

[199] S Los Robles Avenue

PASADENA | CA

Modern
Offices with
Old Town
Pasadena
Access

Colliers



8-Floor Class A
office building in
central Pasadena

On-site café and
bottleshop offering
added daily convenience

Secure subterranean
parking with direct access
to all floors (3.0/1,000)

Immediate connectivity
to the I-210, CA-134, and
CA-110 freeways

Revitalized lobby and modern
on-site amenities, including
a conference center, tech
lounge, and fitness center

Steps from The Paseo and
Old Town Pasadena, with
access to dining, retail, and
neighborhood amenities

Just half a mile from the
Del Mar Metro Station for
effortless regional access

PROPERTY HIGHLIGHTS.



NEIGHBORING AMENITIES

[199]
S Los Robles Avenue

Bath & Body Works® EQUINOX BOWLING & ARCADE ROUND1

Brighton. H&M TOMMY BAHAMA

salonrepublic The Good Feet Store OPEN BOOK

west elm REGAL WAGYU MASTER WENHEAND BOHA YARD HOUSE STARBUCKS

HYATT PLACE

THE PASEO

Del Mar Metro Station

Javier's 85+ Agnes MIO★ PANE

Old Pasadena

Fleming's PRIME STEAKHOUSE & WINE BAR

RUTH'S CHRIS STEAK HOUSE

S Los Robles Ave Colorado Blvd

410/ 

±2,817 SF
Available Immediately

770/ 

±8,183 SF
Available Immediately

810^A/ 

±3,268 SF
Spec Suite
Available 2026 Q3

810^B/ 

±4,873 SF
Spec Suite
Available 2026 Q3

810^C/ 

±3,185 SF
Spec Suite
Available 2026 Q3

860/ 

±1,051 SF
Available Immediately

Availabilities;

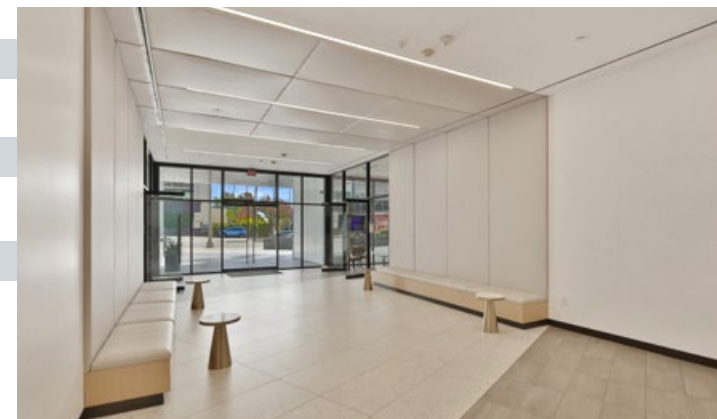
Click on each  to go to the suite plan.

[199]

S Los Robles Avenue

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Modern Lobby; —

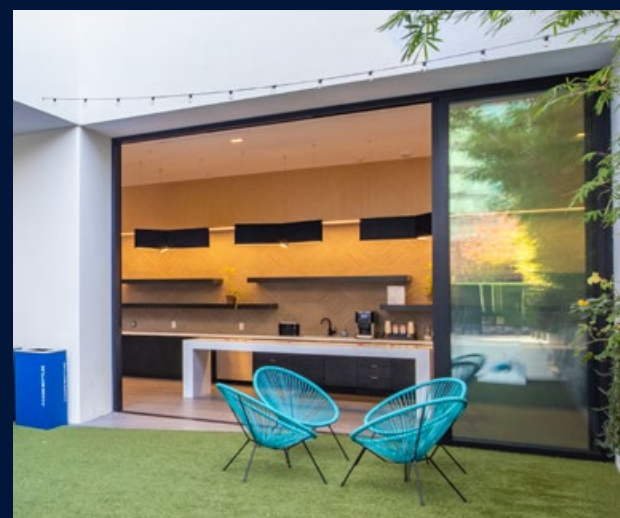
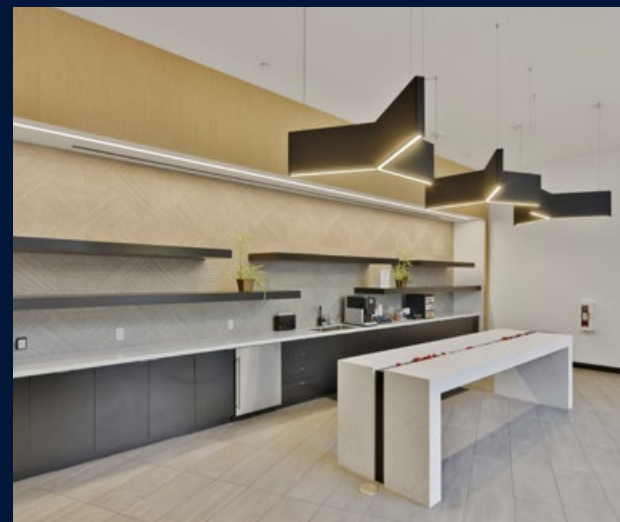


