

For Lease

Office Space

221 Walnut Street
Pasadena CA 91101



Park Center

AVAILABLE:

Suite 112	2032 Sq. Ft.
Suite 110	1808 Sq. Ft.

IMPROVEMENTS: 2-Story Garden Style Built in 1979, Elevator Served

RENTAL RATE: \$2.05 per sq. ft. per month

PARKING RATIO: 2.5/ 1,000 Sq. Ft./ 85.00

HIGHLIGHTS

- Fantastic natural light
- Excellent freeway access
- Block and half from the Holly Street Gold-line Station
- Near Civic Center & Courthouses

NAI Capital

Commercial Real Estate Services, Worldwide.

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.

For information, please contact your exclusive listing agent

R. Scott Martin, SIOR
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221 Walnut Street - Availability



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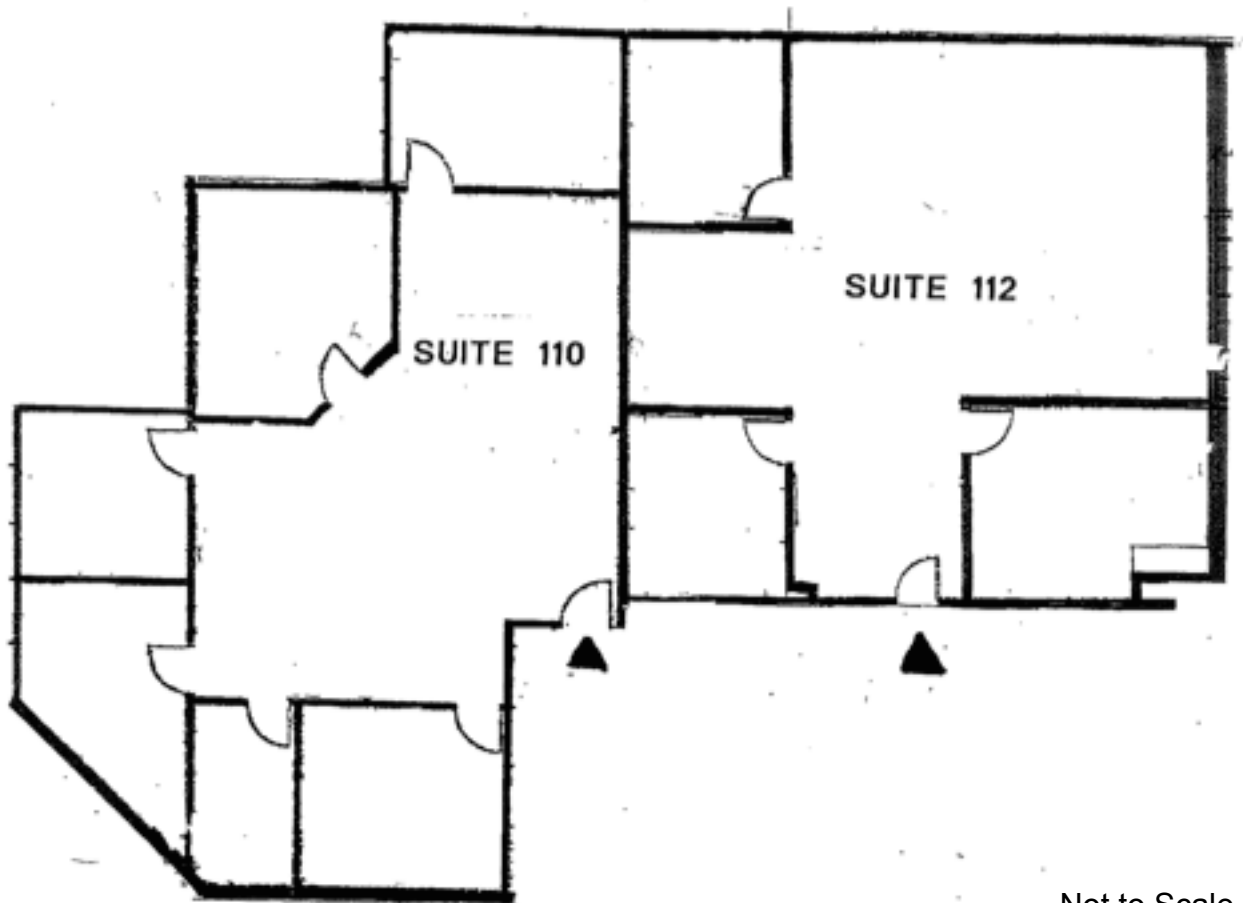
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Suite	Square Footage	Comments
112	2032 RSF	2 offices, reception, large storage room and large open plan for cubicles.
110	1808 RSF	5 offices, storage, and open work space.



Not to Scale



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