

# 838 - 16,479 Square Feet Prime Retail, Office or Medical Space in Old Town Pasadena

95 North Arroyo Parkway, Pasadena, CA 91103

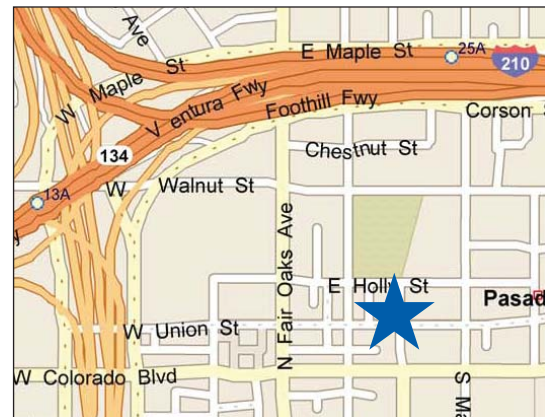


## BUILDING INFORMATION

**Address:** 95 N. Arroyo Parkway, Pasadena, CA 91103  
**APN:** 5723-024-016 **Total Building SF:** ± 16,479 Gross Sq. Ft.  
**Space Available for Lease:** 838-16,479 Sq. Ft. on First, Second Floor and Ground Level (Elevator Served)  
**Lease Rate:** \$1.15 - \$3.50 PSF Modified Gross (Tenant pays utilities and maintenance)  
**Parking:** 2 Spaces on site, plus up to 35 Spaces can be rented in City Lot directly across Arroyo Parkway at SEC of Arroyo and Holly

## FEATURES

- Located in the heart of Old Town Pasadena on signalized corner, Arroyo Pkwy and Holly Street
- Directly across street from Old Town Gold Line Station and parking structure
- 2 short blocks North of Colorado Boulevard
- Free standing building with excellent window line
- 838 square feet corner space on first floor is \$3.50 PSF Per Month, Modified Gross



