



# OFFICE SUITE FOR LEASE

898 NORTH FAIR OAKS AVENUE  
PASADENA, CA 91103

# Unit Details

898 NORTH FAIR OAKS AVENUE  
PASADENA, CA 91103



Available: Suite B (Approx. 1,223 RSF)  
Rate: \$1.95 per SF per month + CAM  
Lease Type: Modified Gross  
Term: Negotiable  
Parking: 3 Reserved Spaces  
Possession: September 2025

- ✓ Second Floor Suite with one private office and large bullpen area with a window view.
- ✓ Highly Visible, Signalized Corner Property located just north of Downtown Pasadena.
- ✓ Secure, Gated, Well-Lit Parking Lot with 3 reserved spaces.
- ✓ Convenient access to the 210 and 134 freeways.



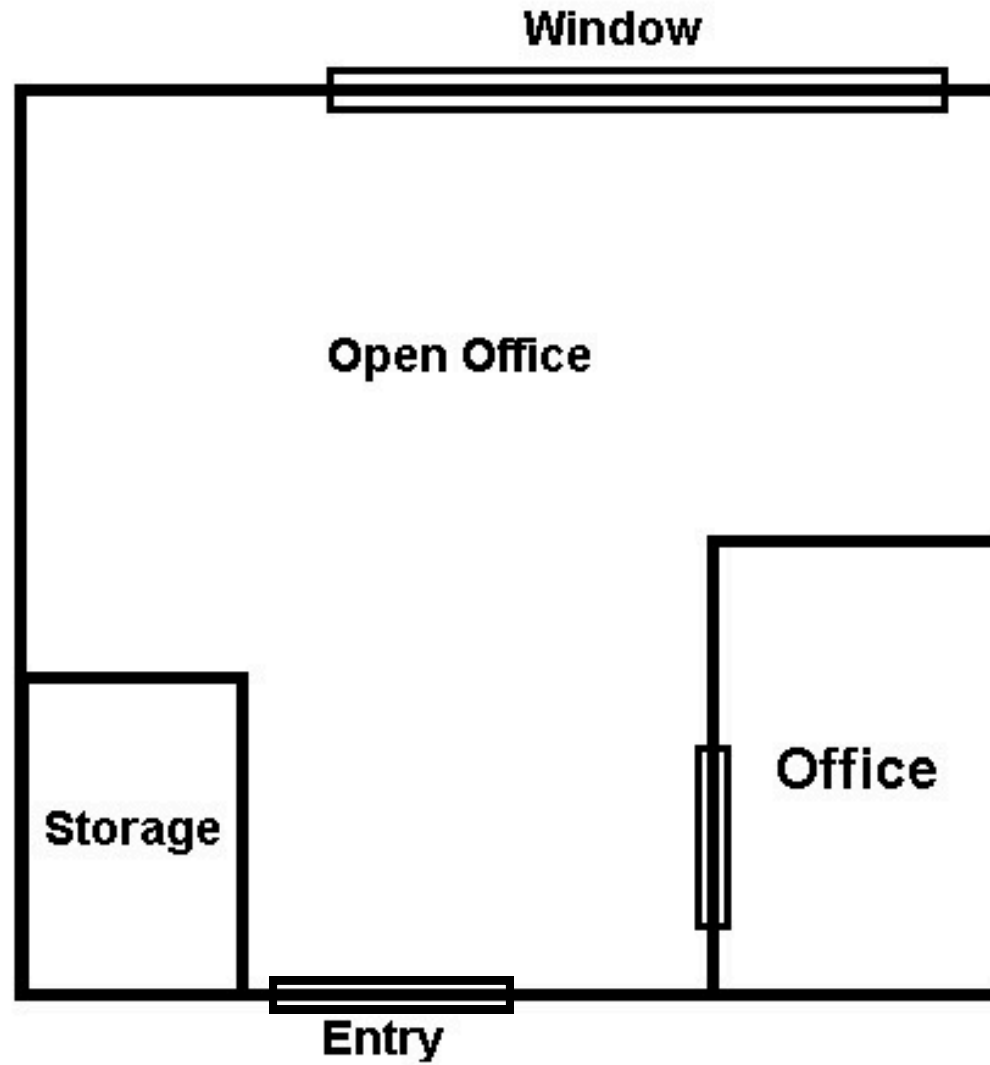
📞 909-482-1060

🏠 492 West Foothill Boulevard, Claremont, CA 91711

✉️ [trc@renkenco.com](mailto:trc@renkenco.com)

# Floor Plan

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 909-482-1060

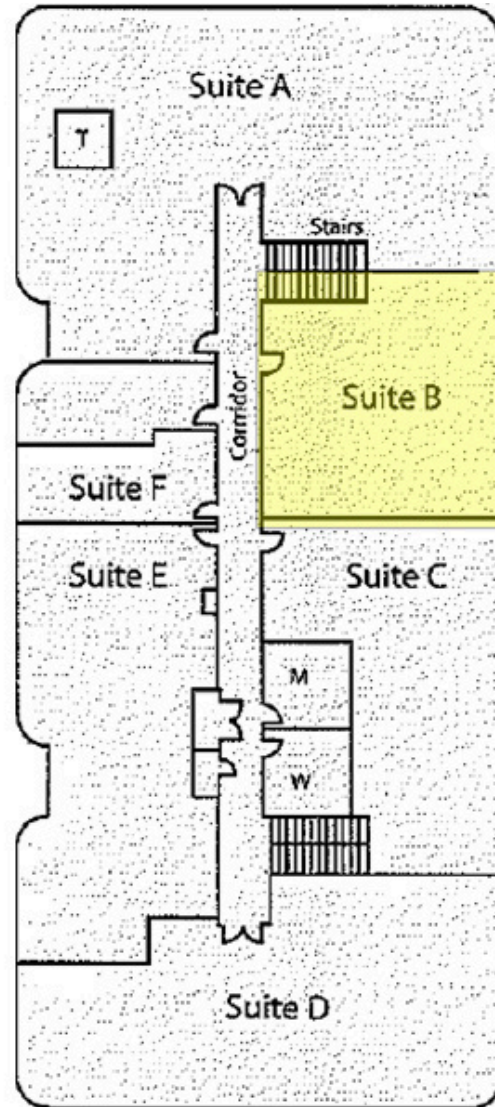
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# Floor Plan

