

OFFICE SPACE FOR LEASE



*Now offering a broker bonus of \$2.00 PSF**

299 NORTH EUCLID AVE, PASADENA, CA

LucasHorsfall

*For qualified tenants and new leases.
Minimum 2,000 RSF and 5-year lease term.

km Kidder
Mathews



PROFESSIONALLY
OWNED AND
MANAGED BY
SHARP CAPITAL



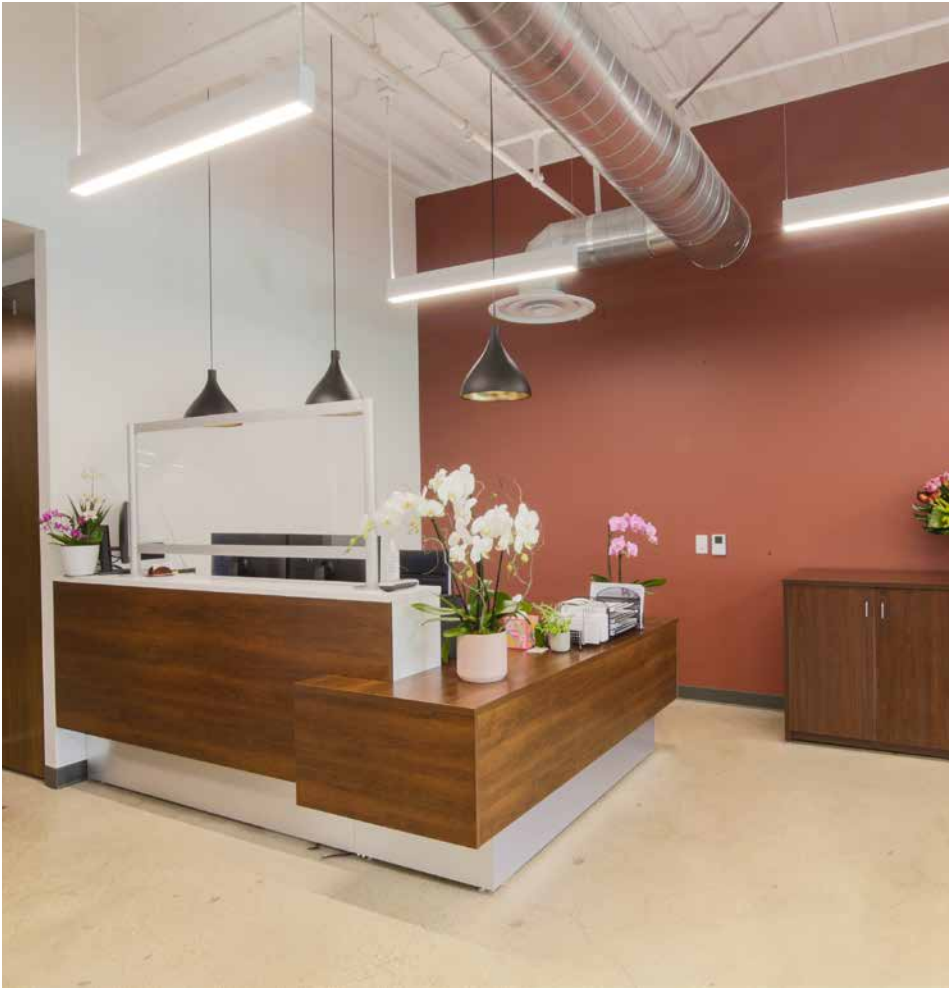
NEWLY
CONSTRUCTED
MOVE-IN READY
SPEC SUITES



3/1,000 RSF
\$95/UNRESERVED
\$155/RESERVED



IMMEDIATE
ACCESS TO THE
210 AND 134
FREEWAYS





AVAILABILITIES

Suite	RSF	Description
110	2,153	Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.
310	3,334	Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area..
400	6,566	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Available March 1, 2027 or sooner, subject to agreement. Contiguous to 7,925 RSF with Suite 425.
425	1,359	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous to 7,925 RSF with Suite 400.

