

Take advantage of our
Competitive Rental Rates!

Come to

25
six
FAIR OAKS AVENUE

World-Class Location

- Prime Class A 3-story office building in South Pasadena
- 2019 renovation of all common areas and bathrooms
- Common areas feature free WiFi, furniture and landscape to promote a flexible and collaborative work environment for tenants
- Excellent retail amenities nearby
- WalkScore of 94 (Walker's Paradise)
- 1/2 mile from South Pasadena Metro Gold Line Station
- High Speed Fiber Ready (AT&T) and Level 3
- Keyless entry on all doors
- Medical OK
- Competitive parking rates in market

For Information, Please Contact:

Tina LaMonica

Executive Vice President
626.204.1523 office
tlamonica@naicapital.com
CA DRE Lic #01841057

NAI Capital Pasadena

225 South Lake Avenue, Suite M270
Pasadena, CA 91101

Available For Lease

Asking Lease Rate: Negotiable

Floor 1: 7,700 SF

Floor 2: 1,590 SF

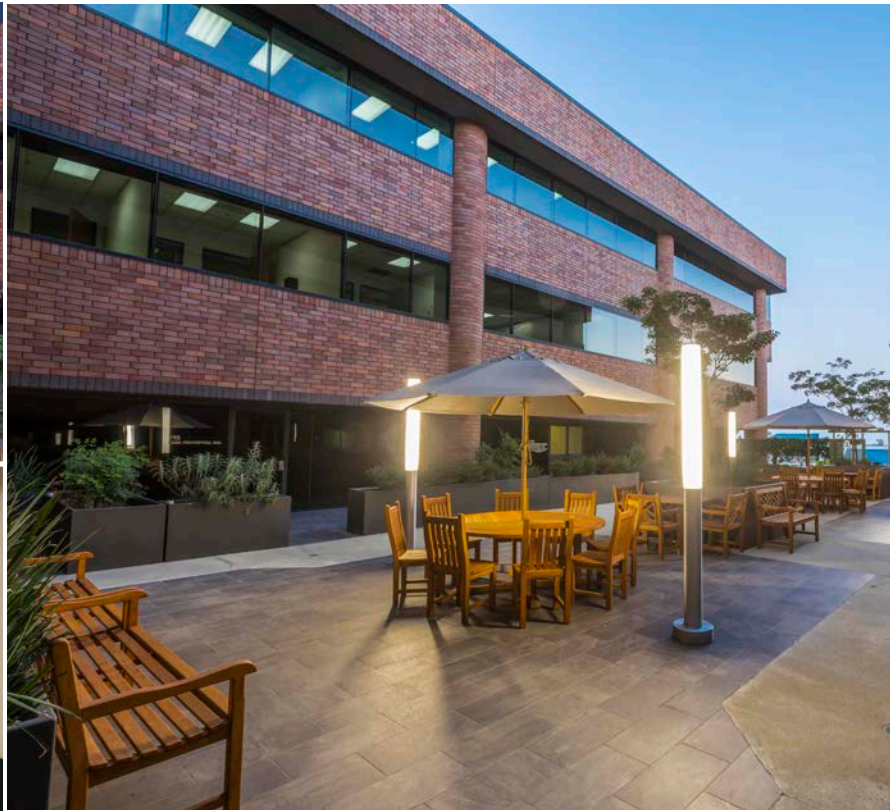
Floor 3: 15,649 SF Divisible

Parking: Unreserved/Uncovered @ \$70.00/month

Reserved/Covered: @ \$110.00/month



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Available Space Floor 1

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
1st	175	Medical / Office	7,700 SF	7,700 SF	Negotiable	30 Days	5 Yrs

Available Space Floor 2

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
2nd	266	Medical / Office	1,590 SF	1,590 SF	Negotiable	Immediate	2-5 Yrs

Available Space Floor 3

Floor	Suite	Use	SF Available	Floor Contiguous	Rent	Occupancy	Term
3rd	300	Office / Medical	14,131 (divisible minimum 3,000 SF)	15,649 SF	Negotiable	Immediately	3-5 Yrs
3rd	348	Office / Medical	1,518 SF	15,649 SF	Negotiable	Immediately	2-5 Yrs

