

OFFICE SPACE FOR LEASE



 LucasHorsfall

299 NORTH EUCLID AVE, PASADENA, CA





PROFESSIONALLY OWNED AND MANAGED BY SHARP CAPITAL



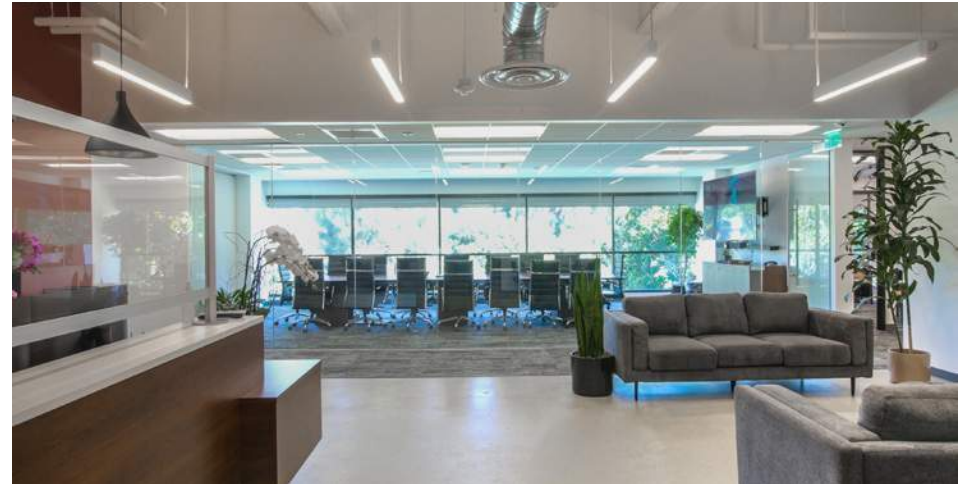
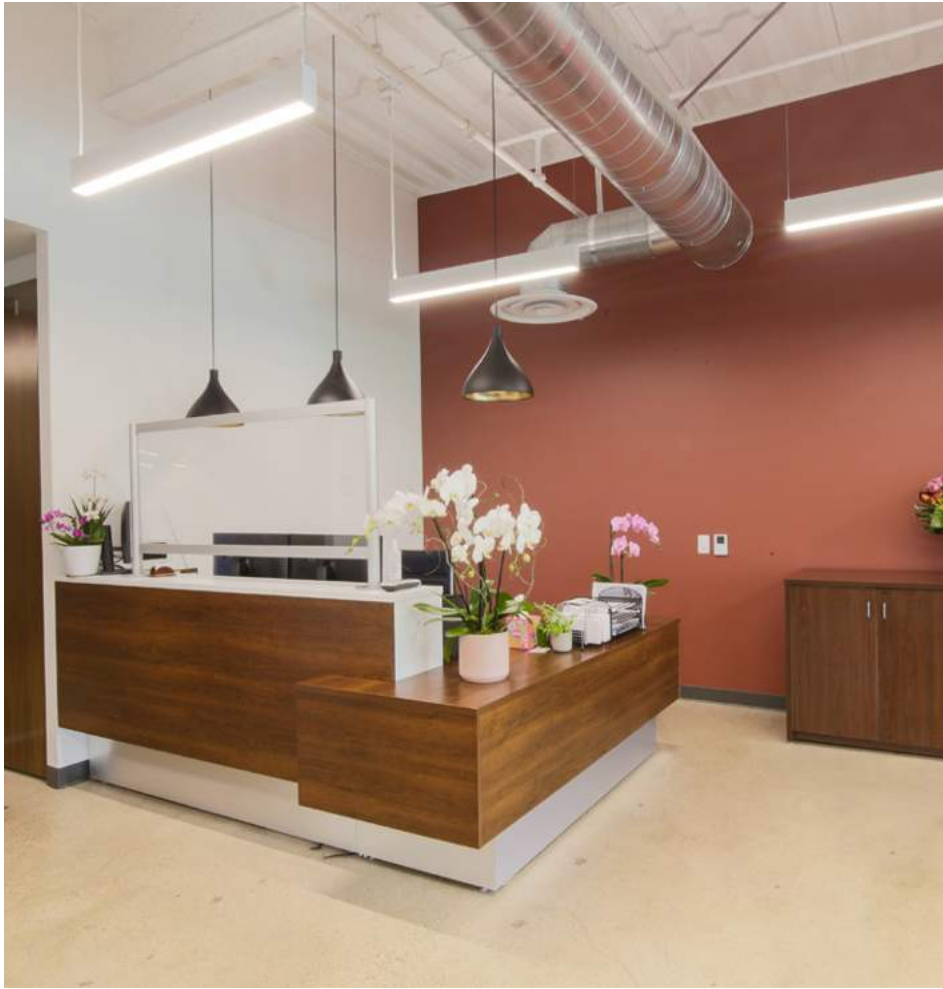
NEWLY CONSTRUCTED MOVE-IN READY SPEC SUITES



