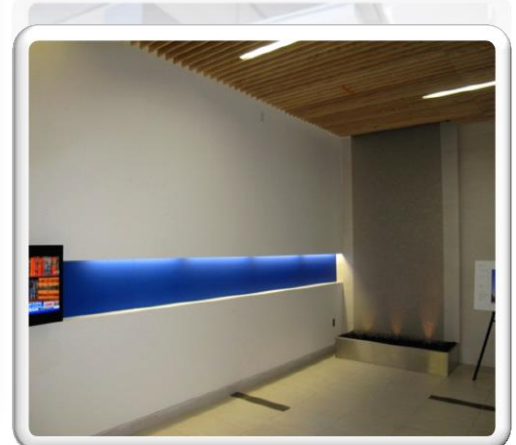
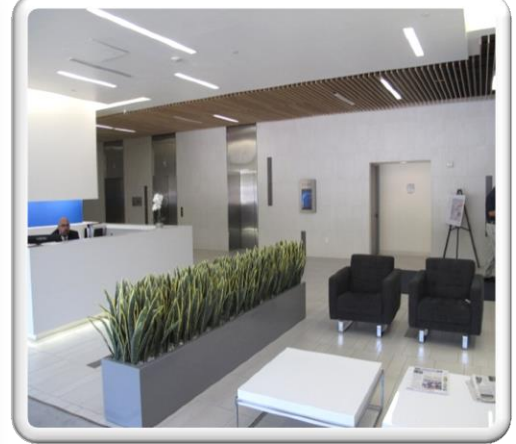


AVAILABLE FOR LEASE

CLASS A OFFICE BUILDING

Pasadena, CA



150 South Los Robles, Pasadena, CA

HIGHLIGHTS:

- Rental Rate: \$2.50 Full Service Gross
- High Identity Location on Los Robles near the 210 Fwy.
- Responsive On Site Management
- Adjacent to Pasadena Hilton Hotel
- Walking distance to several Amenities Including Paseo Colorado and Pasadena Civic Center
- Airport Shuttle Service
- On Site Restaurant, Bar/Lounge, Sundry Shop
- Covered Parking at market rates
- Pride of Ownership Building

NAI Capital

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For information, please contact your exclusive listing agent:

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**AVAILABLE****CLASS A OFFICE BUILDING**

Pasadena, CA

Available Suites

Suite 900	2,371 RSF	Reception area, conference room, 4 windowed offices, one interior office and file/storage room.
Suite 880	4,025 RSF	Efficient office layout.
Suite 665	1,835 RSF	NEC, reception area, 2 interior offices, kitchen/storage and 3 executive windowed offices.
Suite 480	2,689 RSF	SWC with 8 exterior offices, conference room, kitchen/break room and copy/storage area.
Suite 460	2,306 RSF	SEC with 8 exterior office, interior conference room and kitchen.
Suite 400	4,518 RSF	NWC with 10 exterior office, reception, 1 conference room, 1 interior office, kitchen, copy/storage and workstation areas.
Suite 002	2,006 RSF	Interior office previously occupied by Hilton Management. Dense private office build-out.

Location:	Within the affluent Los Robles and Cordova Office Corridor
Available:	Several Suites ranging from 776 to 8044 square feet
Rental Rate:	\$2.50 Full Service Gross
Tenant Improvements:	Negotiable
Parking:	Structured Parking at 3/1000 reserved spaces \$115 per month, covered unreserved \$85 & reserved tandem spaces \$225 per month.

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