

2 SOUTH OL O S O ROBLES AVENUE

PASADENA, CALIFORNIA



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**km Kidder
Mathews**

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OL O S
O ROBLES

PASADENA, CALIFORNIA

HIGHLIGHTS

Professionally owned best in class office building

Walking distance to The Paseo, Old Pasadena, Playhouse District, South Lake Avenue and Metro Gold Line with Walk Score of 84

Direct building access from subterranean parking levels

On-site management with 24/7 security

Convenient access to the 110, 210 and 134 freeways

Building identity potentially available

PARKING

3.5:1,000
RATIO

\$105

UNRESERVED

\$90

TANDEM

\$135

RESERVED



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AVAILABLE SUITES

SUITE	RSF	RATE (FSG)	DESCRIPTION
230	2,907	\$3.20/RSF per month	4 window offices, 2 conference rooms, break room, open work area and reception. Contiguous with Suite 250 to 7,629 RSF.
250	4,722	\$3.20/RSF per month	Double door identity off the elevator lobby with 2 window offices, glass conference room, break room, storage, open work area and reception. Contiguous with Suite 230 to 7,629 RSF.
320	11,886	\$3.20/RSF per month	Double door identity off the elevator lobby. Efficient layout with window offices, meeting rooms, break room, storage, open work area and reception. Contiguous with Suite 330 to 16,188 RSF. Available February 1, 2020.
330	4,302	\$3.20/RSF per month	Corner office suite with 3 window offices, 3 interior offices, conference room, break room, open work area and reception. Contiguous with Suite 320 to 16,188 RSF.
500	14,449	\$3.20/RSF per month	Double door identity off the elevator lobby. Efficient layout with window offices, meeting rooms, break room, storage, open work area and reception. Available August 1, 2019.
600	22,149	\$3.20/RSF per month	Full floor opportunity on the top floor of the building. Available February 1, 2020.

