



OFFICE SPACE FOR LEASE > HIGHEST QUALITY OFFICE PROJECT IN EAST PASADENA

Pasadena Corporate Park

3475 EAST FOOTHILL BOULEVARD | LOWER LEVEL | PASADENA, CALIFORNIA 91107

Pasadena Corporate Park consists of two office buildings which are three stories each. They are known as **Phase I** (3465 East Foothill Boulevard) and **Phase II** (3475 East Foothill Boulevard). Combined, the two buildings offer approximately 265,460 square feet ("SF") of Class A office space. The project features top-of-the-line building systems, institutional quality interior and exterior finishes, highly efficient floor plates, and a higher-than-market parking ratio.

Property Highlights:

- **Available Space and Rates:**
 - > **Lower Level: 15,325 RSF**
 - Rate: Negotiable**
 - Available Immediately
- **Parking:** 3 per 1,000 RSF
- Surface and structured parking spaces available
- Owned by Columbia Property Trust
- Top-of-the-line building systems
- Institutional quality interior and exterior finishes
- HVAC is provided by packaged water cooled units located on each office floor
- Located directly across the street from the Metro Goldline



For more information, please contact:

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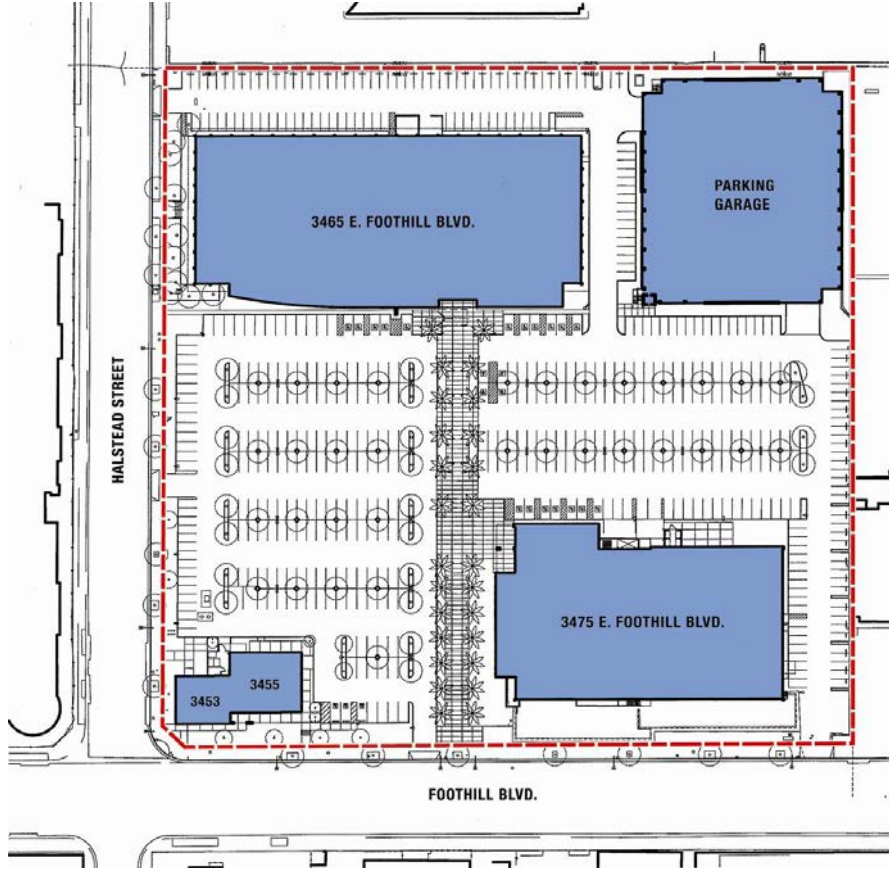


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Site Plan:



