



16 North Marengo Avenue

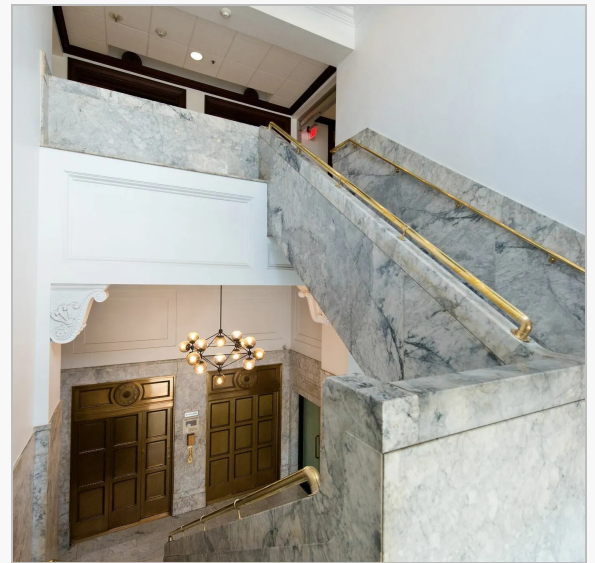
Pasadena, California 91101

Lease Highlights

- Individual Offices for Lease
- Beautiful Views of Pasadena
- Perfect for Accountants, Attorneys, Therapists, etc...
- Suites 615 and 616 are connected by a common interior door, ideal for a subtenant seeking two adjacent offices
- Sublease Expiration July 31, 2029

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,237	4,942	18,044
Total Population	2,119	9,061	36,358
Average HH Income	\$106,067	\$116,015	\$120,375



For more information

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For Lease
16 North Marengo Avenue
Suites 615 & 616



Property Summary

Available SF: 336 - 399 SF

Lease Rate: \$3.50 SF/month (Full Service)

Building Size: 54,961 SF

Building Class: B

Property Overview

Explore a premier leasing opportunity at this modern office building on North Marengo Avenue in Pasadena. With contemporary design, state-of-the-art amenities, and a prestigious address, this property offers a distinguished professional setting. Efficient floor plans, ample natural light, and premium finishes enhance productivity and employee satisfaction. Convenient on-site parking and easy access to public transportation ensure accessibility for employees and visitors. Situated in the heart of Pasadena, this property presents a prime opportunity for businesses to thrive in a highly desirable and dynamic commercial environment.

Location Overview

Located in the heart of Pasadena

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Suites 615 & 616



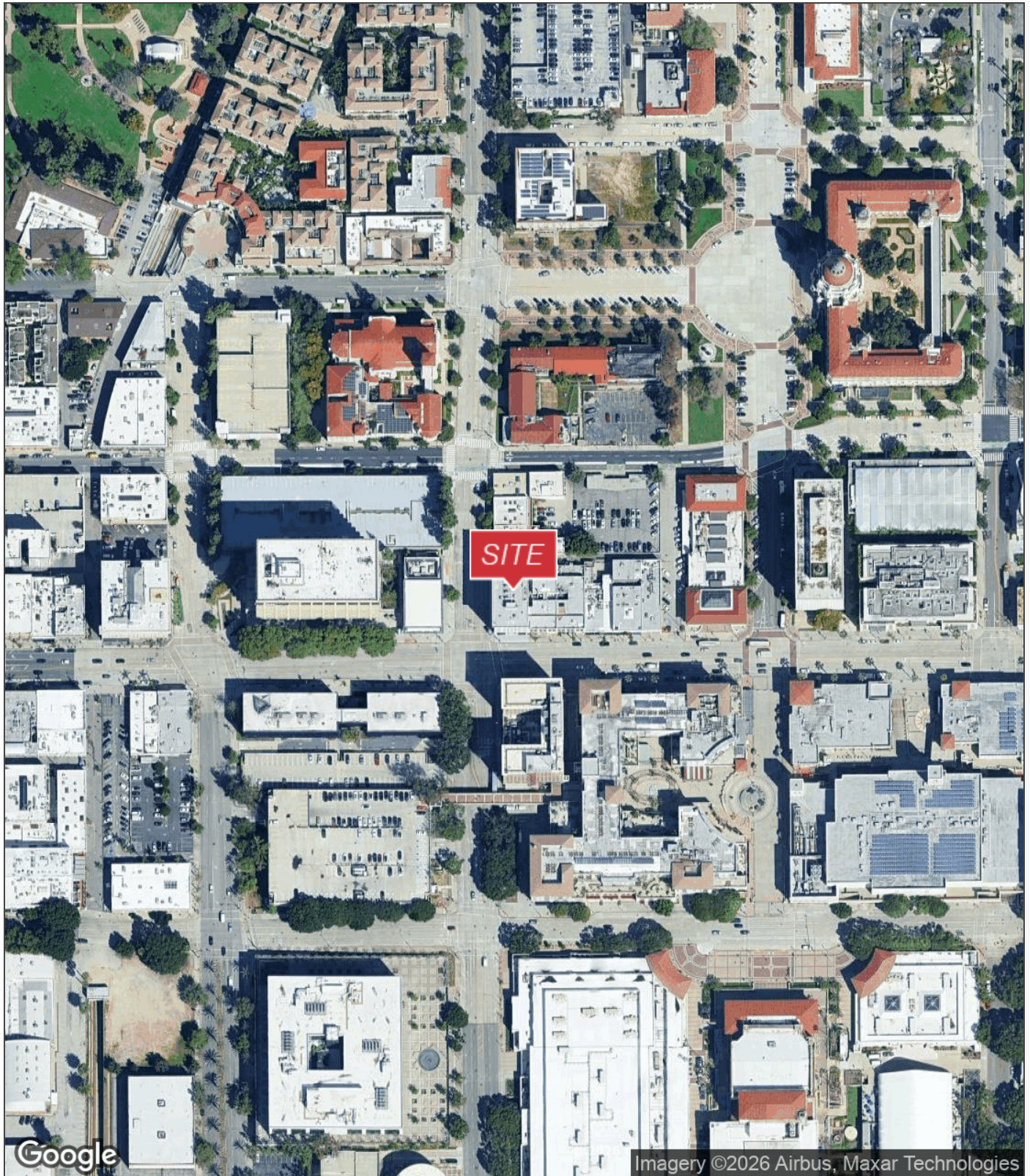
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