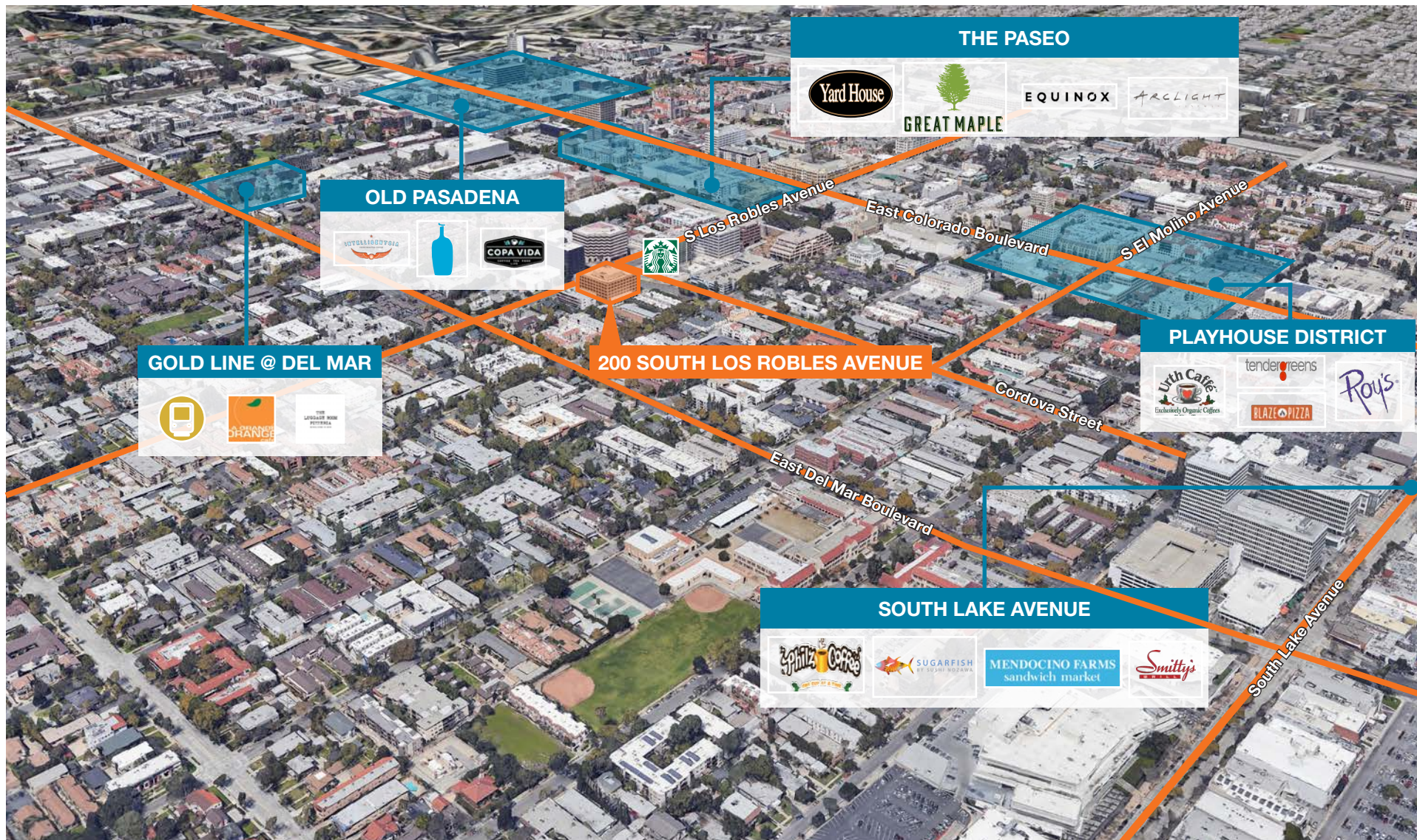
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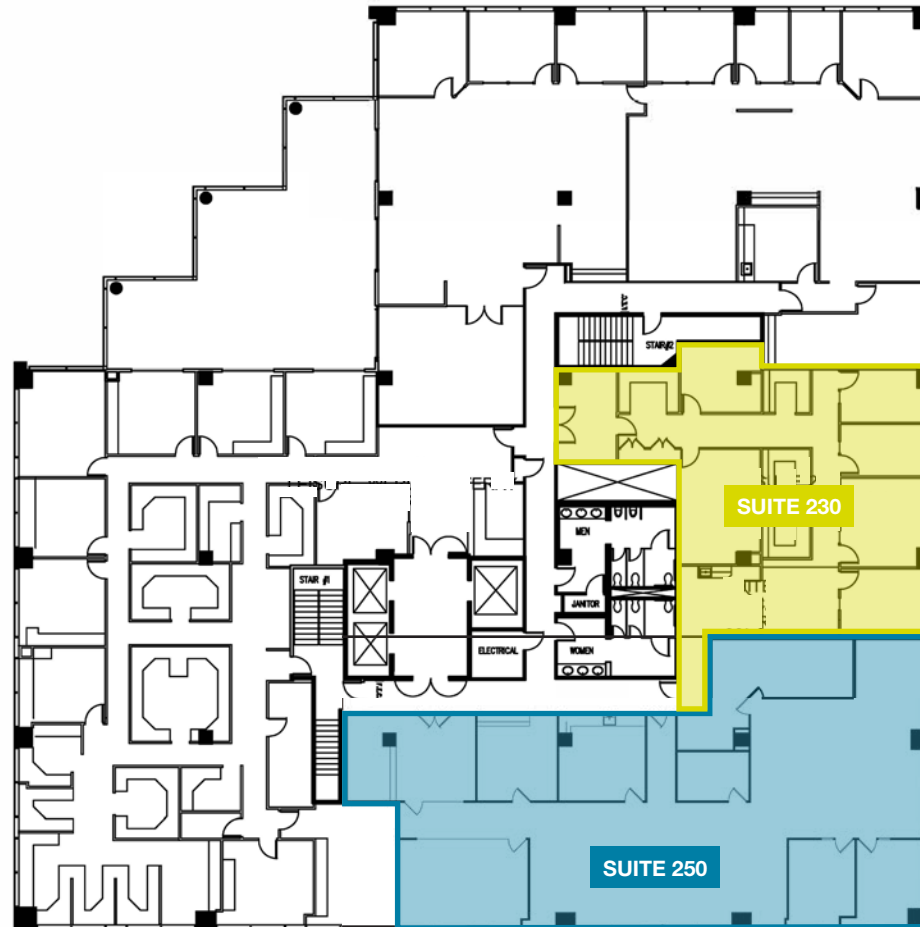
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SECOND FLOOR



SUITES 230/250

7,629 RSF Contiguous

SUITE	SIZE	DESCRIPTION
230	2,907 RSF	4 window offices, 2 conference room, break room, open work area and reception. Contiguous with Suite 250 to 7,629 RSF.
250	4,722 RSF	Double door identity off the elevator lobby with 2 window offices, glass conference room, break room, storage, open work area and reception. Contiguous with Suite 230 to 7,629 RSF.

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THIRD FLOOR



SUITES 320/330

16,188 RSF Contiguous

SUITE	SIZE	DESCRIPTION
320	11,886 RSF	Double door identity off the elevator lobby. Efficient layout with window offices, meeting rooms, break room, storage, open work area and reception. Contiguous with Suite 330 to 16,188 RSF. Available February 1, 2020.
330	4,302 RSF	Corner office suite with 3 window offices, 3 interior offices, conference room, break room, open work area and reception. Contiguous with Suite 320 to 16,188 RSF.

