

FREESTANDING
BUILDING
FOR LEASE

635

East Union Street
Pasadena, California



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 **Kidder
Mathews**

635 East Union Street

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Highlights

Rare ±19,932 SF freestanding building able to accommodate a variety of uses

±29,978 SF of land

\$2.65 per RSF per month modified gross (net of utilities and janitorial)

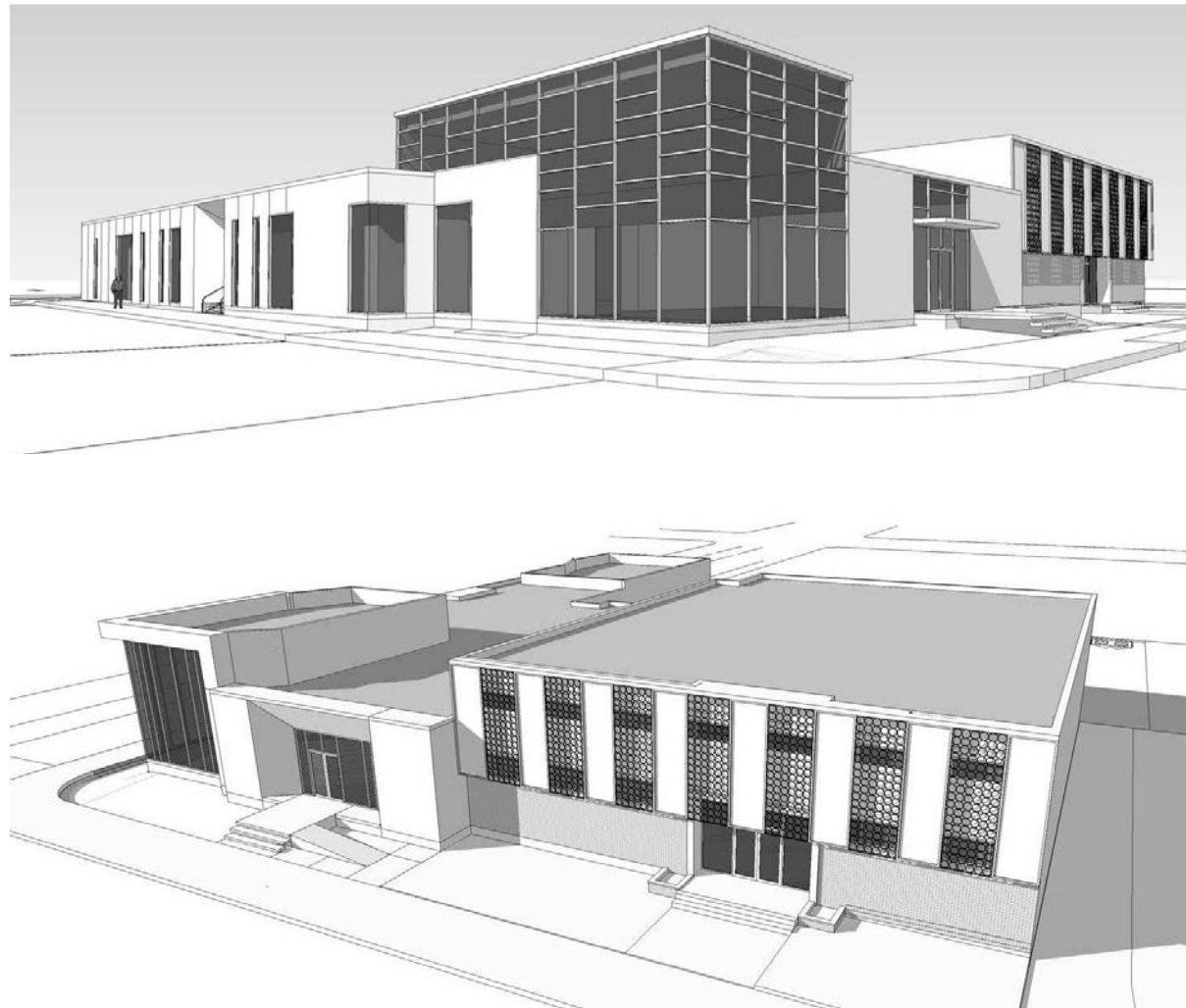
CD-3 zoning, with office, creative, medical, research, and lab uses

Up to 60 parking spaces (3.30/1,000 ratio) free of charge

Convenient access to the 210, 134 and 110 freeways

Walking distance to the Metro Gold Line – 6 blocks to the Lake Avenue station and 8 blocks to the Memorial Park station

Walk Score of 90 with numerous restaurants, hotels and retail amenities nearby including those within the Pasadena Playhouse District, Paseo Colorado, Lake Avenue and Old Pasadena