Outdoor Retreat;



On-site amenities that
your employees will love.

A building that makes a strong
first impression on your clients
and guests.



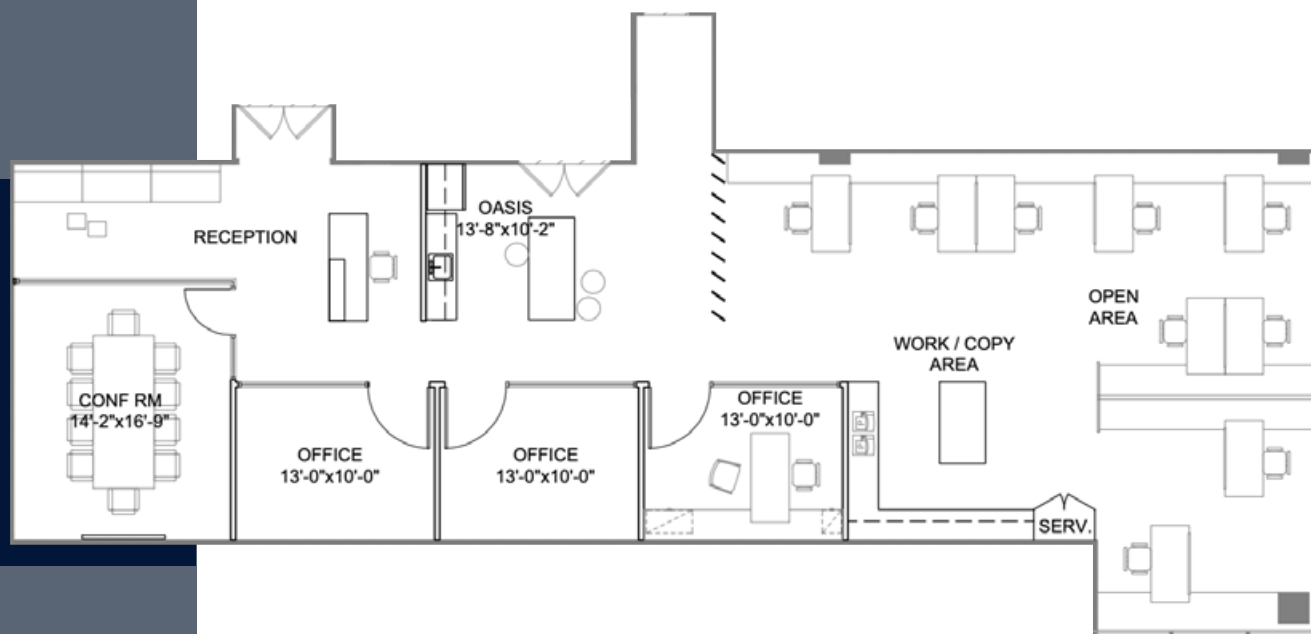
Conference & Fitness Center;

Conference and fitness center that enrich tenant events and enhance the employee experience.

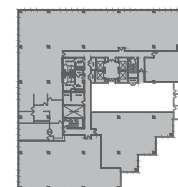


±2,817 SF

Hypothetical Floor Plan
Creative Layout



Click to go to availabilities.



