



Office Space For Lease

299 North Euclid Avenue, Pasadena, California

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

Linda Lee
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LIC #01278768

kiddermathews.com



EQ Office

km Kidder
Mathews

299 North Euclid Avenue

Pasadena, California

Highlights

Institutional ownership and management - EQ Office

Newly constructed move-in ready suites

Immediate access to the 210 and 134 freeways

Walking distance to Paseo Colorado and Old Pasadena with Walk Score of 84

Direct building access from subterranean parking levels

Unmatched mountain views to the north and Pasadena skyline to the south

On-site management with 24/7 building access

Monument signage available



Parking

Parking ratio of 3 per 1,000 RSF leased

\$90.00 per unreserved stall per month

\$155.00 per reserved stall per month



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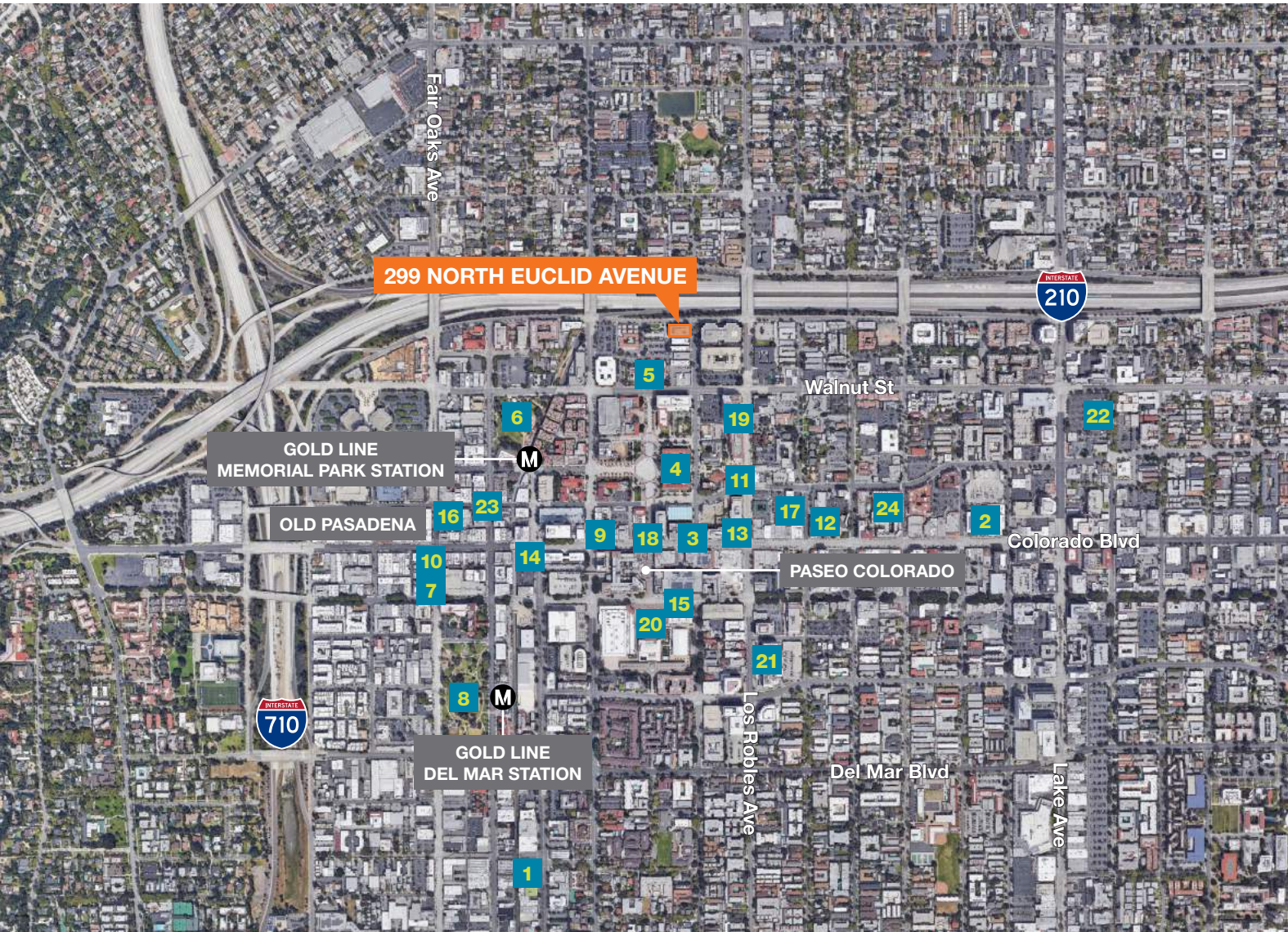
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299 North Euclid Avenue

