



## **709 Fremont Avenue**

South Pasadena, California

### **Description**

Freestanding office building nestled in South Pasadena, offering a peaceful environment. Total building is 2,850 SF per the tax assessor and is situated on 7,498 SF of land.

### **Location**

In affluent South Pasadena just north of Mission St.

### **Offering**

Submit an offer

### **Parking**

Seven (7) spaces in the rear of the building

### **Highlights**

- 1,550 SF Unit is leased for 2 years
- 1,300 SF available for Owner – User
- Creative work environment
- Separate electric meters
- Roll up door access to rear unit.
- Excellent owner-user building
- Kitchenette spaces in both units.
- Mature trees and tranquil setting
- Upgraded electrical
- Renovated restrooms
- Beautiful common patio and garden



### **For more information:**

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# 709 Fremont Avenue

South Pasadena, California

## For Sale

South Pasadena  
Small Office Building



Great interior features and finishes in the space. Polished concrete floors, Avanti lighting, use of glass and side light panels in the offices. Open court yard “green space” provides for tranquil setting.



Attractive exterior brick finish with dark wood doors, Spanish accent lighting and wrought iron gates



Commercial Real Estate Services, Worldwide.

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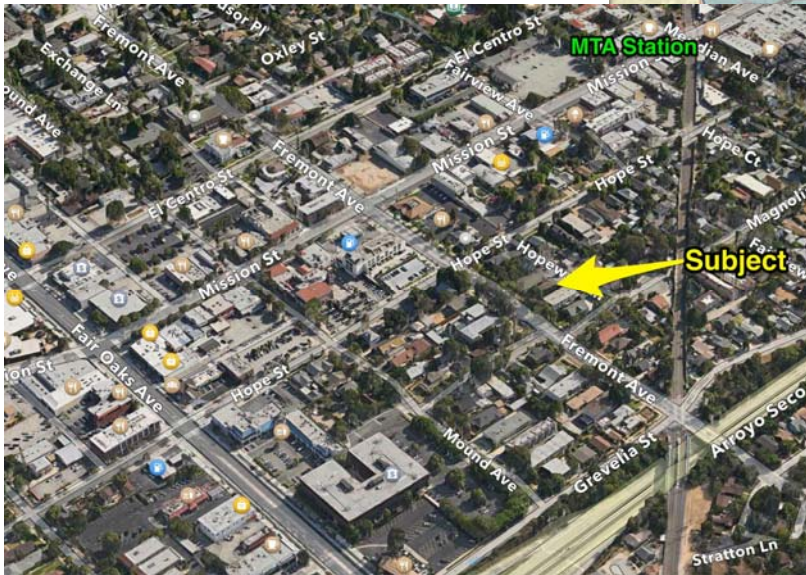
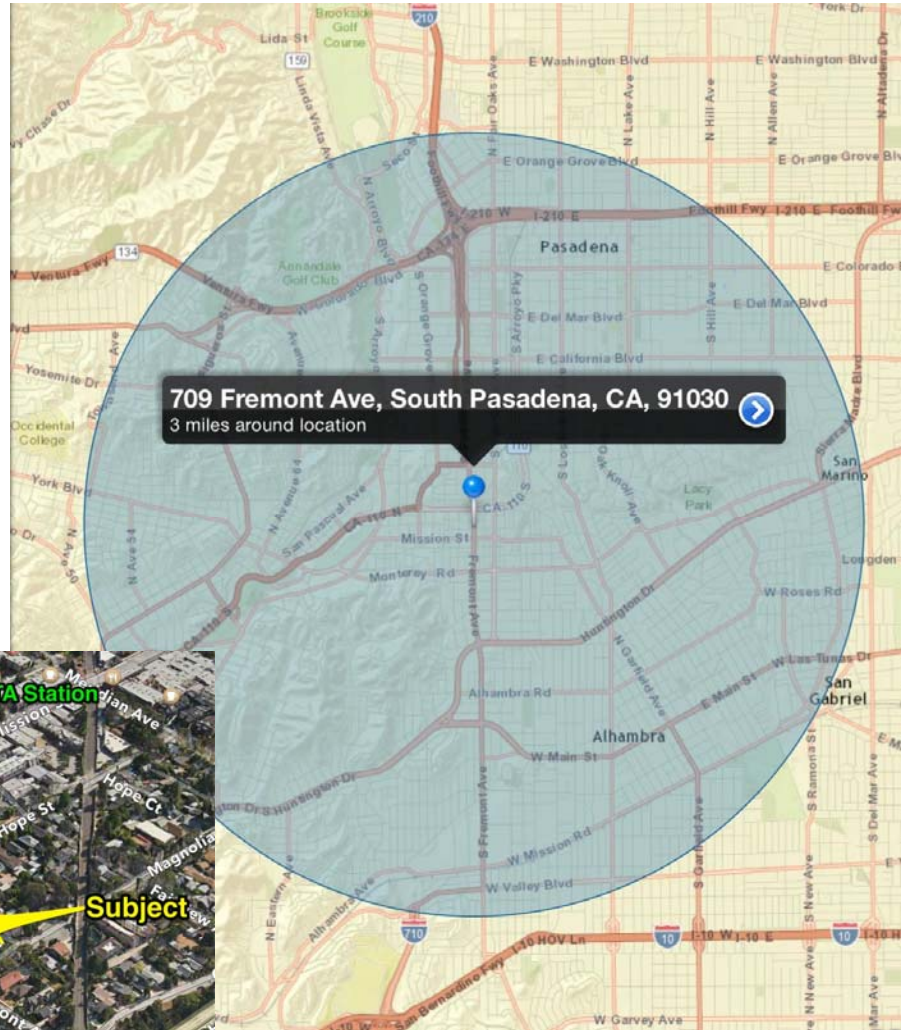
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## For Sale

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Benefit as an owner user – capitalize on the lowest interest rates in decades. Lock in your occupancy cost and enjoy on-site parking and a peaceful setting situated in the fastest appreciating real estate location in South Pasadena.



**NAI Capital**  
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