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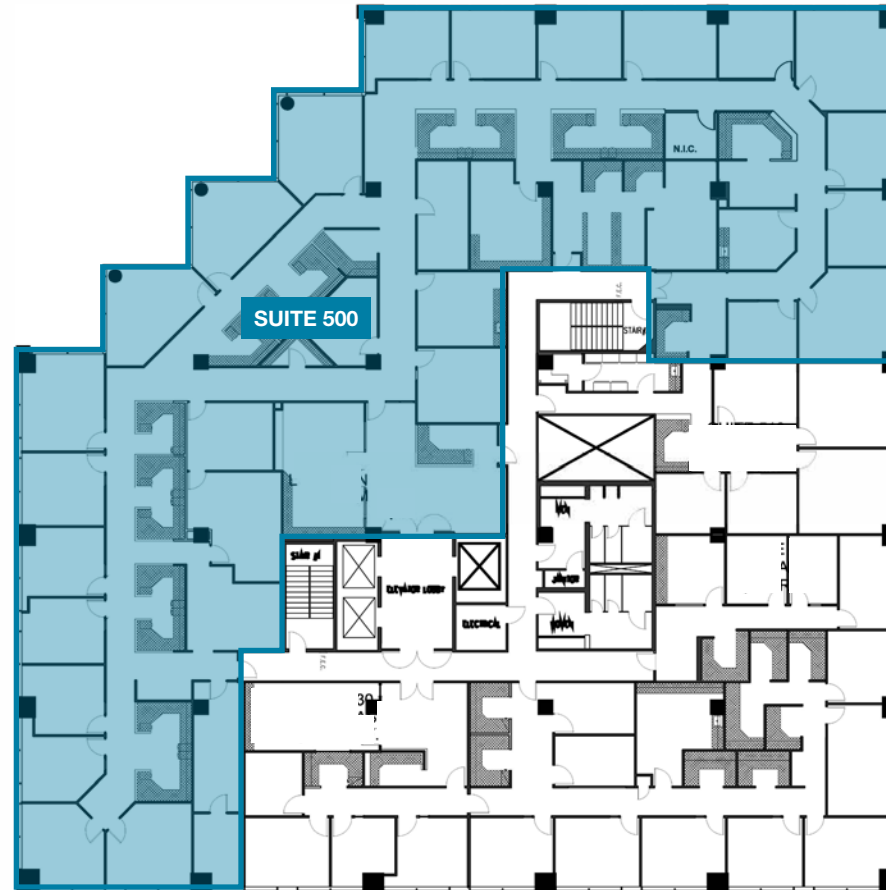
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FIFTH FLOOR



SUITE	SIZE	DESCRIPTION
500	14,449	Double door identity off the elevator lobby. Efficient layout with window offices, meeting rooms, break room, storage, open work area and reception. Available August 1, 2019.

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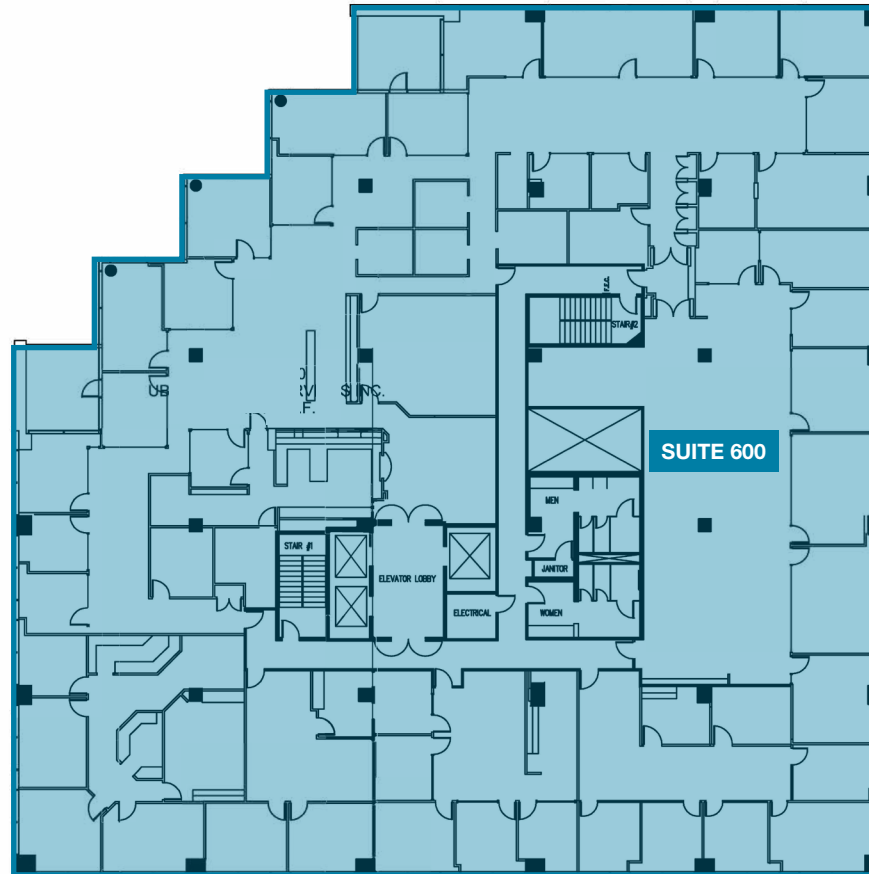
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SIXTH FLOOR



SUITE	SIZE	DESCRIPTION
600	22,149 RSF	Full floor opportunity on the top floor of the building. Available February 1, 2020.

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