/410

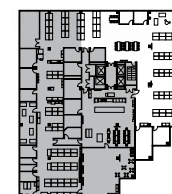
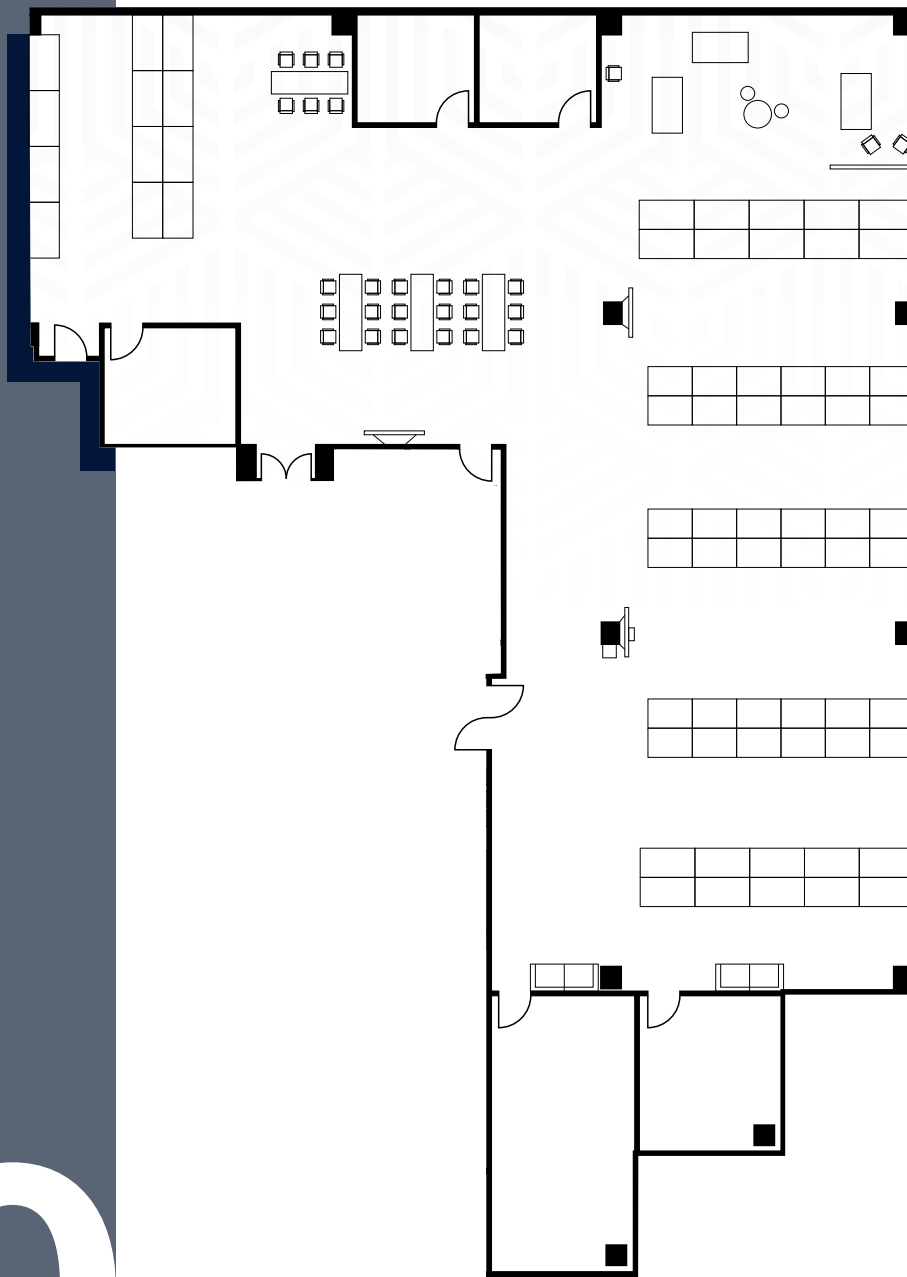
±8,183 SF

Existing Build-out
Available Immediately



Click to go to availabilities.