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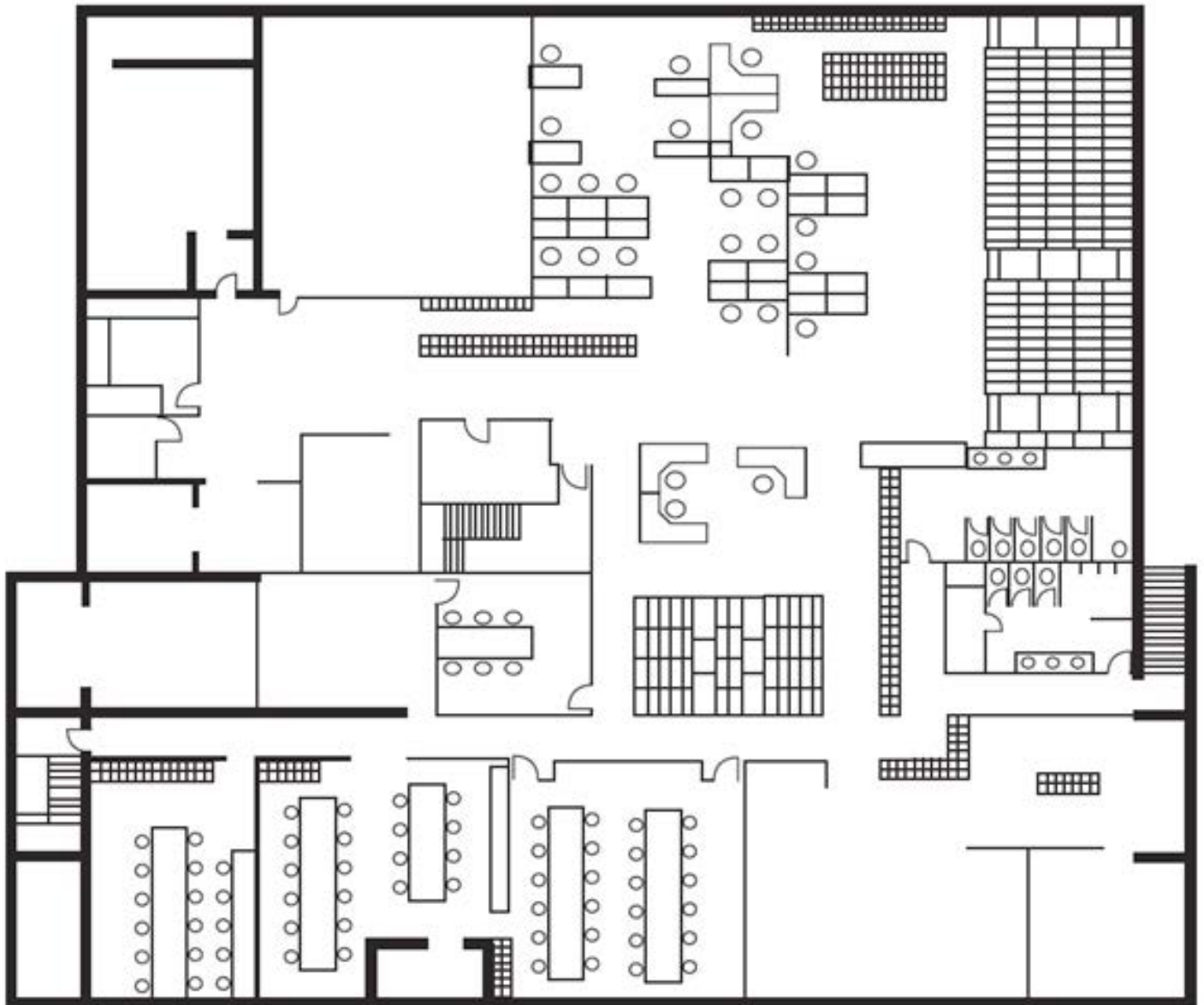
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Floor Plans:

Lower Level > 15,325 RSF



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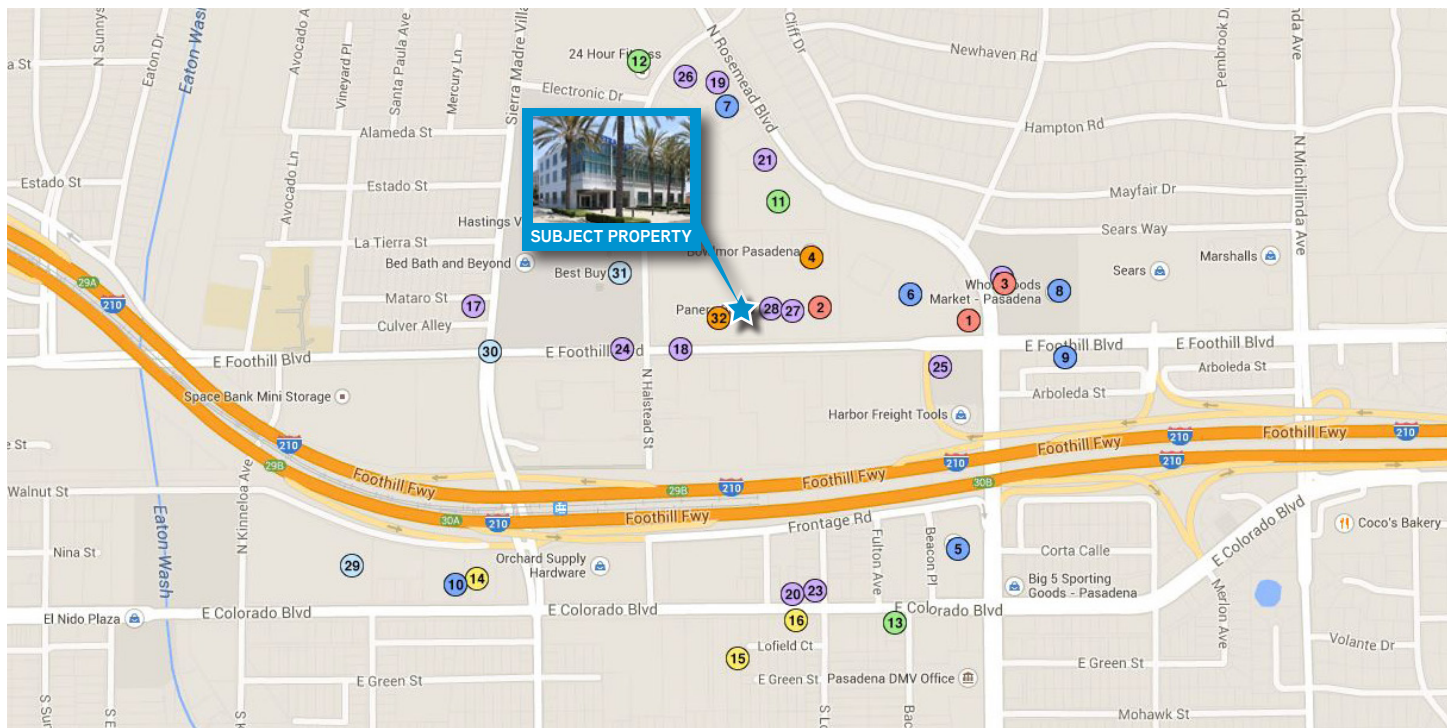


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Local Amenities Map:



BANK	
1	Citibank
2	Bank of America
3	Wells Fargo Bank
ENTERTAINMENT	
4	Bowlmor Pasadena
GROCERY	
5	Sprouts Market
6	Ralphs
7	Trader Joe's
8	Whole Foods Market
9	BevMo!
10	Smart & Final

GYM	
11	LA Fitness
12	24 Hour Fitness
13	CrossFit North Pasadena
HOTEL	
14	Hotel Le Rêve Pasadena
15	Holiday Inn Express
16	Best Western
RESTAURANTS	
17	Pasadena Sandwich Co.
18	Hook Burger
19	STONEFIRE Grill
20	Chiquita Bonita

21	Robin's Wood Fire BBQ
22	The Habit Burger Grill
23	Gin Sushi
24	Chipotle
25	Steer N' Ale
26	Shogun Restaurant
27	Islands Restaurant
28	Panera Bread
RETAIL	
29	Target
30	Nordstrom Rack
31	Best Buy
32	Sears

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