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Tina LaMonica

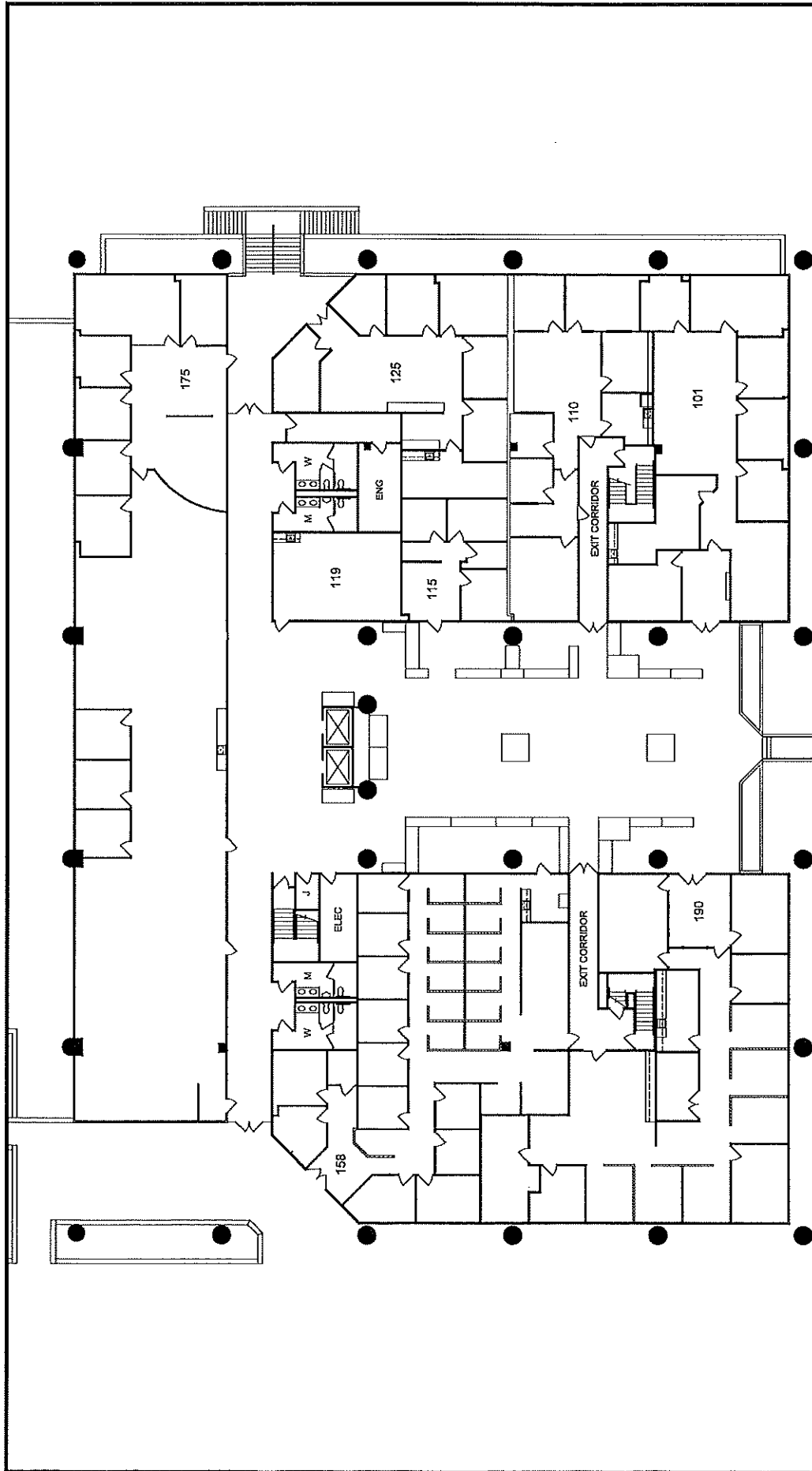
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