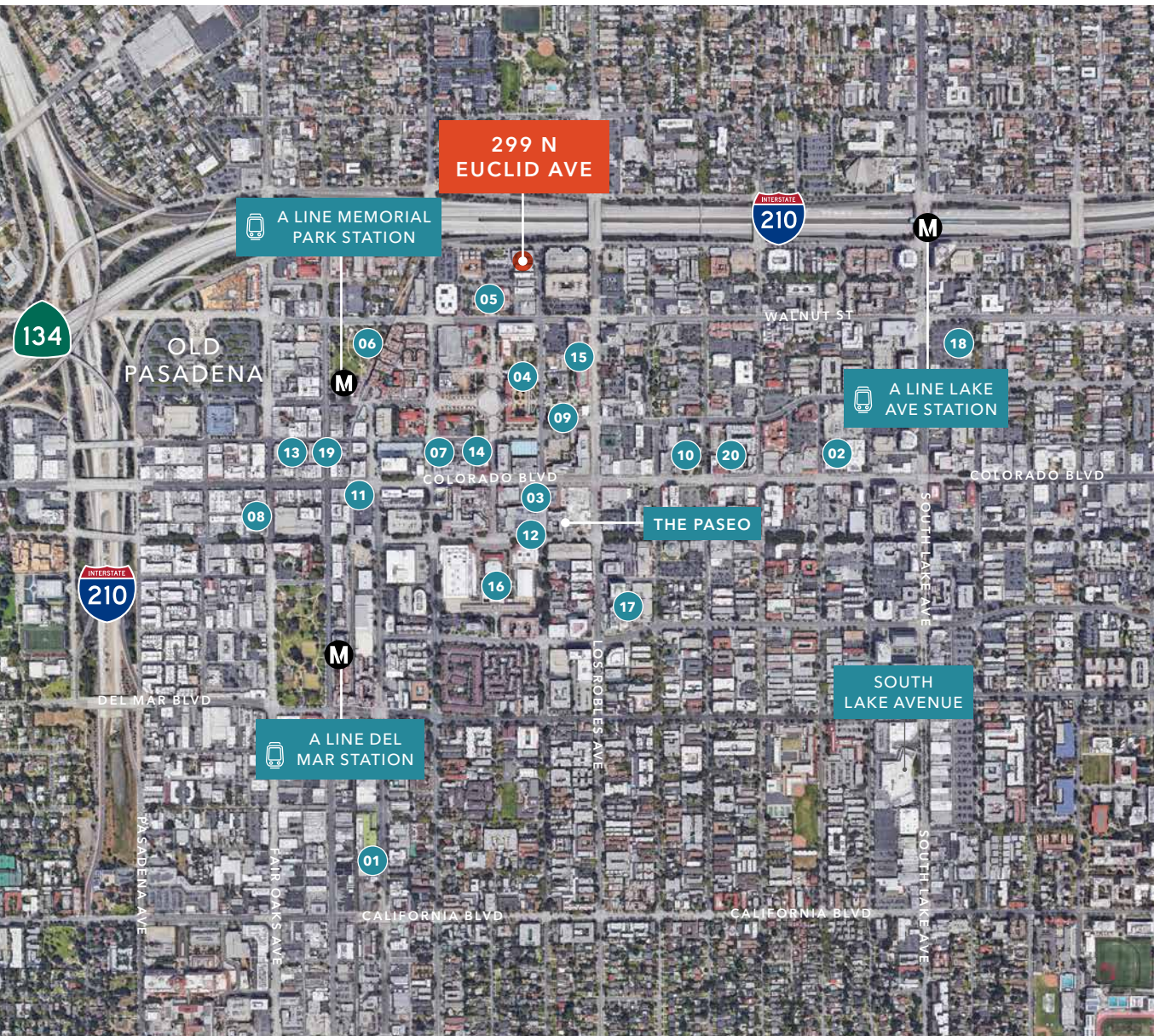
PROPERTY HIGHLIGHTS

Walking distance to The Paseo, Old Pasadena and the Metro A Line with a Walk Score of 91

Direct building access from subterranean parking levels

Unobstructed mountain views to the north and surrounding Pasadena skyline to the south

EV charging stations



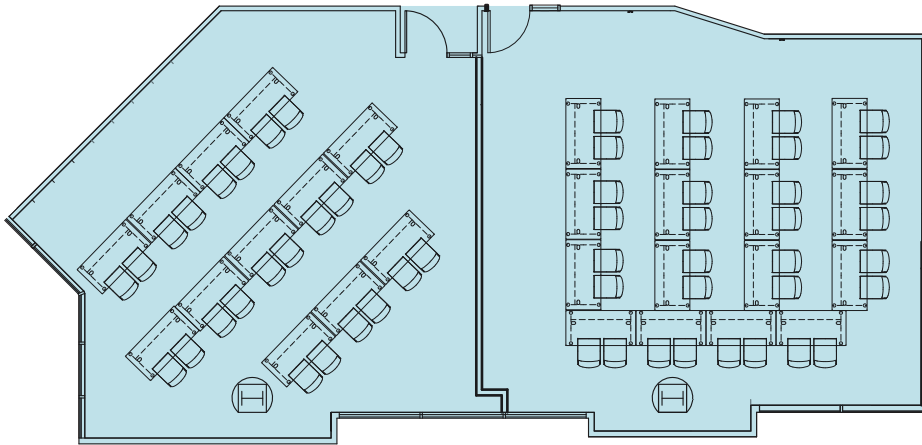
NEARBY AMENITIES

- 01 Whole Foods Market
- 02 Target
- 03 Starbucks
- 04 Pasadena City Hall
- 05 Pasadena Public Library
- 06 Pasadena Memorial Park
- 07 Subway Restaurants
- 08 The Cheesecake Factory
- 09 California Pizza Kitchen
- 10 24 Hour Fitness
- 11 Chase Bank
- 12 Arclight Cinema
- 13 Russell's
- 14 USPS
- 15 FedEx Office Ship Center
- 16 Sheraton Pasadena Hotel
- 17 Hilton Pasadena
- 18 Ralphs
- 19 Slater's 50/50
- 20 Tender Greens