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. Available August 1, 2026.
350	2,214	Plug 'n' Play suite. Move-in ready with furniture and appliances available. 3 window offices, conference room, break area and open work area.
425	1,359	Move-in ready suite with 2 interior offices and open work area. Additional offices can be constructed.
550	5,529	Double door identity with 2 window offices, 2 interior glass offices, conference room, break area, open work area, storage and reception. Mountain views and of the surrounding Pasadena skyline.

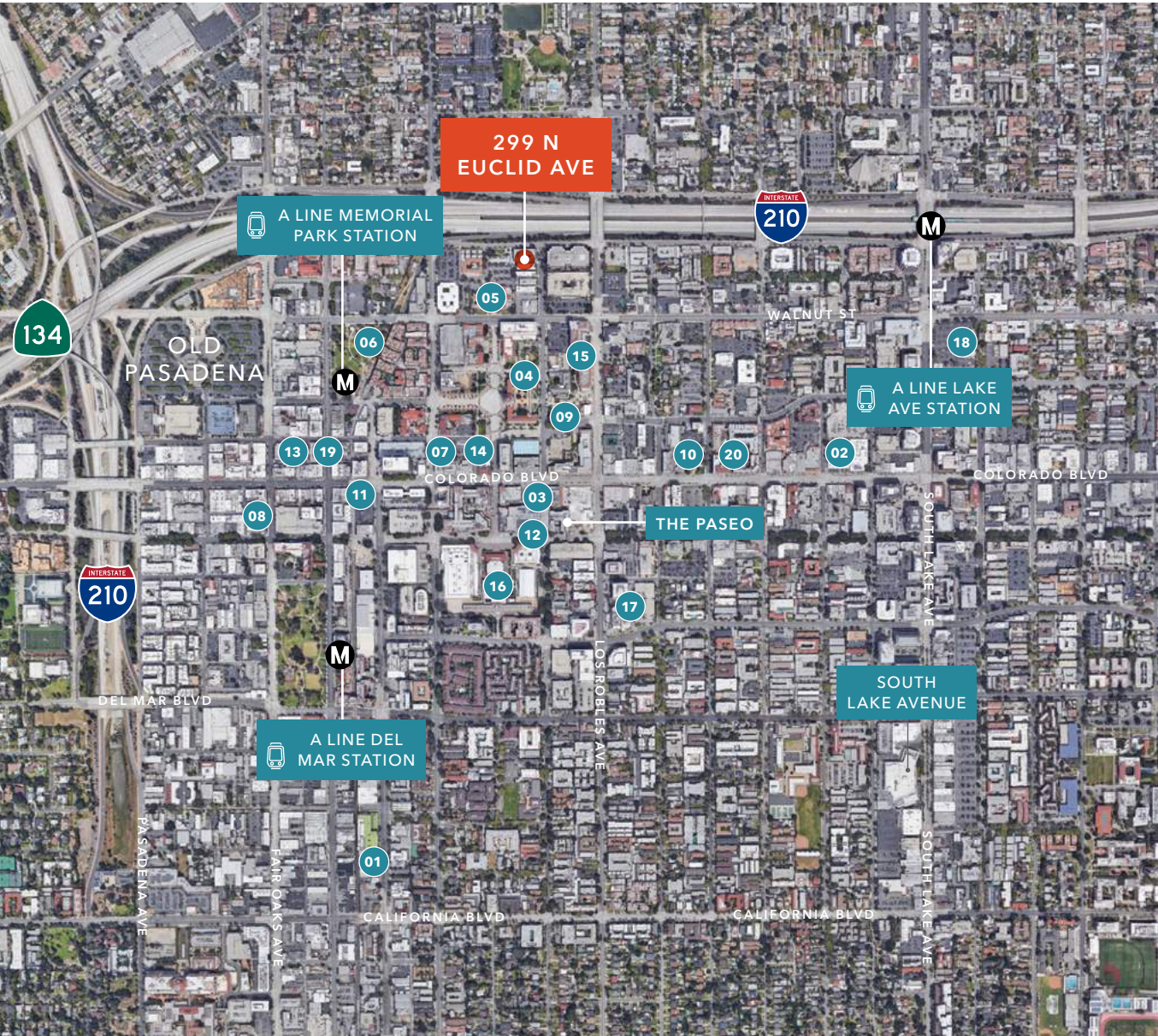
PROPERTY HIGHLIGHTS

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