AS-BUILT

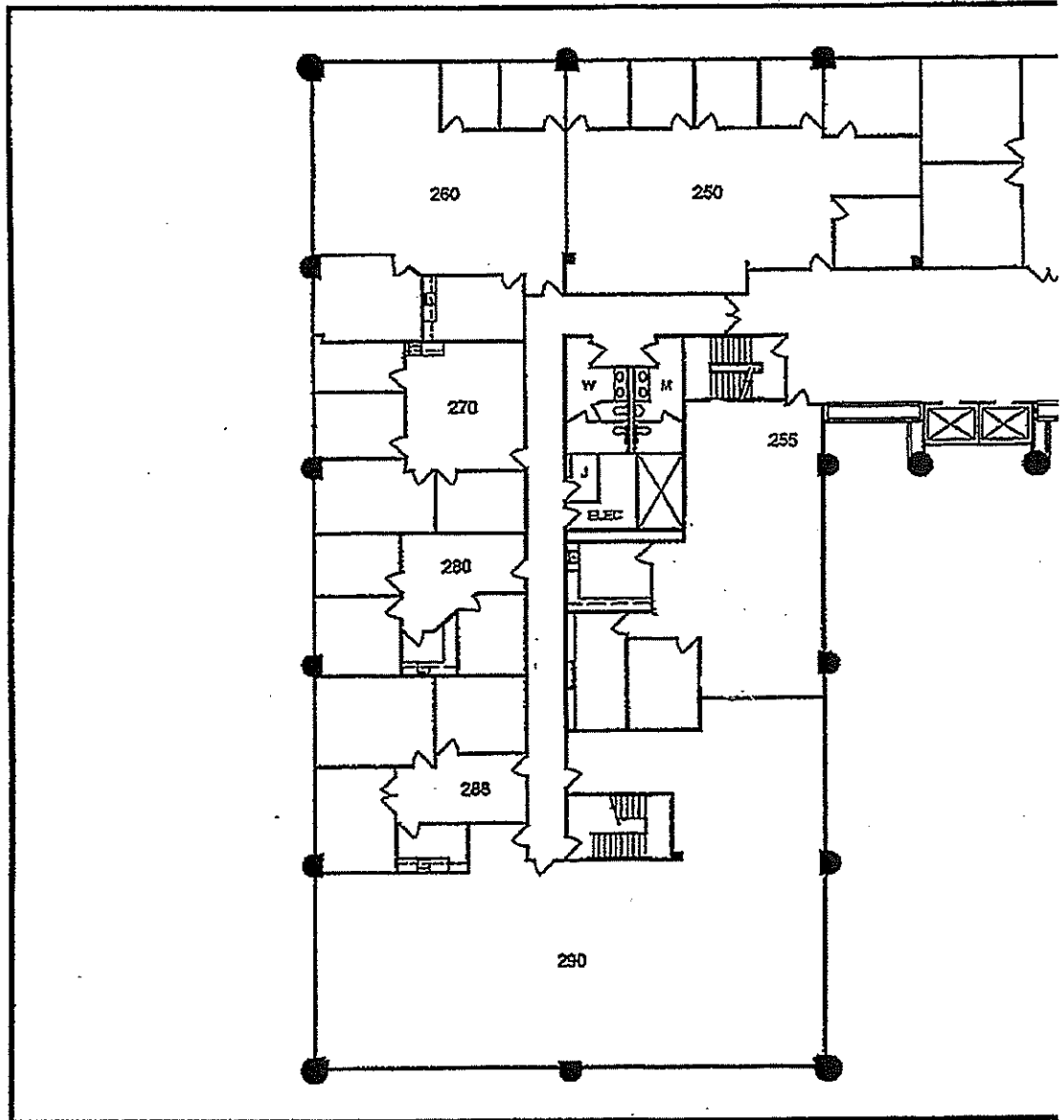
SIX25 SOUTH PASADENA
 625 FAIR OAKS AVENUE | FIRST FLOOR
 SOUTH PASADENA, CALIFORNIA 91030

W2
 studioW2
 241 E Colorado Blvd | #203
 Pasadena, CA 91101
 626.394.0335 | AUGUST2.NET

ISSUE DATE: 09/22/17 | JOB #: 17.0214 | DRAWN BY: KW

COMMENT:

DATE:

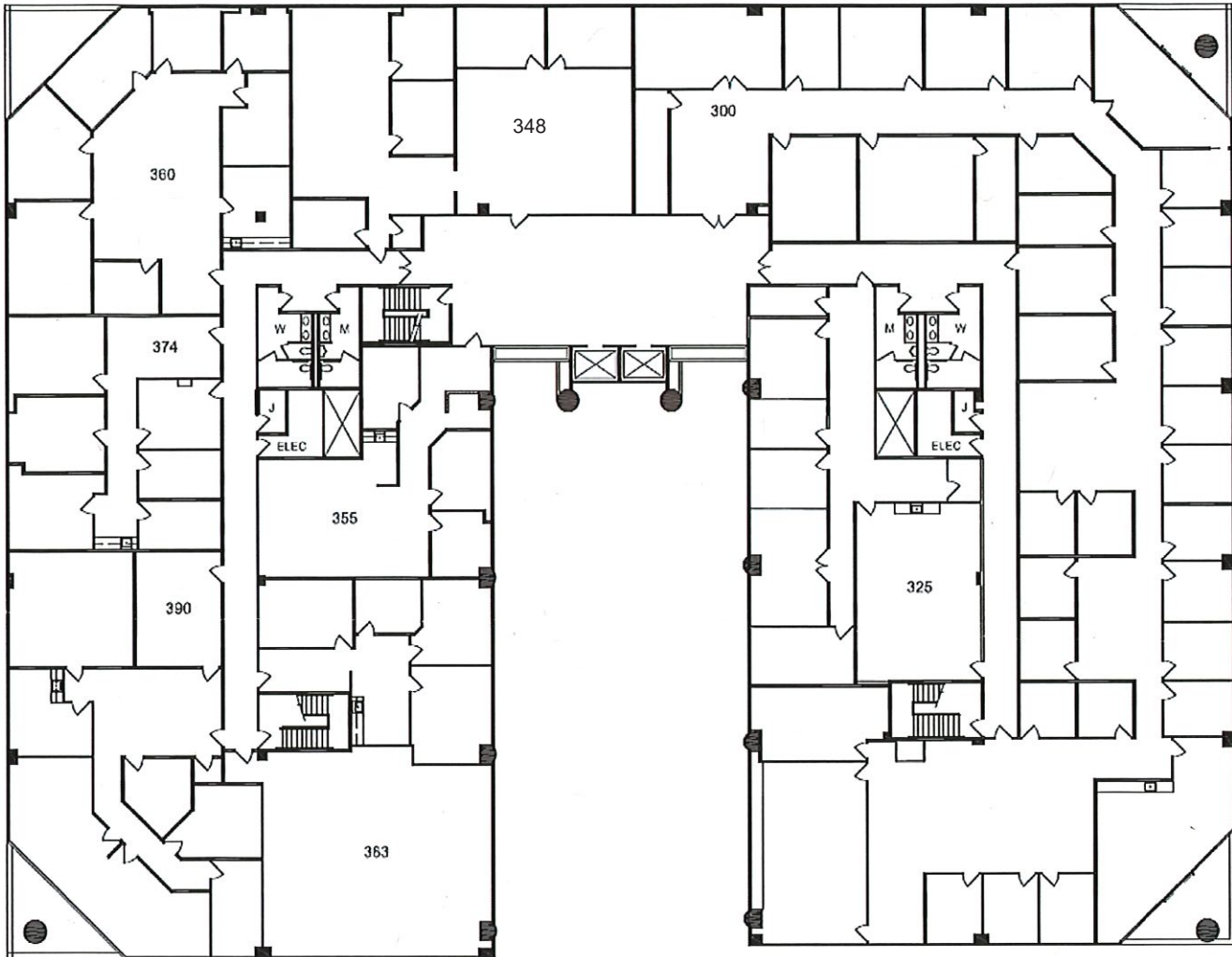


AB2

AS-BUILT

SIX25 SOUTH PASADENA
625 FAIR OAKS AVENUE | SECOND FLOOR
SOUTH PASADENA, CALIFORNIA 91030

ISSUE DATE: 10/10/17 | JOB #: 17.0214 | DRAWN BY: KW



SIX25 SOUTH PASADENA
625 FAIR OAKS AVENUE | THIRD FLOOR
SOUTH PASADENA, CALIFORNIA 91030

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