1770



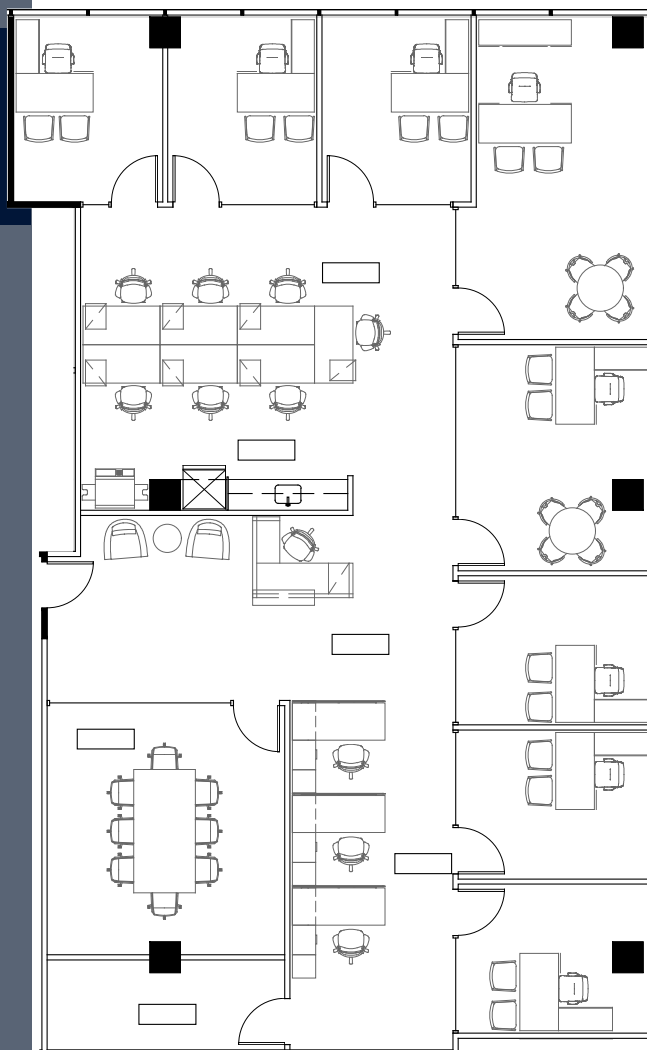
±3,268 SF

Spec Suite
Available 2026 Q3

Conceptual floor plan. Final configuration
subject to design development and approvals.



Click to go to availabilities.