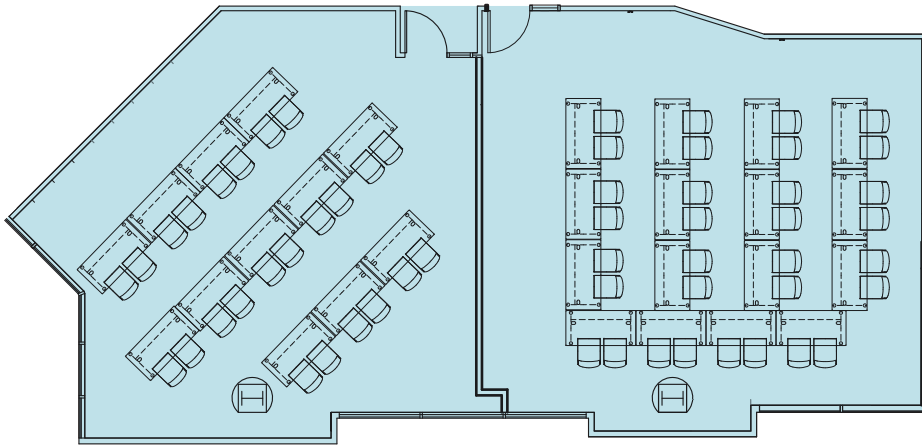
NEARBY AMENITIES

- 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

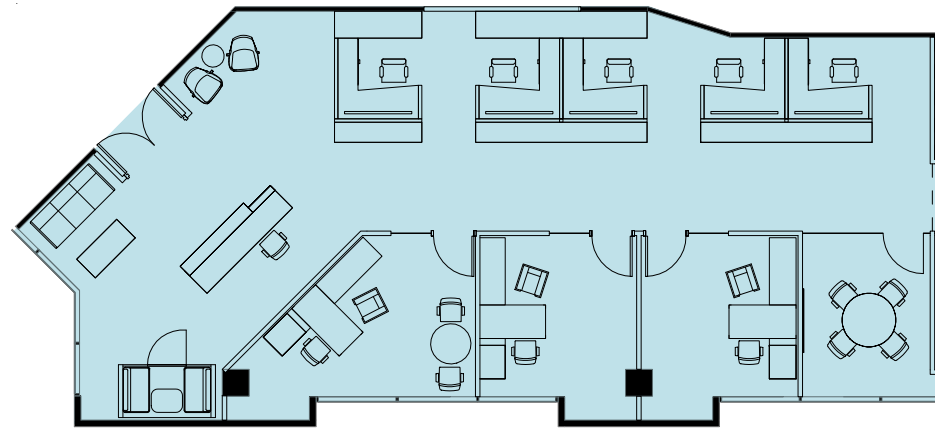
SUITE 110

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

AS-BUILT PLAN



HYPOTHETICAL PLAN



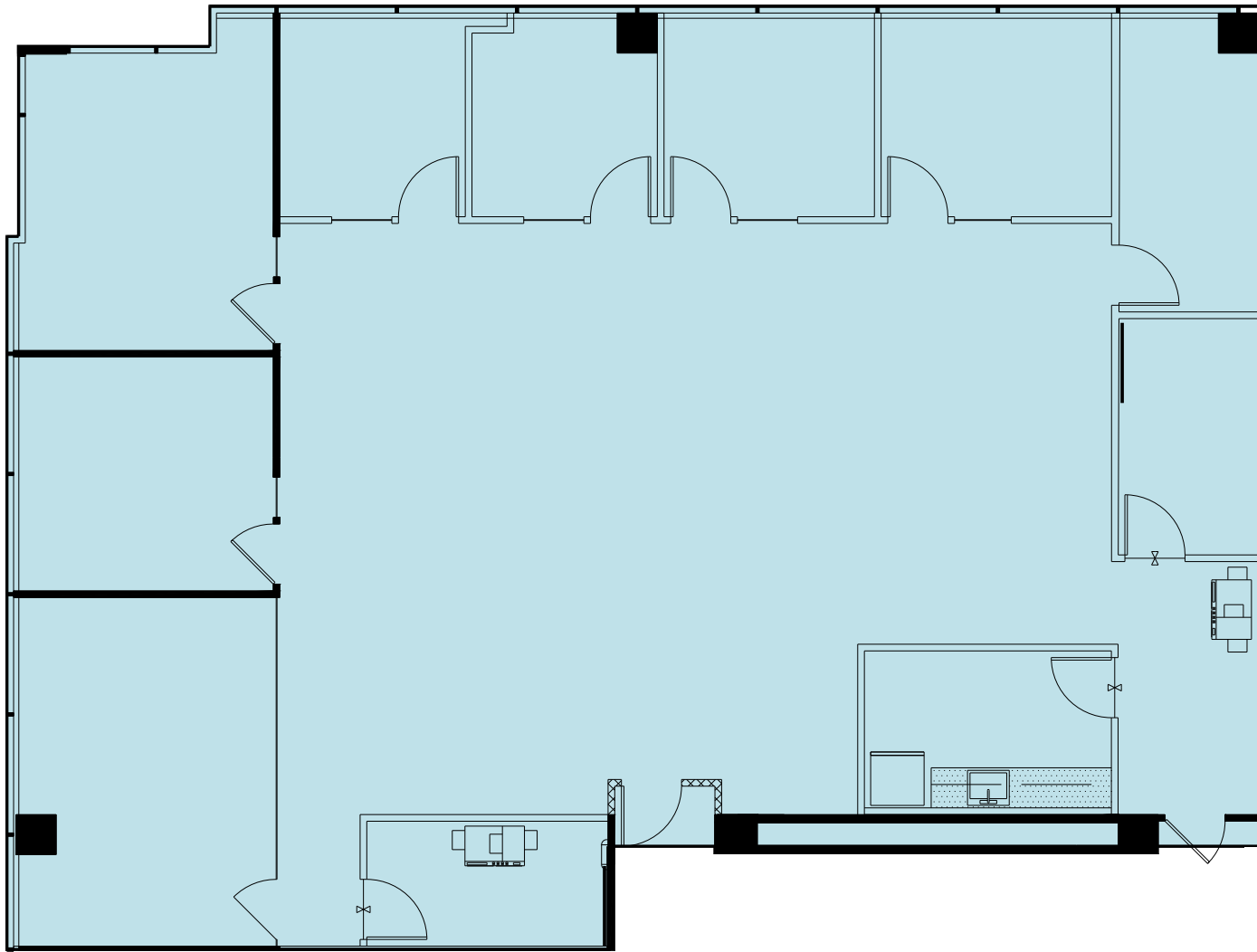
2,153 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

