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**888 E WALNUT ST, PASADENA, CA 91101**

This recently constructed six-story, 234,000 SF building has large efficient floor plates with multiple transportation options, easy parking access, and LEED Gold certification by the USGBC.



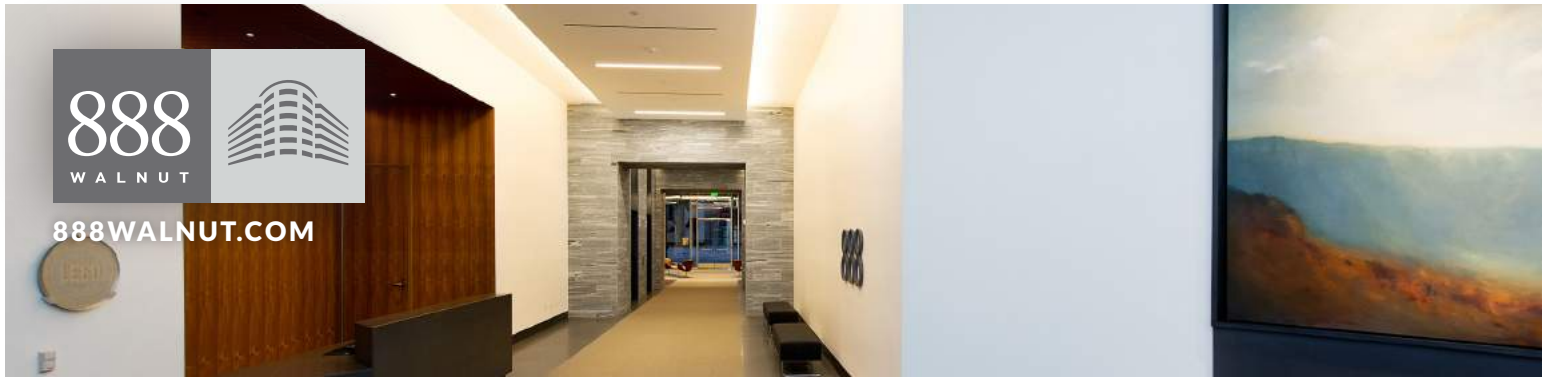
## Building Details

- » Contiguous Office Suites from 5,000 to 170,000 RSF
- » Storefront Retail from 1,500 to 7,000 RSF
- » Total Square Footage: 234,000
- » Floors: 6
- » Typical Floor Size: 42,000 RSF
- » Lease Depths: 40' and 45'
- » Floor Heights: 9' dropped, 13'6" slab to slab (over 19' on ground floor)
- » Parking: 3 physical covered spaces per 1,000 RSF, electric vehicle charging stations
- » LEED Gold Certification
- » Year Built: 2005; Renovated: 2017

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## Access to Everything

- » Located two blocks from Metro Gold Line Station, with ARTS and Foothill Transit bus stops directly in front of property
- » Convenient access to 2 10, 134, and 110 Freeways
- » Located on Lake Avenue, within Pasadena Playhouse District, a pedestrian friendly downtown district renowned for its restaurants, theaters, and museums
- » Prominent views from building to San Gabriel Mountains
- » Walk Score: 92; Bike Score: 88



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