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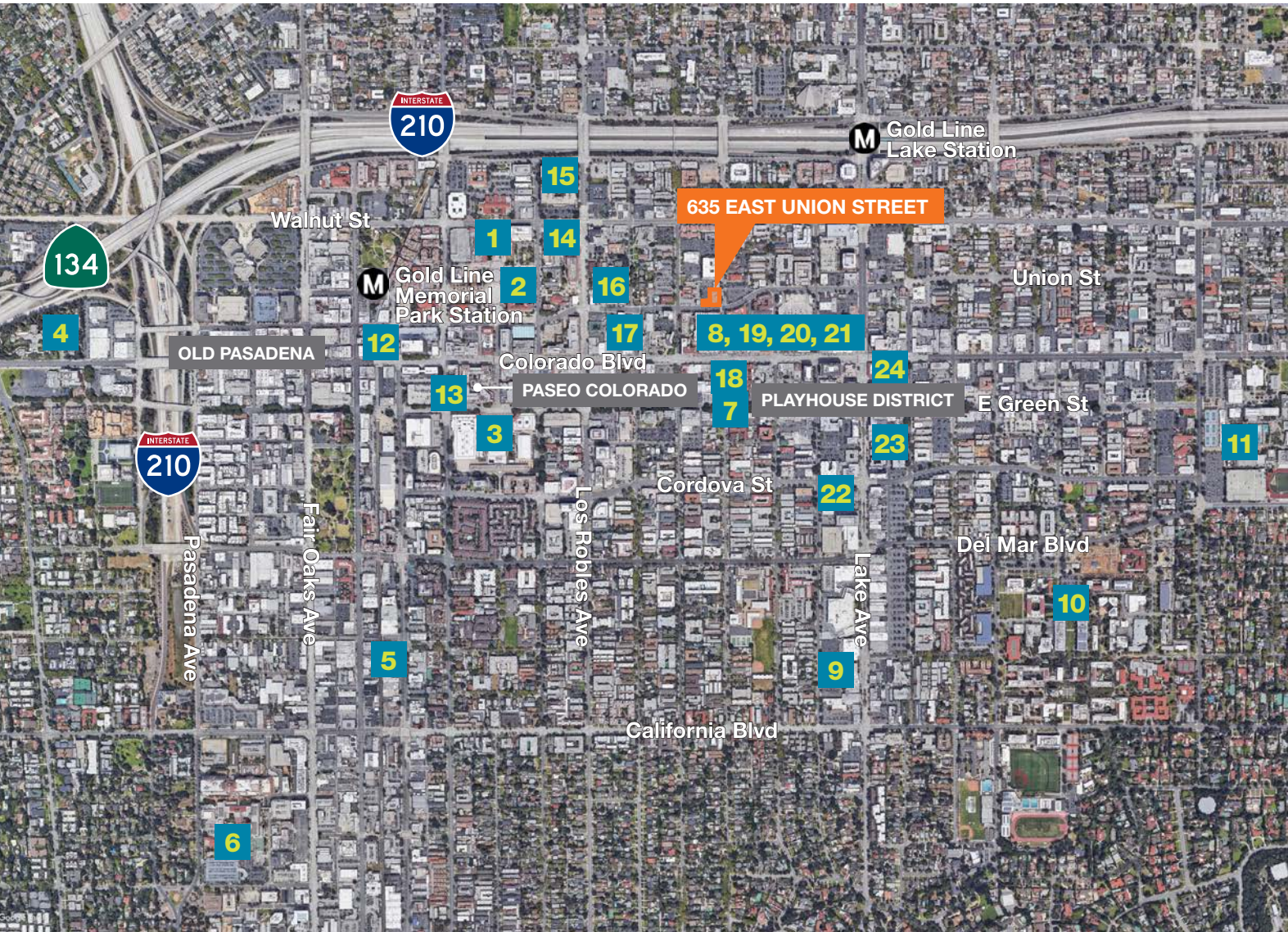
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AMENITIES MAP

1. Pasadena Courthouse
2. Pasadena City Hall
3. Pasadena Convention Center
4. Norton Simon Museum
5. Whole Foods
6. Huntington Memorial Hospital
7. Pasadena Playhouse
8. Target
9. Shops On Lake
10. Cal Tech
11. Pasadena City College
12. Fleming's
13. Equinox
14. Westin Hotel
15. Kaiser Permanente
16. Fuller Seminary
17. Museum of California Art
18. Urth Cafe
19. Roy's, Tender Greens, Blaze Pizza
20. Laemmle Playhouse
21. Office Depot
22. LA Fitness
23. Starbucks, Lemonade, Phil's Coffee
24. Dusitd2 Hotel