SUITE 310



3,334 RSF

AVAILABLE

\$3.25 FSG

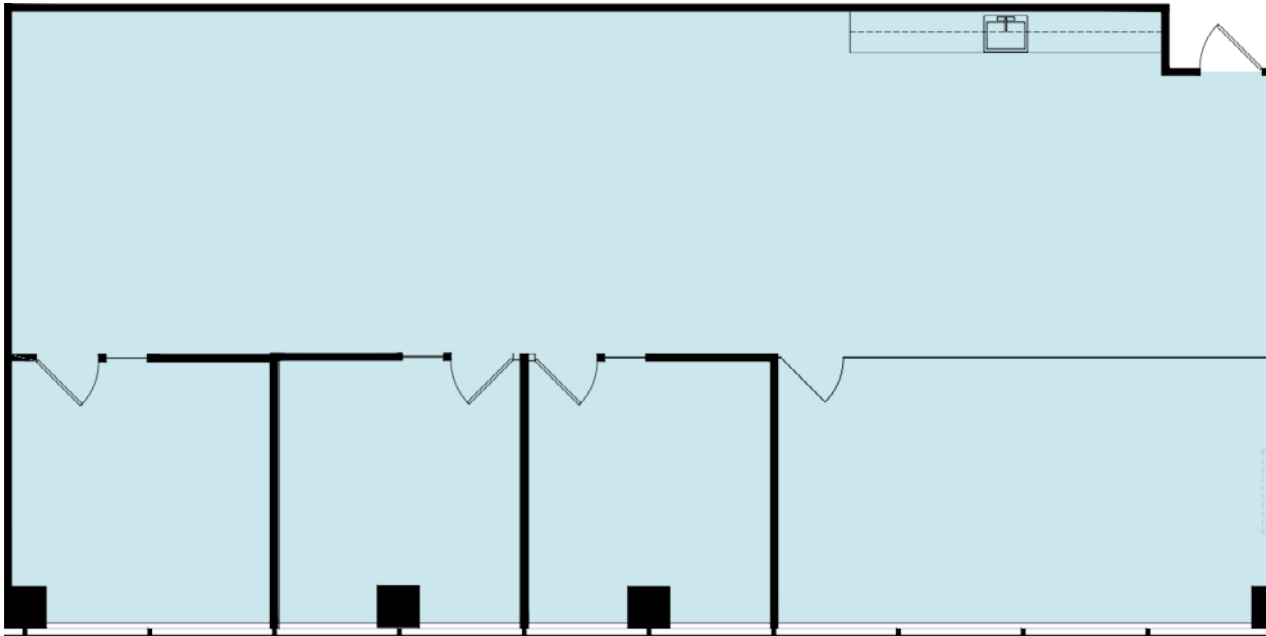
LEASE RATE (SF/MO)

Northeast facing suite with 7 window offices, conference room, break room, storage, IT/copy room and open work area. Available August 1, 2026.