Pasadena, California



AMENITIES

1. Whole Foods Market
2. Target
3. Starbucks
4. Pasadena City Hall
5. Pasadena Public Library
6. Pasadena Memorial Park
7. 85°C Bakery
8. Central Park
9. Subway
10. The Cheescske Factory
11. California Pizza Kitchen
12. 24 Hour Fitness
13. Bank of America Financial Center
14. Chase Bank
15. ArcLight Cinemas
16. Russel's
17. Pasadena Museum of California
18. United States Postal Service
19. Fedex Office Ship Center
20. Sheraton Pasadena Hotel
21. Hilton Pasadena
22. Ralphs
23. Slater's 50/50
24. Tender Greens

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Availabilities

SUITE	RSF	RATE (FSG)	DESCRIPTION
200	16,082	\$2.95/RSF per month	Full floor opportunity with direct elevator access from parking garage floor.
425	1,324	\$2.95/RSF per month	Two private offices and open work area.
475	4,988	\$2.95/RSF per month	Move-in ready suite with glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.



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Property Photos



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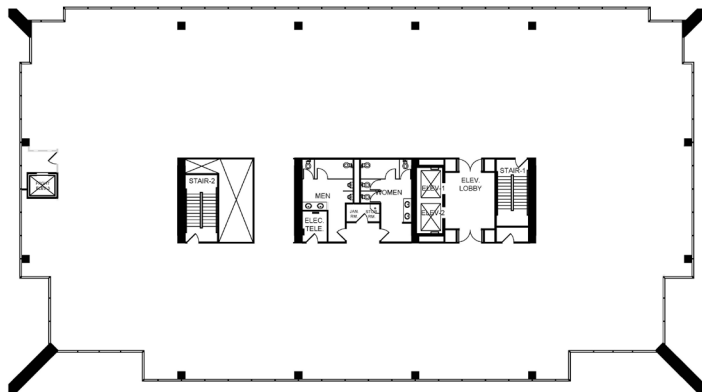
Pasadena, California

Floor Plans

SUITE 200 - 16,082 RSF

200	16,082 RSF	\$2.95/RSF PER MONTH FSG
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Full floor opportunity with direct elevator access from parking garage to floor.



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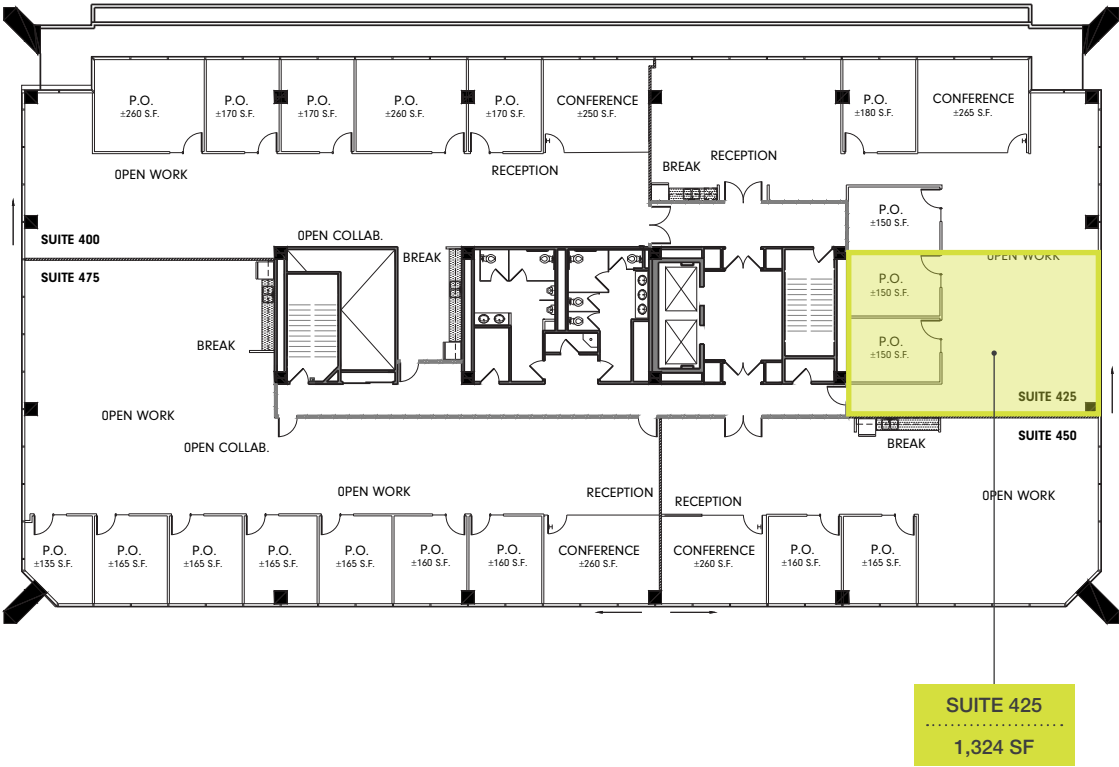
299 North Euclid Avenue