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Property Renderings



WEST ELEVATION



EAST ELEVATION - EL MOLINO AVE



NORTH ELEVATION



WEST ELEVATION - UNION STREET

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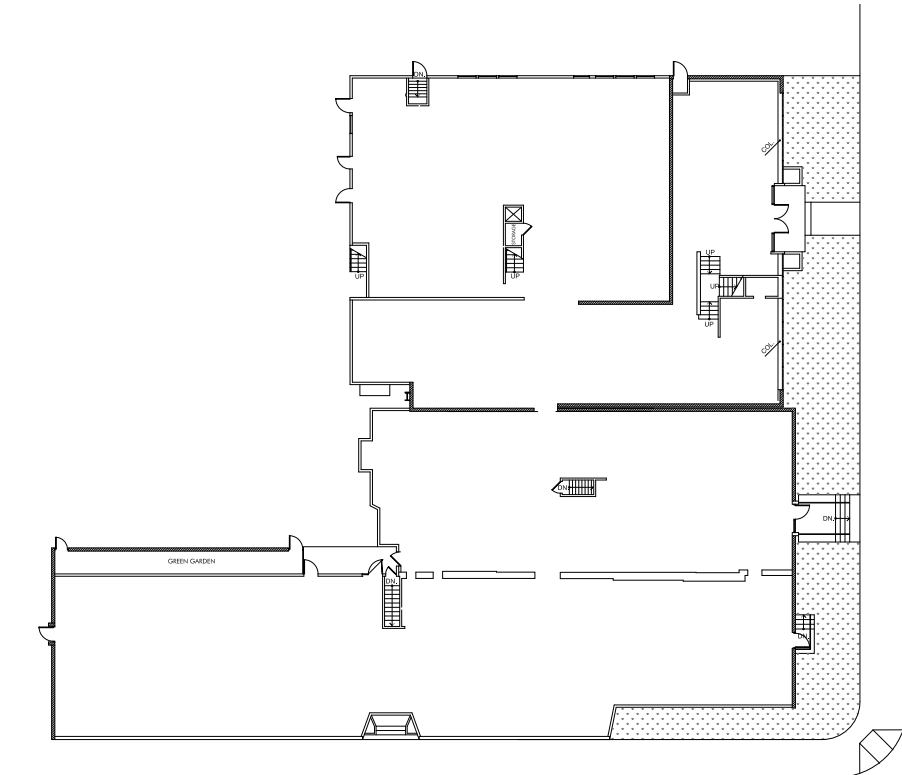
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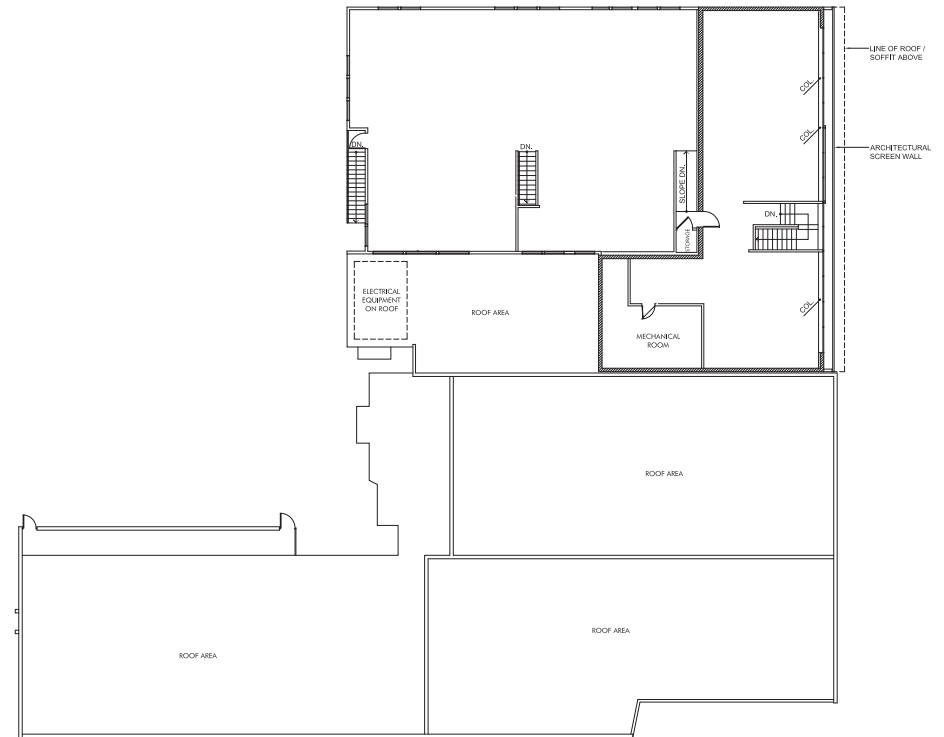
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Floor Plates



GROUND LEVEL



UPPER LEVEL

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