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## Second Floor



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# Pasadena

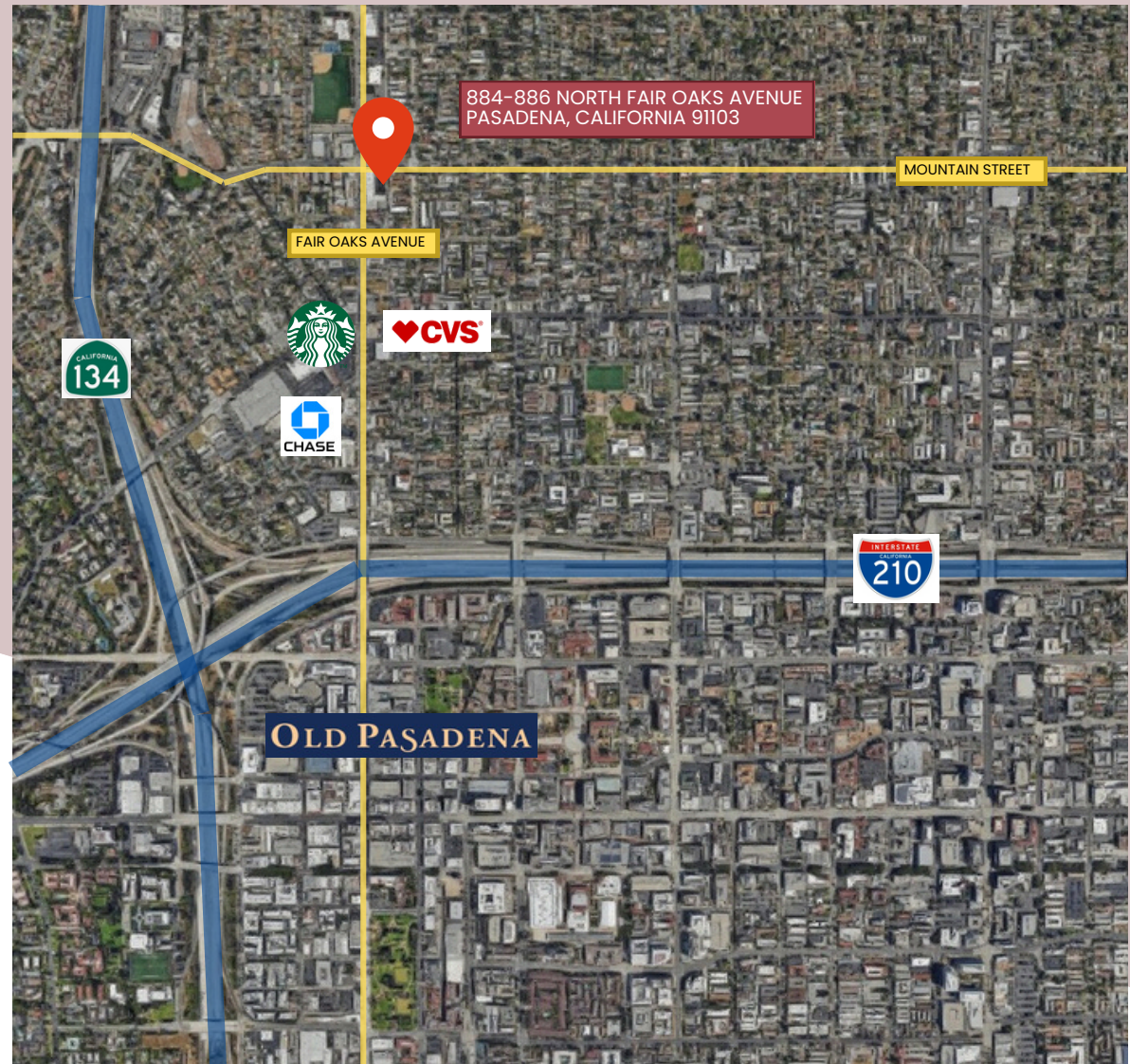
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## CITY DETAILS

THE CITY OF PASADENA IS LOCATED APPROXIMATELY **10 MILES NORTHEAST OF DOWNTOWN LOS ANGELES**.

FAIR OAKS AVENUE HAS A TRAFFIC COUNT OF APPROXIMATELY **21,000 CARS PER DAY**.

SOME OF THE PASADENA'S MAJOR EMPLOYERS INCLUDE **JET PROPULSION LABORATORY**, CALIFORNIA INSTITUTE OF TECHNOLOGY, HUNTINGTON MEMORIAL HOSPITAL, KAISER PERMANENTE, PASADENA UNIFIED SCHOOL DISTRICT, PASADENA CITY COLLEGE, CITY OF PASADENA, SBC, AND THE RALPH M. PARSONS COMPANY.



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