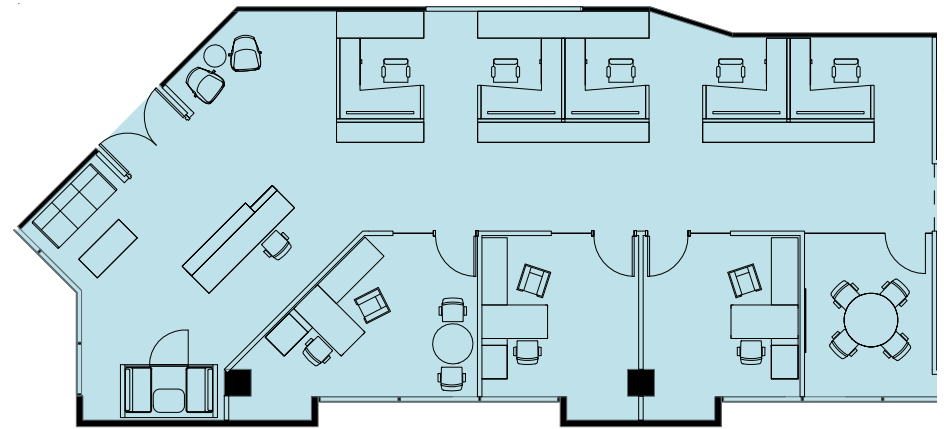
SUITE 110

Prime ground floor space with high ceilings customizable to tenant's specifications. Medical use available on first floor.

AS-BUILT PLAN



HYPOTHETICAL PLAN



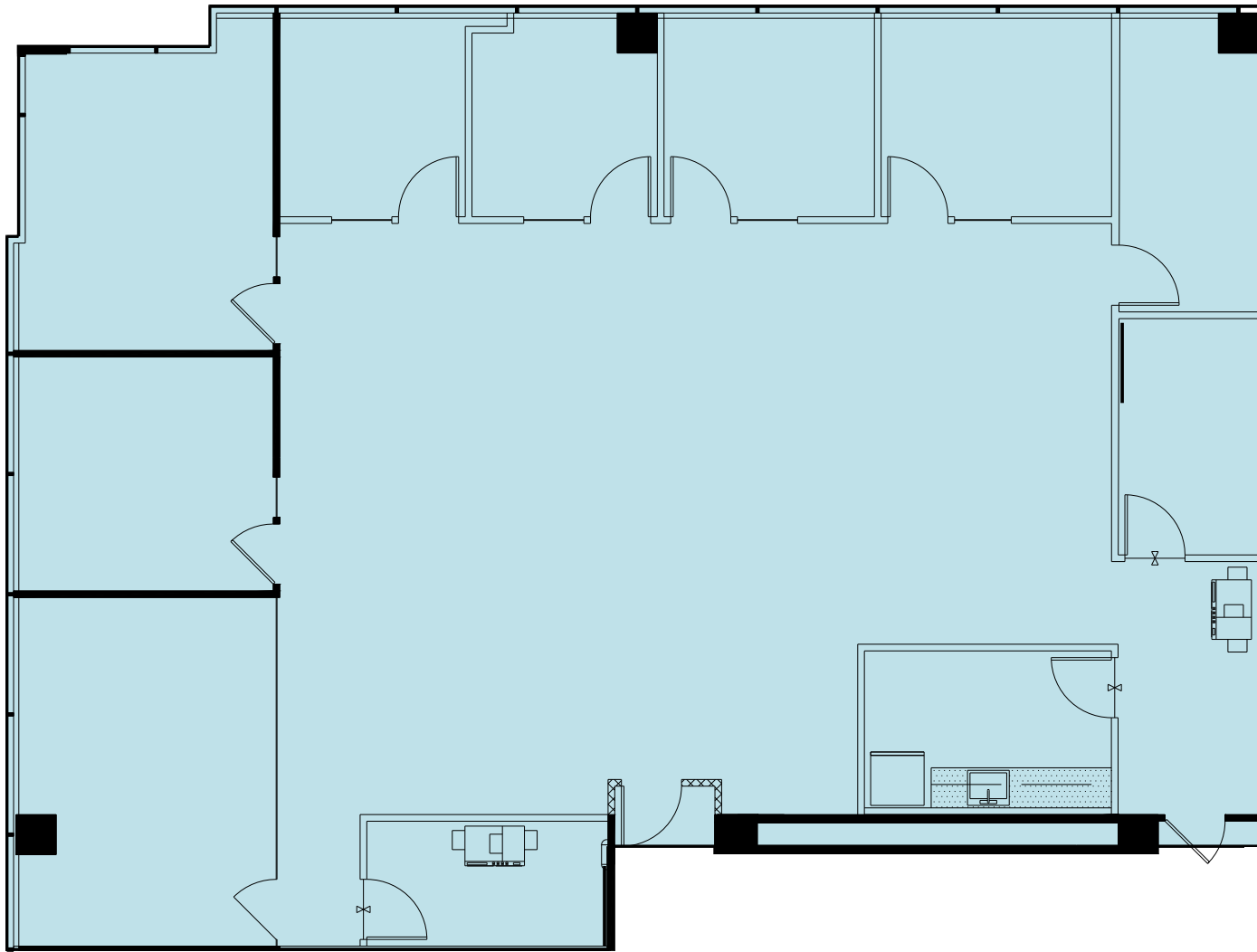
2,153 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 310