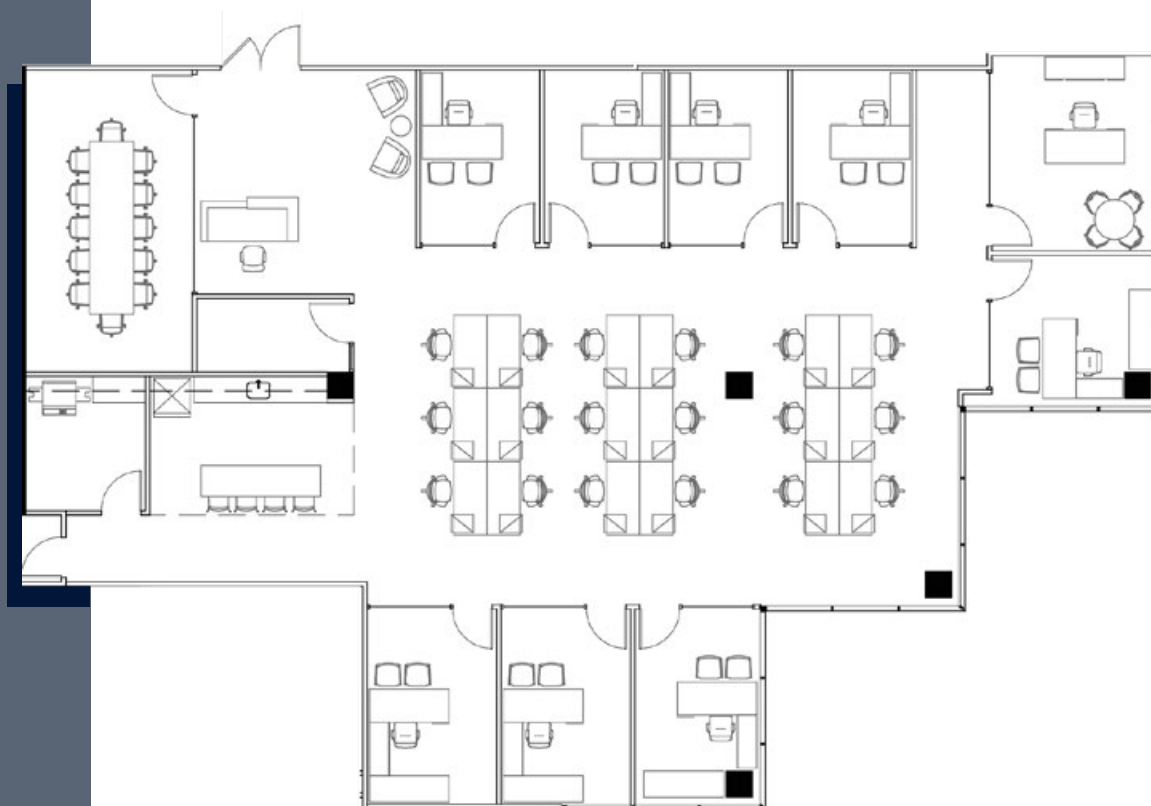


/810A

±4,873 SF

Spec Suite
Available 2026 Q3

Conceptual floor plan. Final configuration
subject to design development and approvals.



Click to go to availabilities.

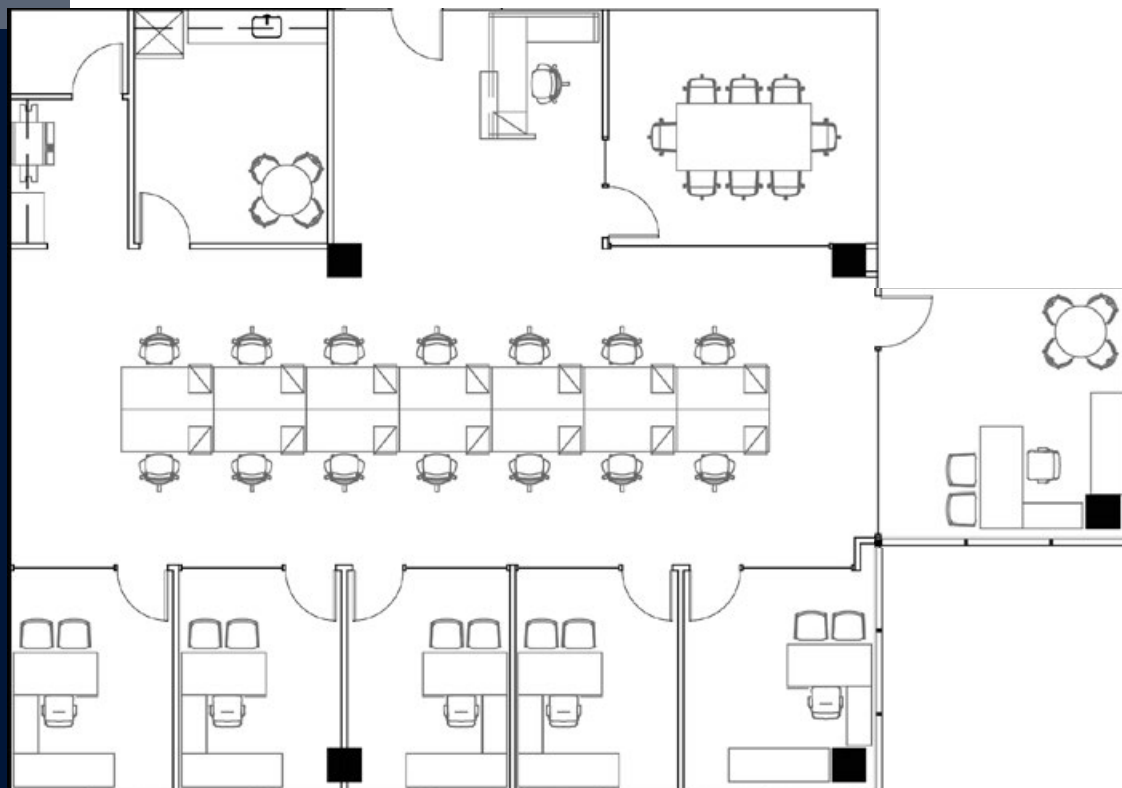


/810B

±3,185 SF

Spec Suite
Available 2026 Q3

Conceptual floor plan. Final configuration
subject to design development and approvals.



