	NOW
PARKING:	470 car public parking structure next door provides free convenient parking to employees and guests
LAYOUT:	
A - 202	923 SF
A - 203	491 SF
A - 204	778 SF

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LOCATED IN THE AMENITY RICH CLAREMONT VILLAGE SQUARE totaling 2,192 RSF divisible in a boutique mixed-use building. On-site amenities are Blaze Pizza, Coffee Bean & Tea Leaf, Le Pain Quotidien, The Quarter Restaurant, Jamba Juice, Poke Dot, Yogurtland, Cafe X20, MPower Yoga and more.

WALKING DISTANCE TO THE CLAREMONT COLLEGES with a total of 7 independent colleges in Claremont Village serving approximately 7,700 students and 3,600 faculty & staff: Pomona College, Claremont Graduate University, Scripps College, Claremont Mckenna College, Harvey Mudd College, Pitzer College and Keck Graduate Institute for Applied Life Sciences.

HIGH-END MOVE IN READY SUITE with 24 hour access to suite, tenant controlled HVAC and operable windows. Ready for immediate occupancy.



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