3,334 RSF

AVAILABLE

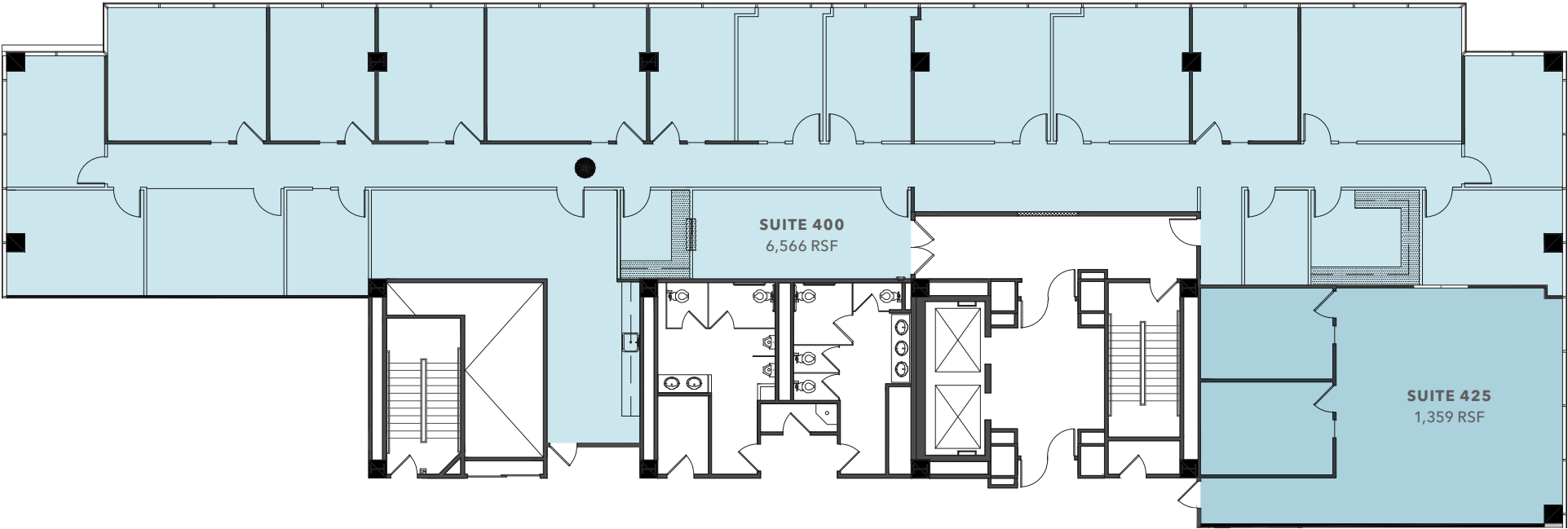
\$3.25 FSG

LEASE RATE (SF/MO)

Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area.

SUITES 400 & 425

7,925 RSF
CONTIGUOUS SPACE



Suite	RSF	Lease Rate (RSF/Mo)	Description
400	6,566	\$3.25 FSG	North facing suite with mountain views. Double door identity with 15 window offices, 1 interior office, meeting room, break room, storage and reception. Available March 1, 2027 or sooner, subject to agreement. Contiguous to 7,925 RSF with Suite 425.
425	1,359	\$3.25 FSG	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed. Contiguous to 7,925 RSF with Suite 400.







LucasHorsfall

For more information, please contact:

SCOTT UNGER

626.873.1803

scott.unger@kidder.com

LIC N° 01855517

LINDA LEE

626.873.1802

linda.lee@kidder.com

LIC N° 01278768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