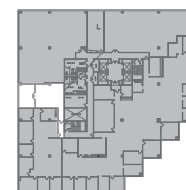
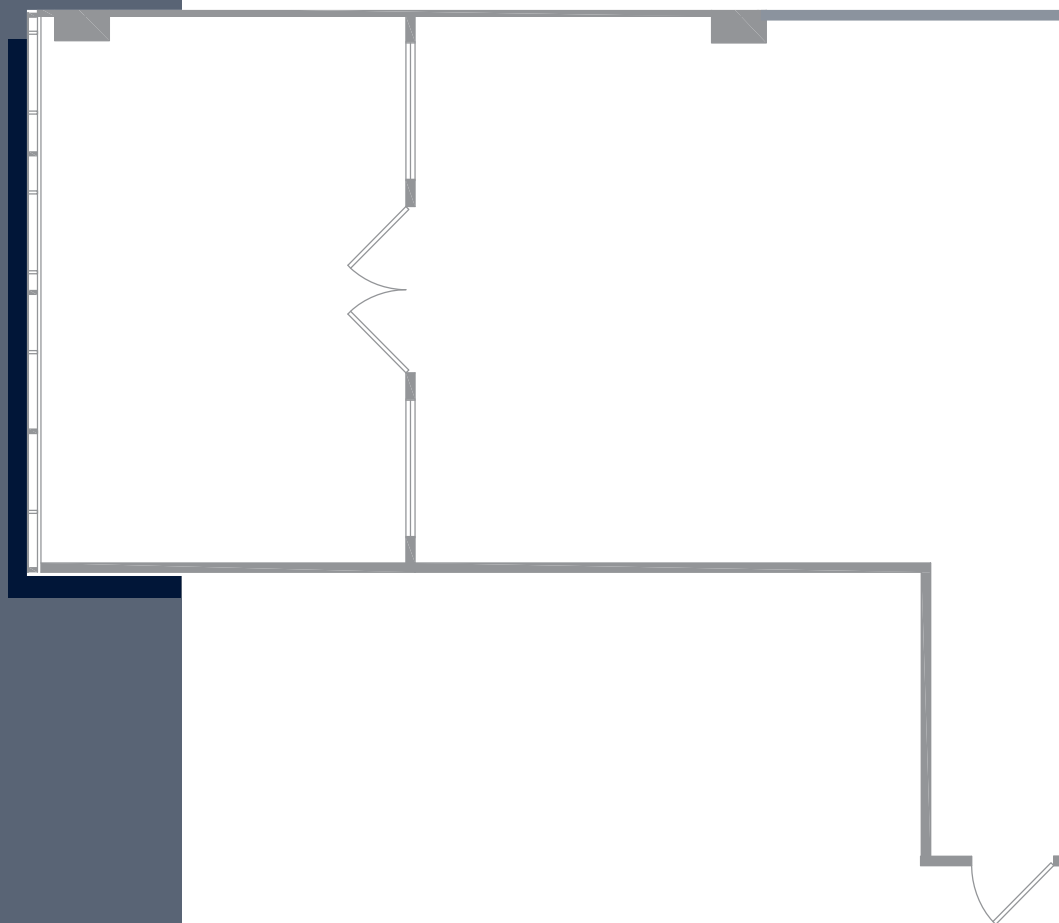
Click to go to availabilities.



/810^c

±1,051 SF

Second Generation
West-Facing Exposure



Click to go to availabilities.

/860

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Anneke Greco
Executive Vice President
Lic. No. 01390030
+1 818 395 5048
anneke.greco@colliers.com

Gil Canton
First Vice President
Lic. No. 01279519
+1 818 334 1856
gil.canton@colliers.com

Danny Redell
Associate
Lic. No. 02141509
+1 818 334 1853
danny.redell@colliers.com

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