### For More Information:

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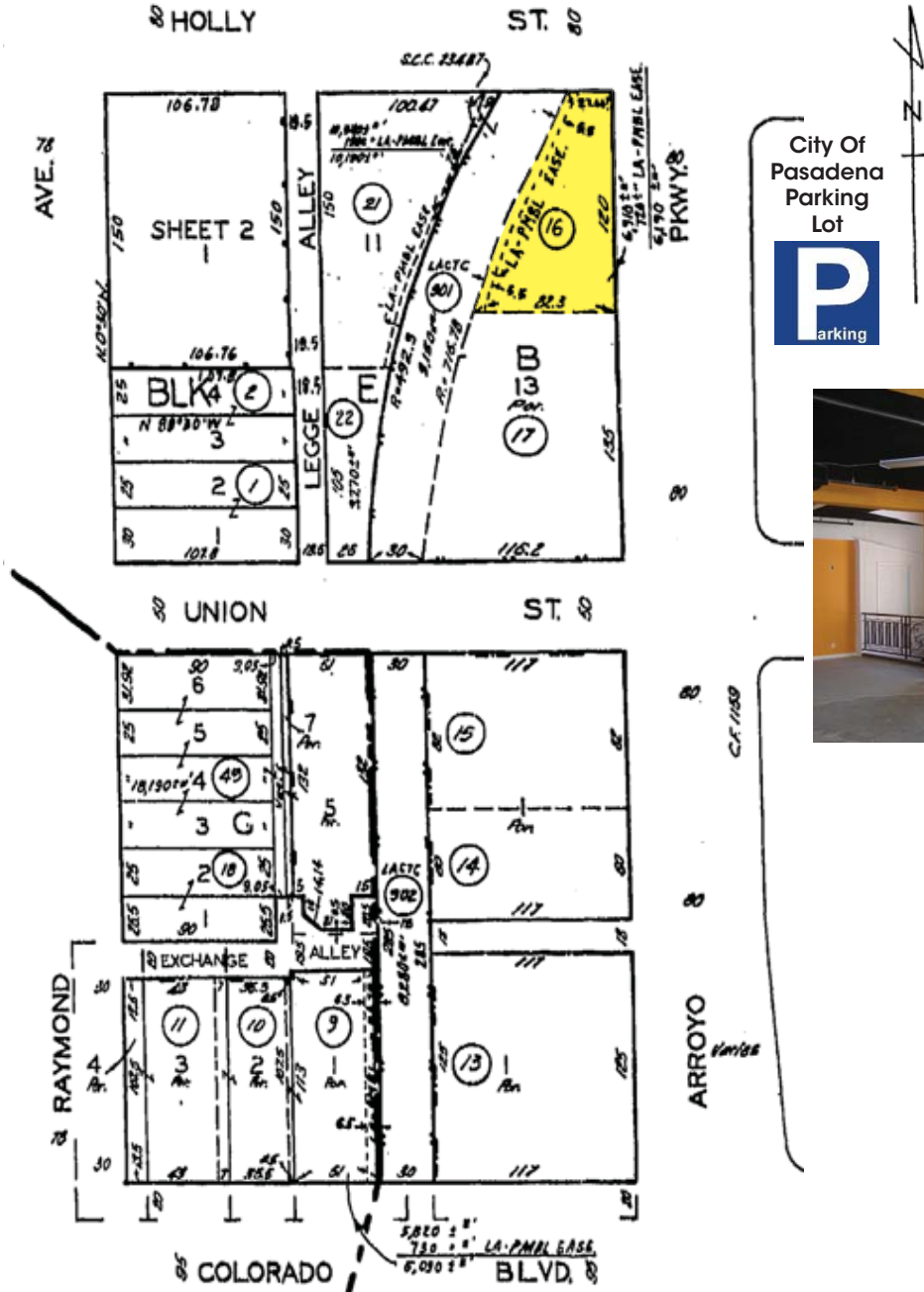
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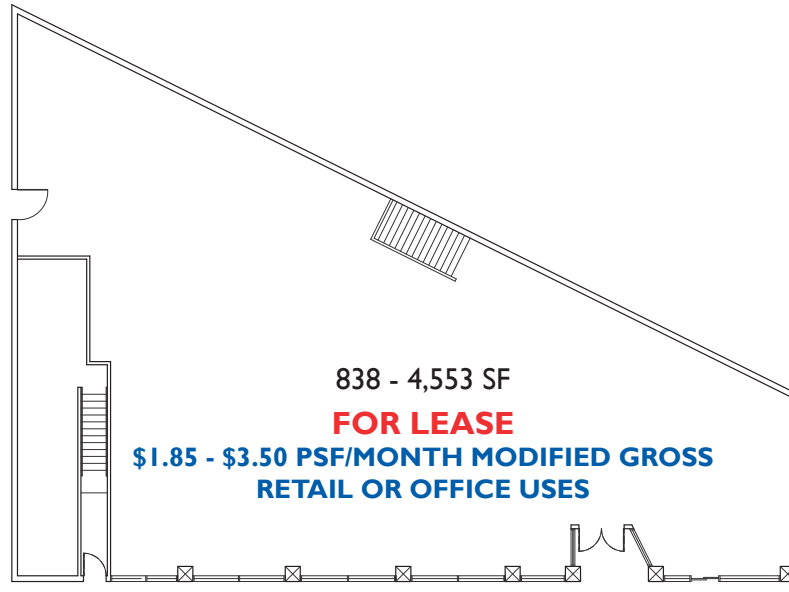
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# 838 - 16,479 Square Feet Prime Retail, Office or Medical Space in Old Town Pasadena

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FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR

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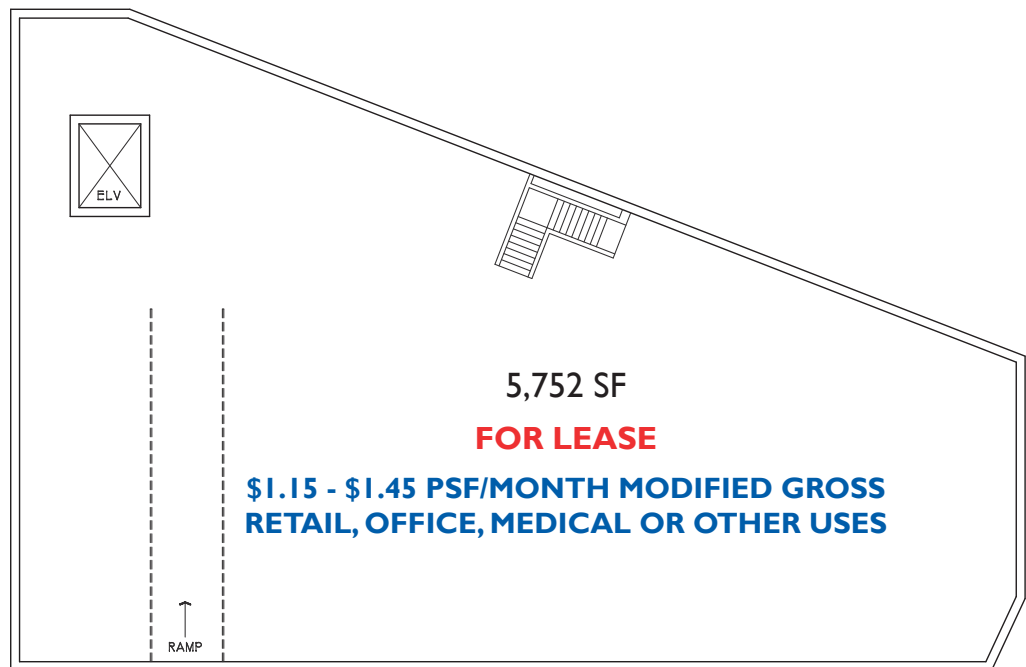
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FLOOR PLAN - BASEMENT