299 NORTH EUCLID AVE

SUITE 350

Plug n' Play - Move-In Ready



2,214 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

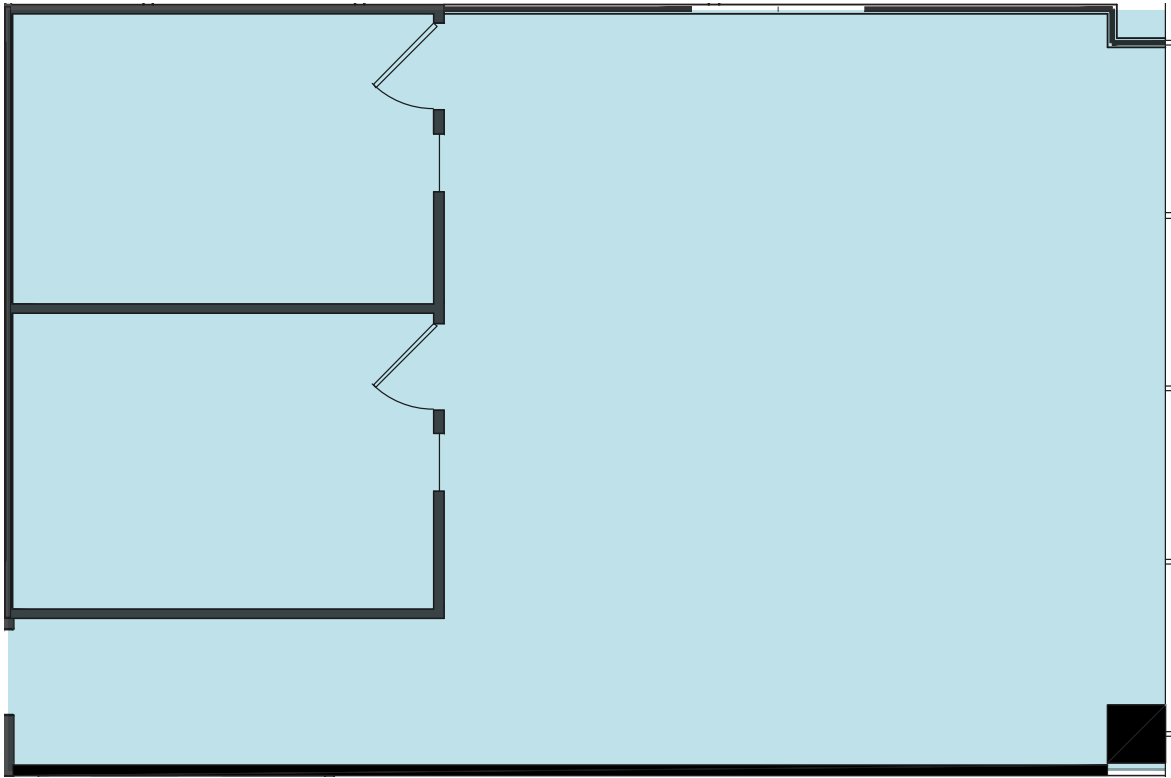


AVAILABLE FOR LEASE

KIDDER MATHEWS

299 NORTH EUCLID AVE

SUITE 425



1,359 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)

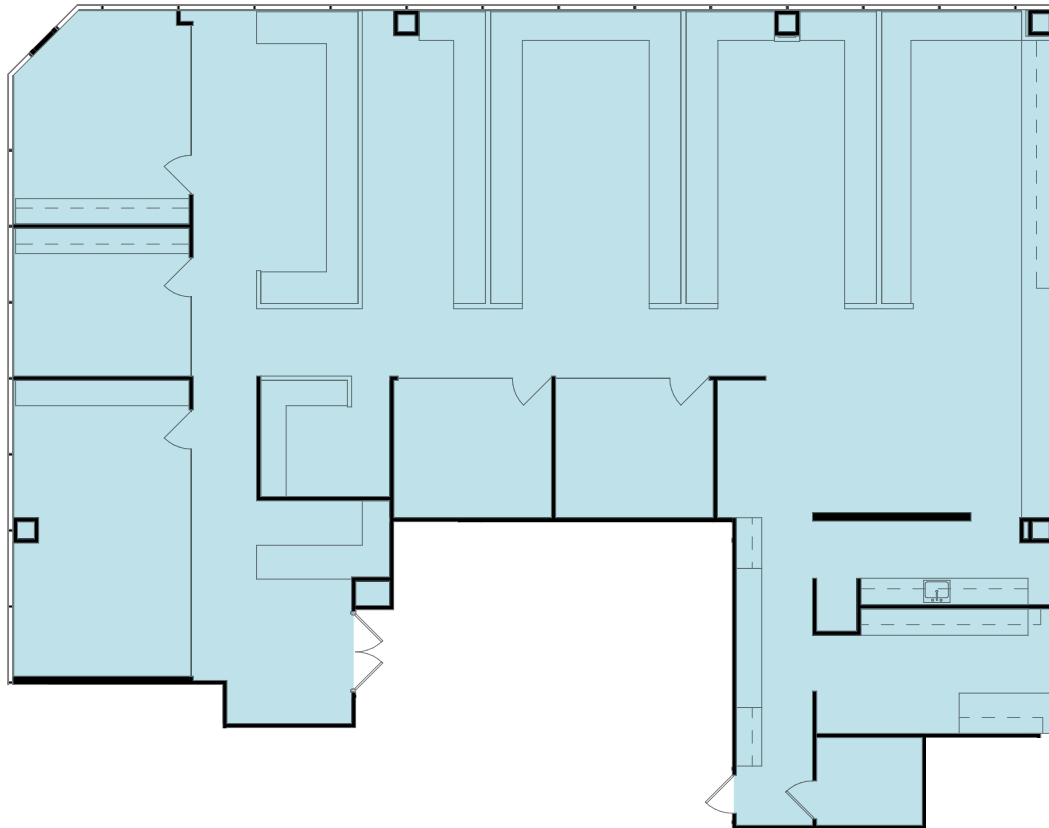


AVAILABLE FOR LEASE

KIDDER MATHEWS

299 NORTH EUCLID AVE

SUITE 550



5,529 RSF

AVAILABLE

\$3.25 FSG

LEASE RATE (SF/MO)



AVAILABLE FOR LEASE

KIDDER MATHEWS







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.