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Floor Plans

SUITE 425 - 1,324 RSF

425	1,324 RSF	\$2.95/RSF PER MONTH FSG
Two private offices and open work area.		



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Kidder Mathews

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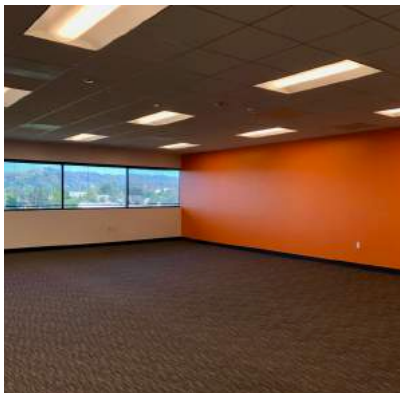
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Floor Plans

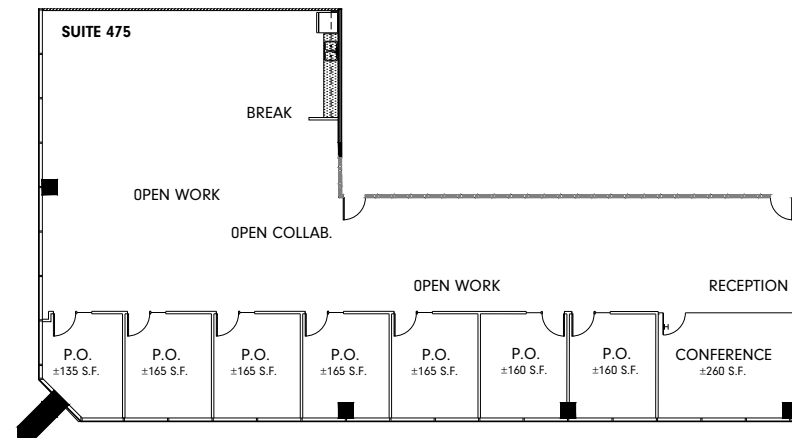
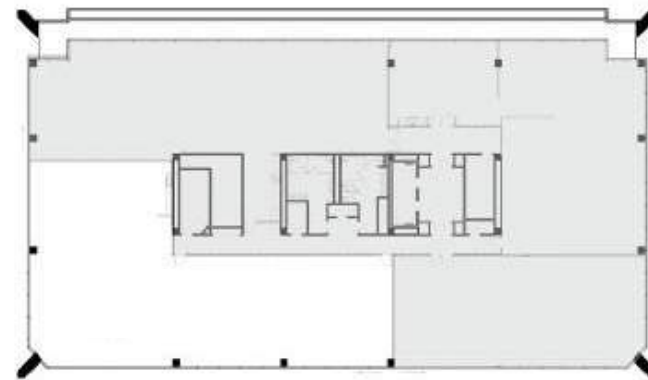
SUITE 475 - 4,988 RSF

475	4,988 RSF	\$2.95/RSF PER MONTH FSG
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Move-in ready suite with glass conference room, 7 window offices, open work area, reception and open break area with sink, cabinetry and dishwasher installed.



FLOOR LOCATION KEY



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