

*TEASER RATE OF \$2.75/SF!

Only a Few Suites Remaining

Take advantage of our
Competitive Rental Rates!

Come to

25
Six
FAIR OAKS AVENUE

World-Class Location

- Prime Class A 3-story office building in South Pasadena
- 2019 renovation of all common areas and bathrooms
- Common areas feature free WiFi, furniture and landscape to promote a flexible and collaborative work environment for tenants
- Excellent retail amenities nearby
- WalkScore of 94 (Walker's Paradise)
- 1/2 mile from South Pasadena Metro Gold Line Station
- High Speed Fiber Ready (AT&T) and Level 3
- Keyless entry on all doors

For Information, Please Contact:

Tina LaMonica

Executive Vice President
626.204.1523 office
tlamonica@naicapital.com
CA DRE Lic #01841057

NAI Capital Pasadena

225 South Lake Avenue, Suite 1170
Pasadena, CA 91101

Available For Lease

Asking Lease Rate: Negotiable

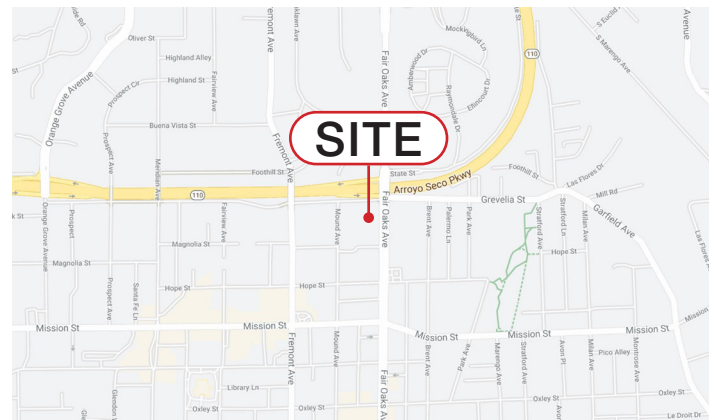
Floor 1: 1,129 SF

Floor 2: 2,005 SF to 6,497 SF (Divisible)

Floor 3: Fully Leased

Parking: Unreserved/Uncovered @ \$70.00/month

Reserved/Covered: @ \$110.00/month





Available Space Floor 1

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
1st	180	Office	1,129	1,129	Negotiable	Available	3-5 Yrs

Available Space Floor 2

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
2nd	239	Office	2,005	2,005	Negotiable	Available	3 - 5 Yrs
2nd	255	Office	2,046	6,497	Negotiable	Available	3 - 5 Yrs
2nd	285/290	Office	4,451 (Divisible)	6,497	Negotiable	Available	5 Yrs

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CA DRE Lic. #01990696.

Tina LaMonica
 Executive Vice President
 626.204.1523
 tlamonica@naicapital.com
 CA DRE Lic #01841057