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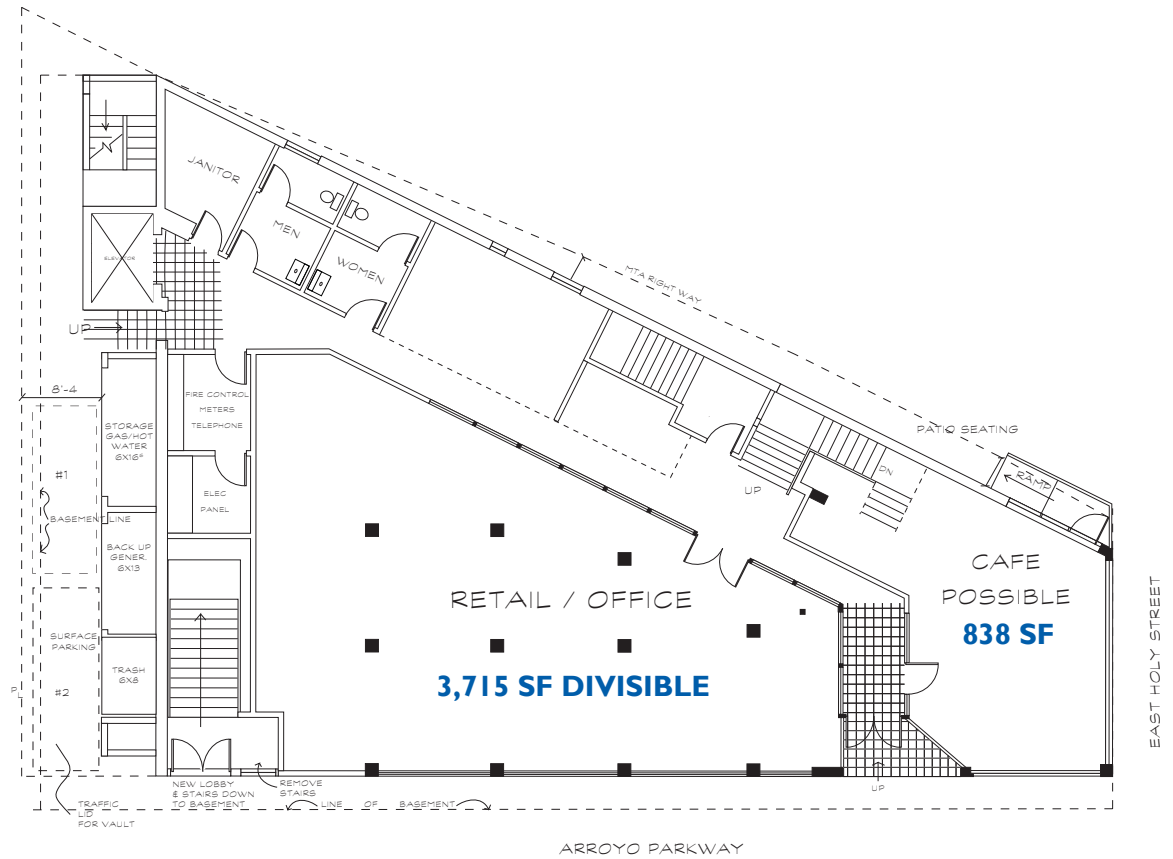
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DRAFT OF FIRST FLOOR PLAN

PROPOSED FIRST FLOOR

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